

# For Lease

## North Valley Shop Space

ON 4TH ST. JUST SOUTH OF MONTAÑO RD.

5212 4th St. NW | Albuquerque, NM 87107

*NEQ 4th St. & Delamar Ave. NW*



### LEASE RATE

- See Advisor

### AVAILABLE

- Unit B: ±1,250 SF

### IDO ZONING

- MX-M

### PROPERTY HIGHLIGHTS

- Cannabis tenants welcome
- Terrific visibility
- Pylon signage
- Full access from 4th St.
- Exposed to almost 20,000 cars per day
- Surrounded by national and local retailers

got space

**NAI**SunVista

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunvista.com](http://sunvista.com)    

got space

FOR MORE INFORMATION:

**Randall Parish**  
[randall@sunvista.com](mailto:randall@sunvista.com)  
505 338 4110



# For Lease

## North Valley Shop Space

ON 4TH ST. JUST SOUTH OF MONTAÑO RD.

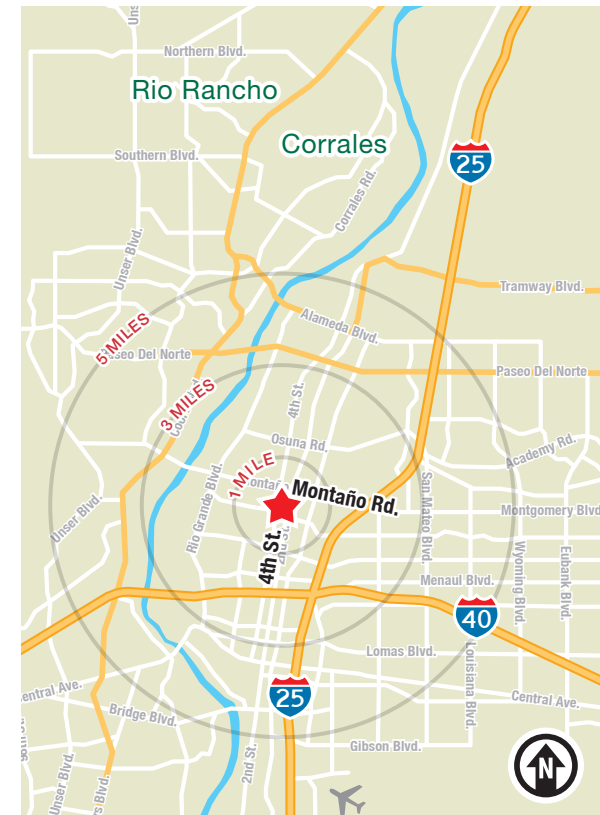
5212 4th St. NW | Albuquerque, NM 87107



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	9,821	67,560	243,670
Average HH Income	\$66,876	\$75,024	\$74,938
Daytime Employment	6,624	70,696	218,532

2021 Forecasted by Esri



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

**Randall Parish**  
[randall@sunvista.com](mailto:randall@sunvista.com)  
505 338 4110



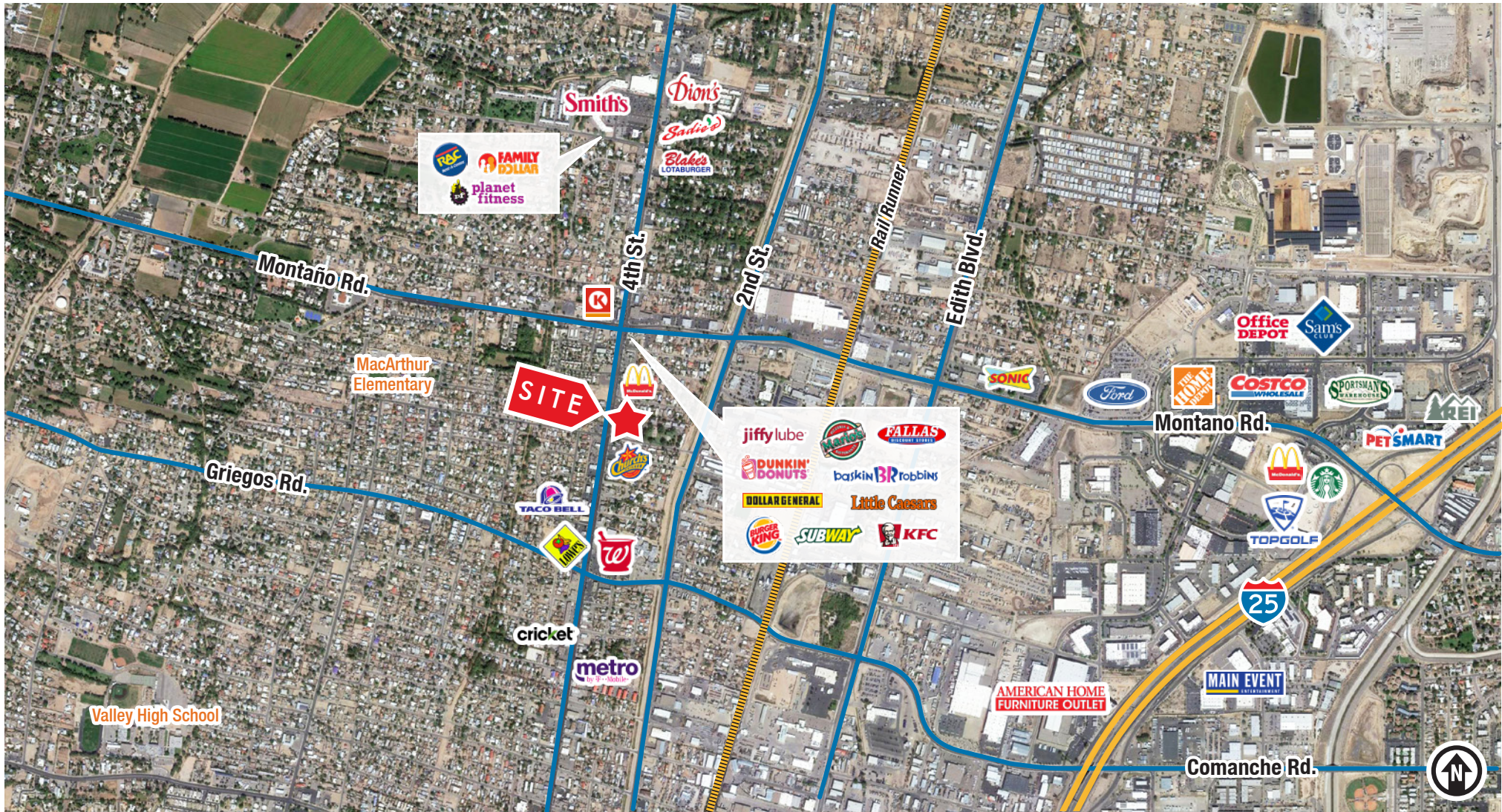
# For Lease

## North Valley Shop Space

ON 4TH ST. JUST SOUTH OF MONTAÑO RD.

5212 4th St. NW | Albuquerque, NM 87107

LOCATION



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

**Randall Parish**  
[randall@sunvista.com](mailto:randall@sunvista.com)  
505 338 4110



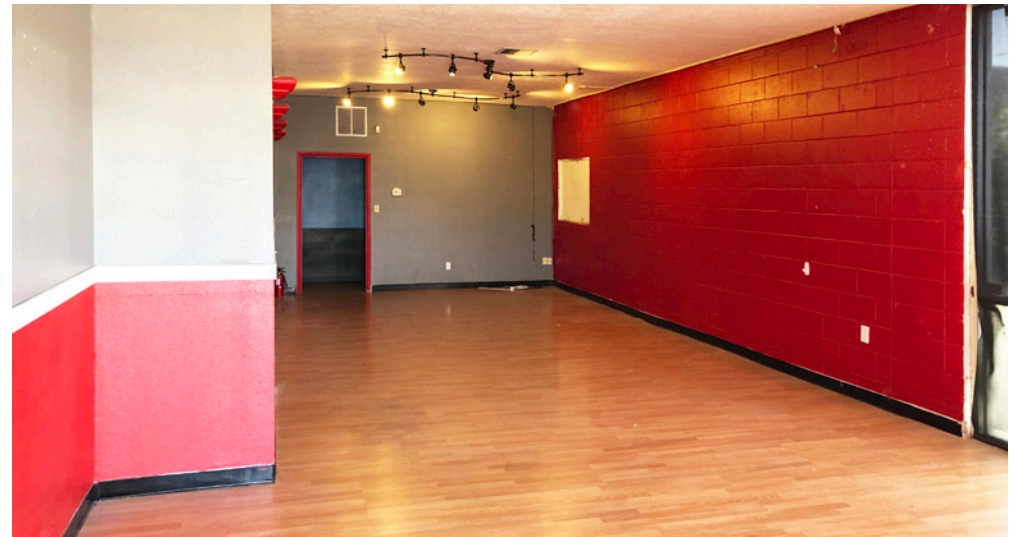
For Lease

# North Valley Shop Space

ON 4TH ST. JUST SOUTH OF MONTAÑO RD.

5212 4th St. NW | Albuquerque, NM 87107

PHOTOS



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

**Randall Parish**  
[randall@sunvista.com](mailto:randall@sunvista.com)  
505 338 4110