

PREMIER WESTSIDE OFFICE BUILDING

6240 RIVERSIDE PLAZA LANE, ALBUQUERQUE, NM 87120

FOR
SALE

BUILDING CONSTRUCTED
IN 2007



FOR SALE

- » **\$3,200,000** (less than replacement)
- » 15,509± RSF
- » 7% Cap Rate
- » 100% Occupancy
- » 79 Parking Spaces (5/1000 SF)
- » **Lot Size:** 1.378± AC (60,026± SF)

FEATURES

- » Premier Class "A" mixed-use development
- » Abundant parking and balconies
- » Strategic Coors corridor location between the Montano and Paseo del Norte bridges
- » Area amenities include Defined Fitness, Starbucks, full service restaurants, fast food restaurants, banks, dry cleaners, grocery, insurance and real estate

CONTACT

SCOTT THROCKMORTON, SIOR

✉ scott@argusinvestmentrealty.com

☎ 505.855.7602

STACEY NENNINGER, CCIM

✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

FOR SALE | 6240 RIVERSIDE PLAZA LANE, ALBUQUERQUE, NM 87120

ARGUSINVESTMENTREALTY.COM



PREMIER WESTSIDE OFFICE BUILDING

SITE

FOR
SALE



BUILDING TENANTS



Fidelity
National
Title



FOR SALE | 6240 RIVERSIDE PLAZA LANE, ALBUQUERQUE, NM 87120

ARGUSINVESTMENTREALTY.COM



PREMIER WESTSIDE OFFICE BUILDING

RIVERSIDE PLAZA AREA TENANTS

FOR
SALE



FOR SALE | 6240 RIVERSIDE PLAZA LANE, ALBUQUERQUE, NM 87120

ARGUSINVESTMENTREALTY.COM



PREMIER WESTSIDE OFFICE BUILDING

AREA OVERVIEW

FOR
SALE



FOR SALE | 6240 RIVERSIDE PLAZA LANE, ALBUQUERQUE, NM 87120

ARGUSINVESTMENTREALTY.COM

ARGUS
INVESTMENT REALTY

PREMIER WESTSIDE OFFICE BUILDING

DRIVE TIME DEMOGRAPHICS

FOR
SALE



5 MINUTE DRIVE TIME



Population - 9,921



Avg HH Income - \$54,826



10 MINUTE DRIVE TIME



Population - 57,235



Avg HH Income - \$51,929



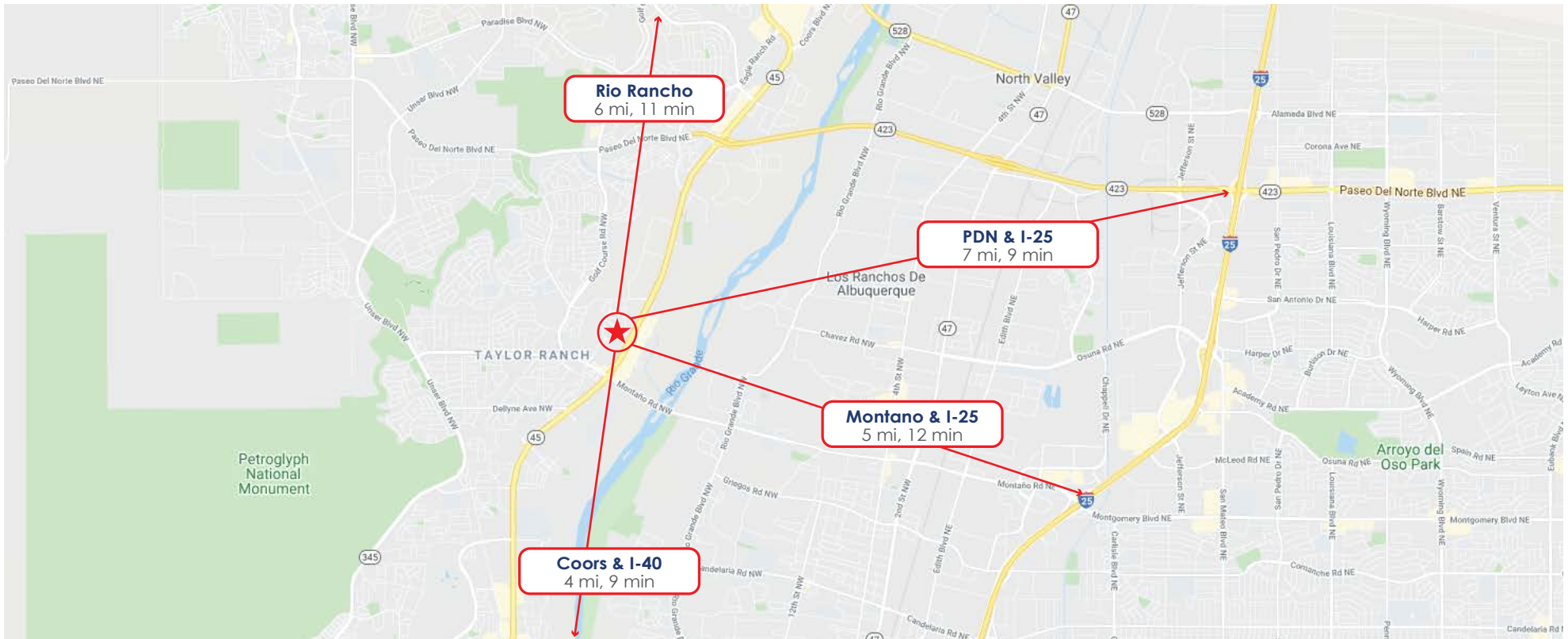
15 MINUTE DRIVE TIME



Population - 93,121



Avg HH Income - \$57,500



FOR SALE | 6240 RIVERSIDE PLAZA LANE, ALBUQUERQUE, NM 87120

ARGUSINVESTMENTREALTY.COM

