

For Sale

Downtown Retail/Office/Warehouse Building

ON A HARD CORNER SURROUNDED BY NEW INFILL DEVELOPMENT

NWC 4th St. & Mountain Rd. NW | Albuquerque, NM 87102

1101-1113 4th St. NW and 415 Mountain Rd. NW



±18,000 SF
±0.6 Acres



Sale Price:
\$995,000

PROPERTY HIGHLIGHTS

- Prominent corner location with street-front presence
- Great visibility—16,200 CPD at intersection
- Current floor plan includes retail, office and warehouse space
- Dedicated parking lot with 19 spaces
- 5-minute walk to courthouse district
- Great owner/user investment opportunity
- Existing leases have potential to remain
- IDO Zoning: [MX-L](#)  [MX-M](#) 

NASunVista

got space

Genieve Posen
genieve@sunvista.com
505 998 1568

Jim Hakeem
jim@sunvista.com
505 878 0006

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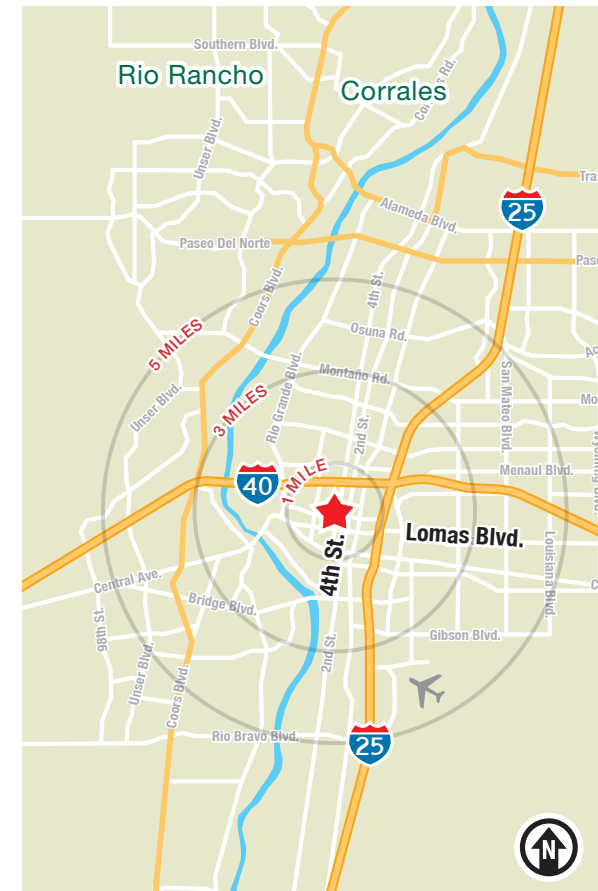
NWC 4th St. & Mountain Rd. NW | Albuquerque, NM 87102



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,111	95,270	250,806
Average HH Income	\$53,435	\$64,234	\$64,451
Daytime Employment	35,953	107,706	200,577

2021 Forecasted by Esri



NAI SunVista

505 878 0001 | sunnvista.com |
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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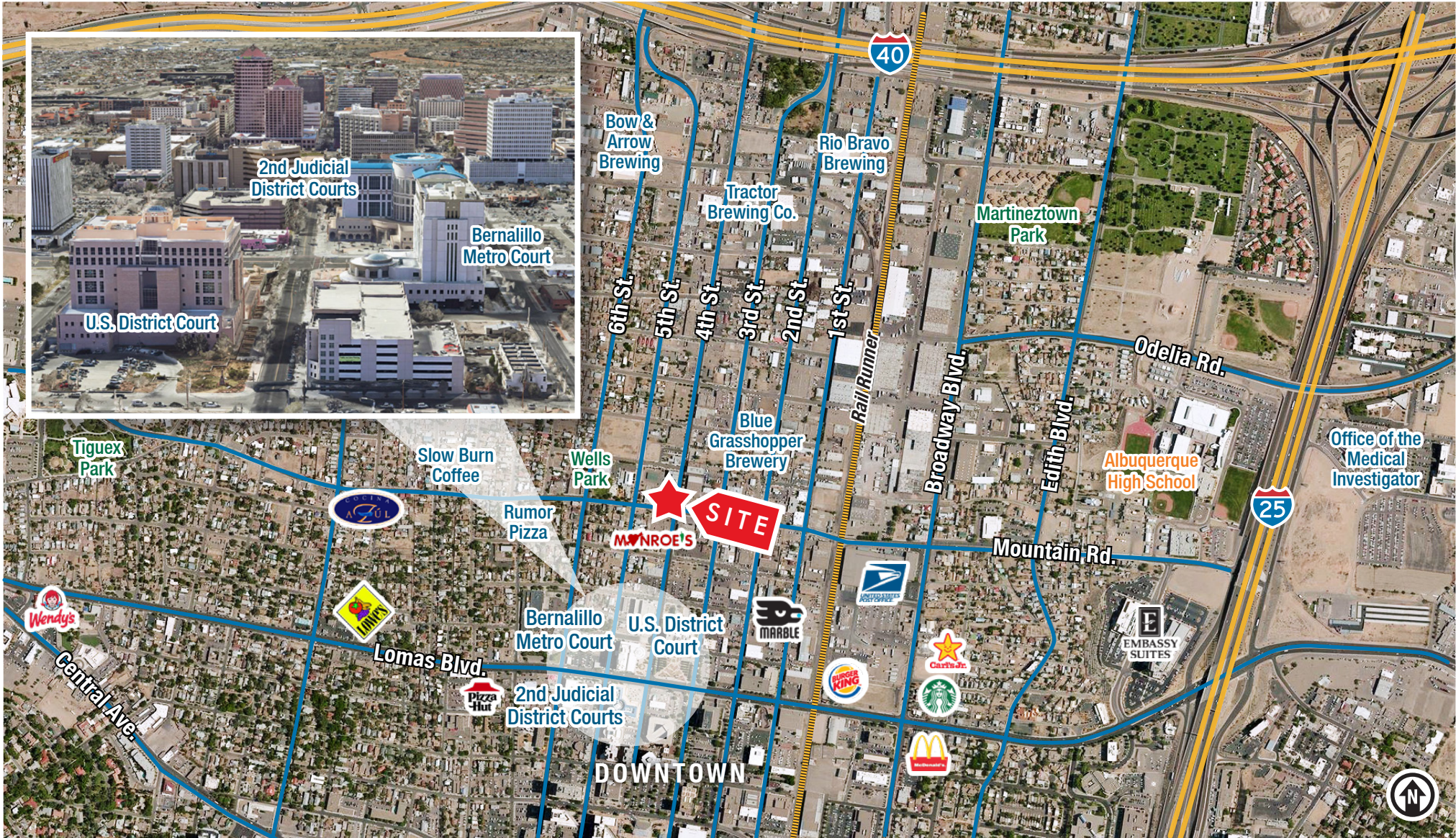
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NAISunVista

505 878 0001 | suvista.com | [f](#) [t](#) [in](#) [v](#)
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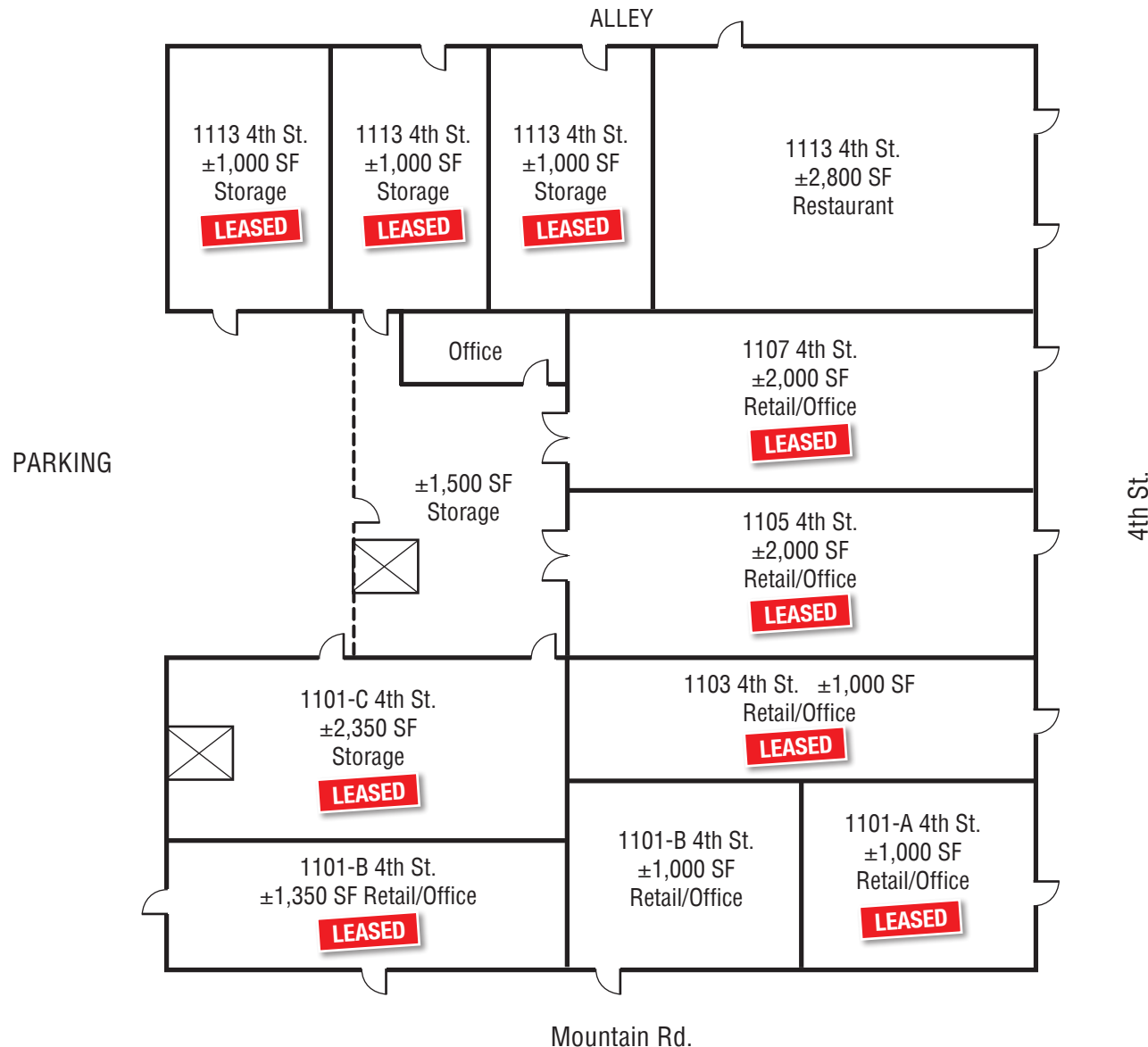
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FLOOR PLAN



AVAILABLE

±18,000 SF

Floor plan not to scale.
Suite SF is estimated for
conceptual purposes.



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