

512 Wheeler Ave SE

ALBUQUERQUE, NM



A PROPOSAL FOR COMMERCIAL SERVICES

KW COMMERCIAL

6240 Riverside Plaza Lane NW, Suite 100
Albuquerque, NM 87120

PRESENTED BY:

NICHOLAS GIBSON

Director
O: 505.297.5164
nick@kwcnm.com

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ALBUQUERQUE, NM

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



512 WHEELER AVE SE

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	
Negotiable	
LOT SIZE:	
0.27 Acres	
BUILDING SIZE:	
1,490 SF	
ZONING:	
Non-Residential - Light Manufacturing (NR-LM)	

PROPERTY OVERVIEW

Great location located in the heart of the industrial area of Albuquerque. Property has open area sanctuary, four rooms, two bathrooms, and parking for 30-50 cars. Previous use of the property was for a church, but can built for a variety of uses. Owner is willing to negotiate reasonable terms for the property, including, lease term, rent, utilities, and tenant improvements.

PROPERTY HIGHLIGHTS

Property Details

LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

Building Name	512 Wheeler Ave SE
Street Address	512 Wheeler Ave SE
City, State, Zip	Albuquerque, NM 87102
County/Township	Bernalillo

BUILDING INFORMATION

Building Size	1,490 SF
Price / SF	Negotiable
Year Built	1980
Building Class	C
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	Non-Residential - Light Manufacturing (NR-LM)
Lot Size	0.27 Acres
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

Additional Photos



Additional Photos



512 WHEELER AVE SE

LOCATION INFORMATION

2

REGIONAL MAP

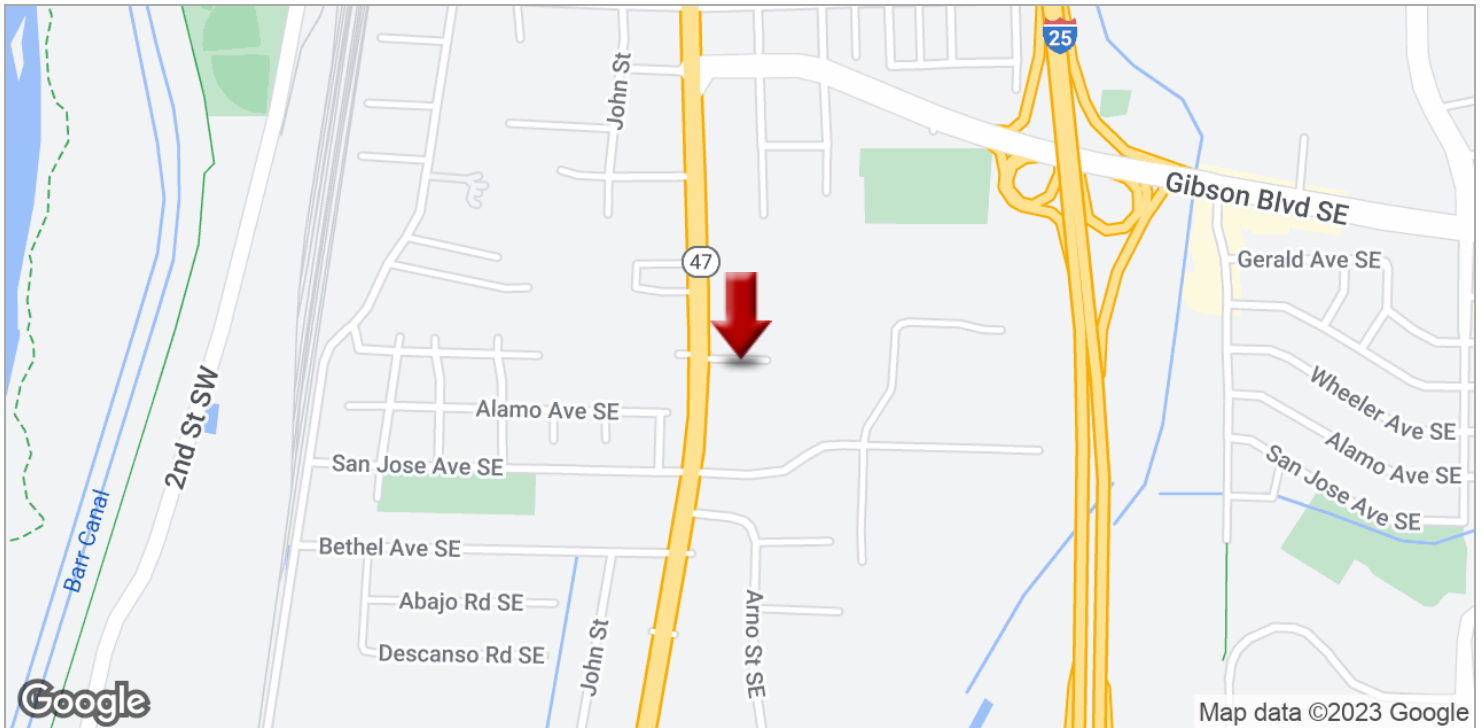
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



512 WHEELER AVE SE

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,894	65,266	180,107
Median age	30.8	33.2	34.4
Median age (male)	31.5	32.2	33.0
Median age (Female)	30.7	33.9	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,289	27,142	73,628
# of persons per HH	3.0	2.4	2.4
Average HH income	\$35,370	\$41,213	\$47,697
Average house value	\$134,873	\$153,633	\$186,564

* Demographic data derived from 2020 ACS - US Census

512 WHEELER AVE SE

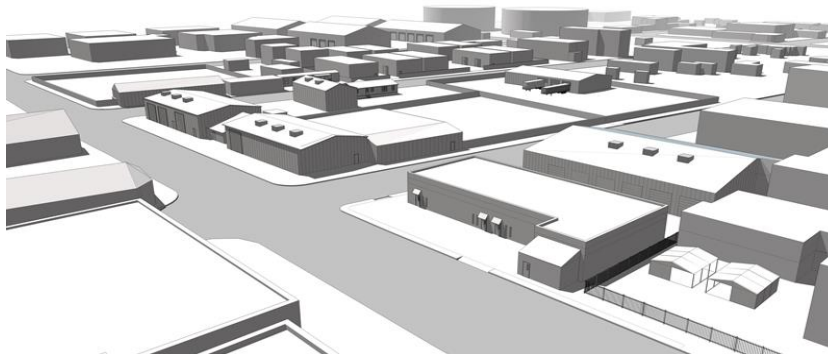
ADDITIONAL INFORMATION

4

ALLOWABLEUSES-NR-LM.PDF

NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM)

Purpose: The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses.



The following excerpt from Table 4-2-1 shows the allowable uses for the NR-LM zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential							Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B		C
Zone District >>																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	
Daytime gathering facility										C	C	C	C	C					
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A		
Overnight shelter										C	C	C	C	C					
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					
Sports field							CV	C	P	P	P	P	P	C		P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	
General agriculture	P											C	P	P			P	A	
Kennel	C							C	C		P	P	P	P					
Nursery	P								A		P	P	P	P		A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P					
Food, Beverage, and Indoor Entertainment																			
Adult entertainment												P	P	P					
Auditorium or theater						A	A	A	P	P	P	P	P	P					
Bar							C	C	P	P	P	P	P	P					
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					
Nightclub									P	P	P	P	P						
Restaurant							C	P	P	P	P	P	P	P					
Tap room or tasting room							C	C	P	P	P	P	P	P					
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	

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																A	B	C	
Zone District >>																			
Lodging																			
Hotel or motel							P	P	P	P	P	P	P	P				4-3(D)(14)	
Motor Vehicle-related																			
Car wash								P	P	P	P	P	P	P				4-3(D)(15)	
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P				4-3(D)(16)	
Light vehicle fueling station								C	P	P	P	P	P	P				4-3(D)(17)	
Light vehicle repair								P	P	P	P	P	P	P				4-3(D)(18)	
Light vehicle sales and rental								C	P	P	P	P	P	P				4-3(D)(19)	
Outdoor vehicle storage											C	C	P	P			A	4-3(D)(20)	
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A	4-3(D)(21)	
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A			4-3(D)(21)	
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV				4-3(D)(22)	
Blood services facility									C	C	C	P	P	P					
Club or event facility							C	P	P	P	P	P	P	CV		P	P	4-3(D)(23)	
Commercial services								P	P	P	P	P	P	P					
Construction contractor facility and yard										C	C	P	P	P				4-3(D)(24)	
Medical or dental clinic							P	P	P	P	P	P	P	P				4-3(D)(25)	
Mortuary								C	P	P	P	P	C		A				
Office							P	P	P	P	P	P	P	P					
Personal and business services, small							P	P	P	P	P	P	P	P				4-3(D)(26)	
Personal and business services, large									P	P	P	P	P	P				4-3(D)(26)	
Research or testing facility							P	P	P	P	P	P	P	P				4-3(D)(27)	
Self-storage								C	C	P	P	P	P	P			A	4-3(D)(28)	
Outdoor Recreation and Entertainment																			
Amphitheater										C	C	C	C	C	A	P	A		
Drive-in theater									C	C	C	C	C					4-3(D)(30)	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		4-3(D)(31)	

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																A	B	C		
Zone District >>																				
Retail Sales																				
Adult retail										P		P	P	P				4-3(D)(6)		
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P						
Building and home improvement materials store										C	C	P	P	P	C			4-3(D)(32)		
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA		
General retail, small			A			A	A	P	P	P	P	P	P	P				4-3(D)(34)		
General retail, medium									P	P	P	C	C					4-3(D)(34)		
Grocery store								P	P	P	P		P	P				4-3(D)(35)		
Liquor retail							C	A	P	P	P	C	C	C				4-3(D)(36)		
Pawn shop								C	P	P	P	P	P	P				4-3(D)(37)		
Transportation																				
Freight terminal or dispatch center												C	P	P						
Helipad									CA	CA	A	P	P	P	A			4-3(D)(39)		
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A		4-3(D)(40)		
Railroad yard												C	P	P				4-3(D)(41)		
Transit facility						C	C	C	P	P	P	P	P	P						
INDUSTRIAL USES																				
Manufacturing, Fabrication, and Assembly																				
Artisan manufacturing							C	P	P	P	P	P	P	P	P			4-3(E)(1)		
Light manufacturing										A	P	P	P	P				4-3(E)(2)		
Telecommunications, Towers, and Utilities																				
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A	4-3(E)(6)		
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	4-3(E)(7)		
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	4-3(E)(8)		
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A			
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A	4-3(E)(9)		
Wireless Telecommunications Facility																			4-3(E)(10)	
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Freestanding							P	P	P	P	P	P	P	P	A					
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A					
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				

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																A	B	C	
Zone District >>																			
Waste and Recycling																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P				4-3(E)(11)	
Salvage yard												C	C	P				4-3(E)(13)	
Wholesaling and Storage																			
Above-ground storage of fuels or feed													C	P					
Outdoor storage								CA	C	C	C	A	P	P				4-3(E)(15)	
Warehousing									C	C	P	P	P	P				4-3(E)(16)	
Wholesaling and distribution center									C	C	P	P	P	P				4-3(E)(17)	
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																		4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A	4-3(F)(2)	
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Drive-through or drive-up facility								CA	A	CA	A	A	A					4-3(F)(4)	
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A	4-3(F)(5)	
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A	4-3(F)(5)	
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(11)	
Mobile vending cart							A	A	A	A	A	A	A	A			A	4-3(F)(12)	
Outdoor animal run	A							CA	CA		CA		A	A				4-3(F)(13)	
Outdoor dining area							CA	A	A	A	A	A	A	A	A			4-3(F)(14)	
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours									A	A	A	A	A	A					
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A		A	4-3(F)(18)	
TEMPORARY USES																			
Circus									T		T	T	T					4-3(G)(1)	
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)	
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)	

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																A	B	C		
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)	
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		4-3(G)(8)	
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(9)	
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)	
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		4-3(G)(11)	

512 WHEELER AVE SE

OUR COMPANY

5

WHY KW

Why KW

WHY

Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



ABOUT

KW Commercial:

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An agent-centric company, **our mission is “to build commercial careers worth having, businesses worth owning and lives worth living.”** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.