

Landmark Commercial Building

4541 Corrales Rd. | Corrales, NM 87048

For Sale



 Visit Our YouTube Channel
to See this Property Video 

COMPLETELY RESTORED CORRALES LANDMARK

SWQ Corrales Rd. & Mockingbird Ln.



Available:
±5,968 SF
±1.63 Acres



Sale Price:
\$1,500,000

PROPERTY HIGHLIGHTS

- On the main corridor in the Village of Corrales
- Prime location for a restaurant, brewery, art gallery or events center
- On the Corrales Historical Society list of properties
- Plenty of parking

NASunVista

got space

Martha Carpenter

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Lisa Mercer

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HIGHLIGHTS

SALE PRICE

- \$1,500,000

AVAILABLE

- Building: ±5,968 SF
- Land: ±1.63 Acres

ZONING

- C-Neighborhood Commercial, Village of Corrales

PROPERTY HIGHLIGHTS

- On the main corridor in the Village of Corrales
- Prime location for a restaurant, brewery, art gallery or events center
- On the Corrales Historical Society list of properties
- Plenty of parking
- Hand crafted vigas throughout
- Seven kiva fireplaces
- Flagstone and brick floors
- Large covered and open patios
- PLEASE DO NOT DISTURB THE EXISTING BUSINESS



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PHOTOS



NAISunVista

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

Martha Carpenter
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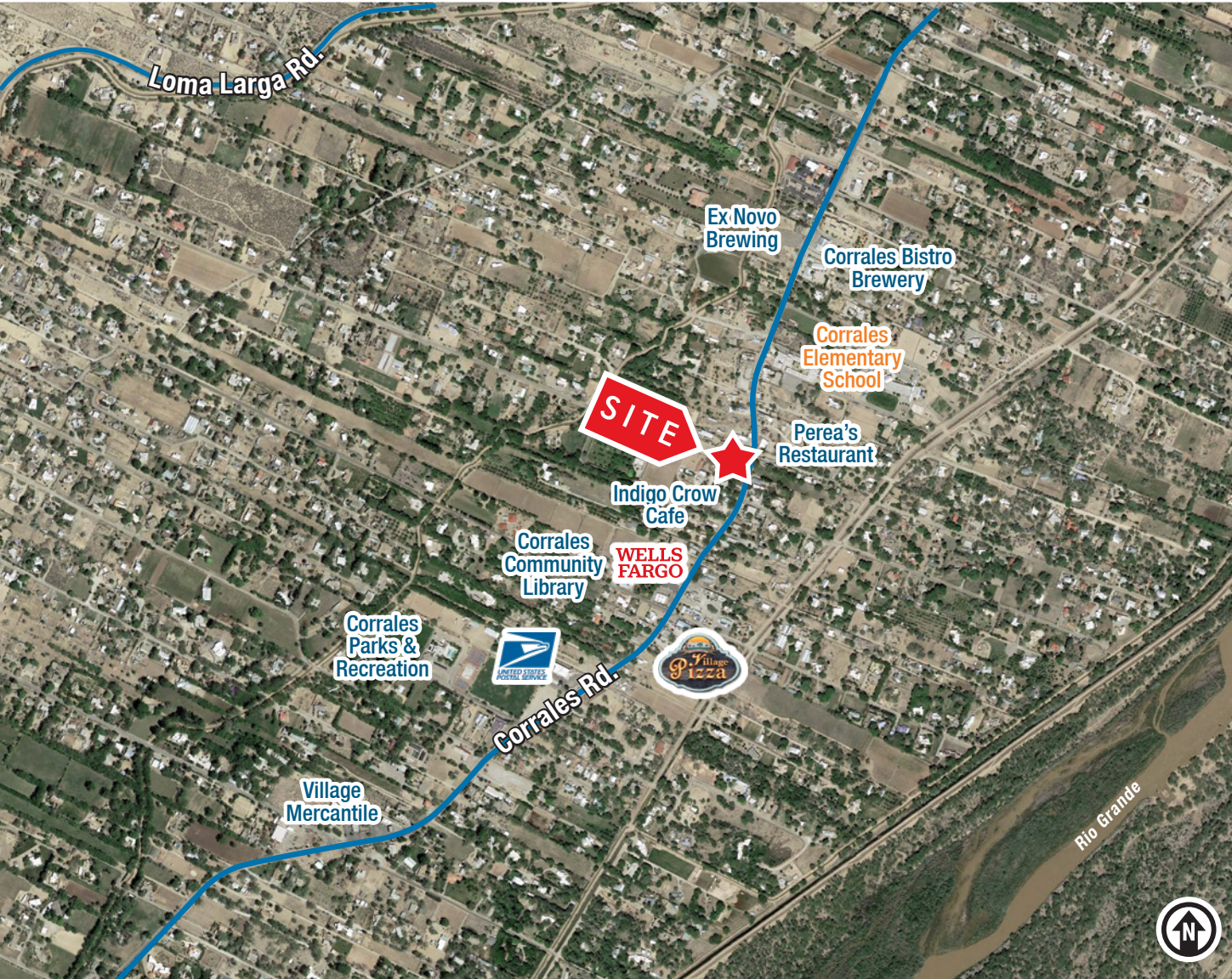
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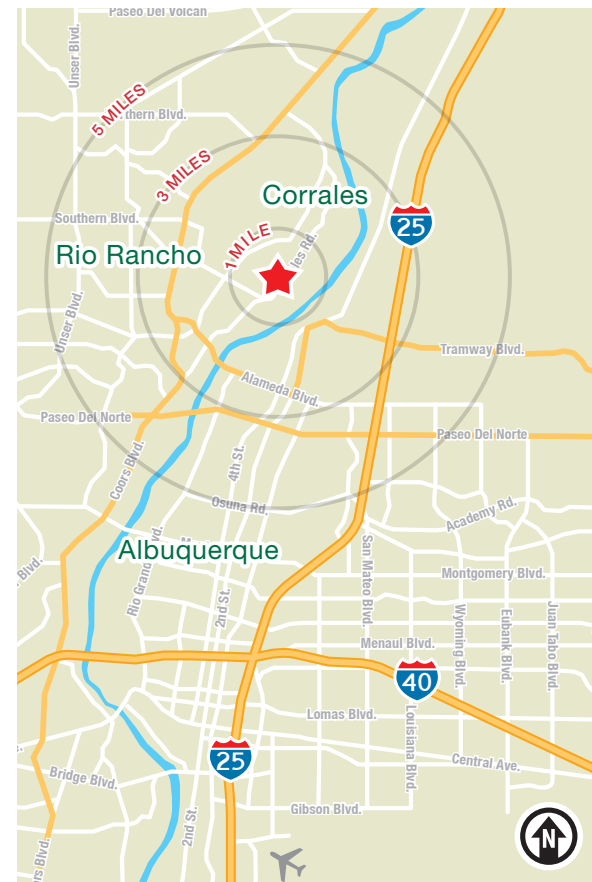
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	2,515	29,957	126,001
Average HH Income	\$158,617	\$96,849	\$99,820
Daytime Employment	833	22,628	73,844

2021 Forecasted by Esri



NAI SunVista

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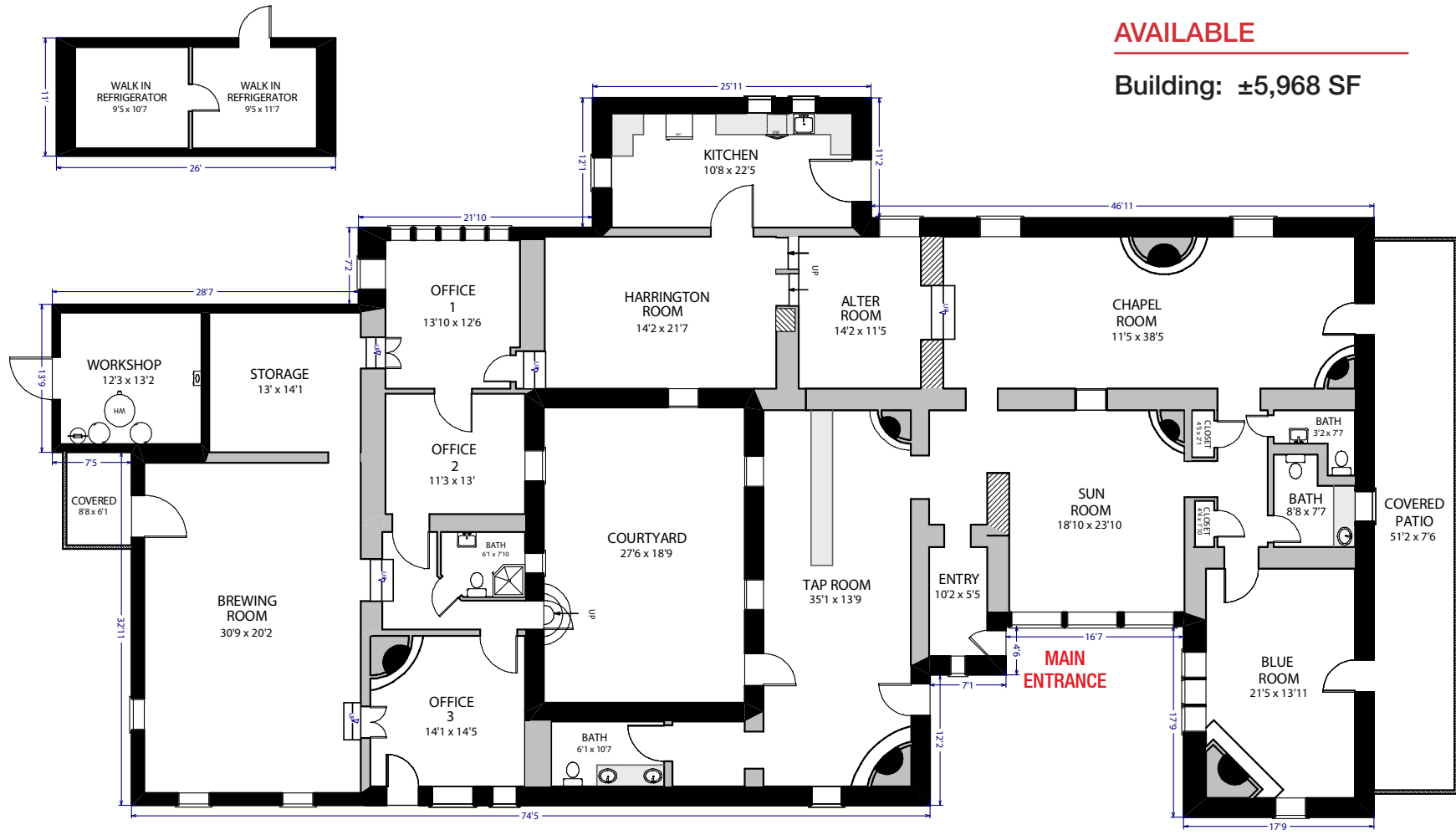
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FLOOR PLAN

AVAILABLE

Building: ±5,968 SF



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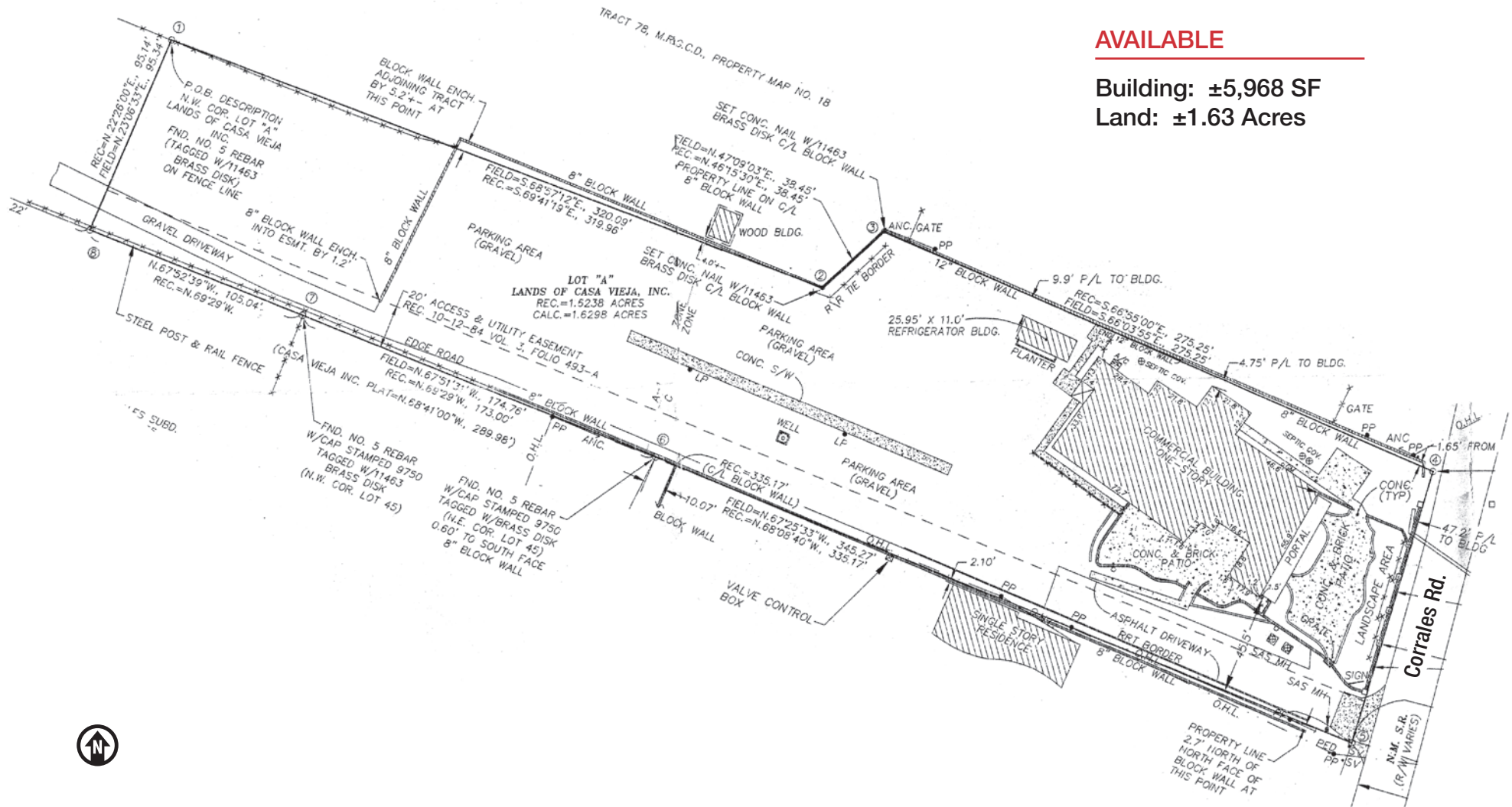
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SITE SURVEY

AVAILABLE

Building: ±5,968 SF

Land: ±1.63 Acres



Corrales

TRADE AREA ANALYSIS

Corrales | A Treasured Oasis Within A Large Metro Area

Corrales, the Spanish word for corrals, was home to the Tiguex Indians for centuries before Spanish explorers laid claim to the region around 1540. In 1710, a grant of the Alameda lands was given to Corporal Francisco Montes Vigil, A soldier in the Spanish army. The Alameda Land Grant, which included 106,274 acres, today provides clear title of ownership for all property within Corrales.

In modern times, Corrales has become known as a haven for artists and other free spirits. The newcomers were active in creating a volunteer fire department, art galleries, and a municipal library. They eventually joined with longtime residents to incorporate as a village in 1971. Corrales experienced enormous residential growth following its incorporation, growing from a population of about 3,000 to an estimated population of almost 10,000 today. Though surrounded by suburban growth, Corrales residents continue to enjoy the rural character of the historic village.

Corrales by the Numbers (ESRI 2021 Demographics)



10.8
Square Miles



9,107
Res. Population



3,932
Households



\$151,471
Average HH Income



\$100,513
Median HH Income



225
Total Businesses

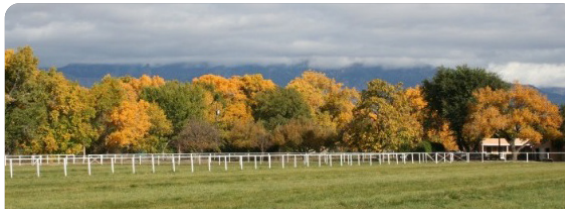


1,218
Total Employees

HISTORIC OLD SAN YSIDRO CHURCH



The Historic Old San Ysidro Church was built in 1868. The Old Church was added to the National Register of Historic Places in 1980 and also listed on the New Mexico Register of Cultural Properties. It's located at 966 Old Church Road in Corrales.



Corrales Harvest Festival

Corrales Harvest Festival is a beautiful fall weekend full of activities organized by the Kiwanis Club of Corrales Foundation. Net proceeds are awarded to non-profit organizations supporting children's programs and animal welfare organizations.

