

For Lease

Fiesta Crossings Retail Center

RETAIL SHOPS ALONG BUSY MONTGOMERY BLVD.

4770 Montgomery Blvd. NE | Albuquerque, NM 87109

SWQ Montgomery & San Mateo Blvds. NE



Lease Rate:
\$10.00/SF + CAM
(\$2.43/SF)



Suite A109:
±1,798 SF

IDO ZONING

- MX-M

PROPERTY HIGHLIGHTS

- Best lease rate in town
- Located within a dense retail trade area
- Excellent access along Montgomery & San Mateo Blvds.
- One of the busiest intersections in the metro area
- In close proximity to the Journal Center
- New ownership
- New tenants
- No cannabis please



Visit Our YouTube Channel
to View this Property Video



NAISunVista

got space

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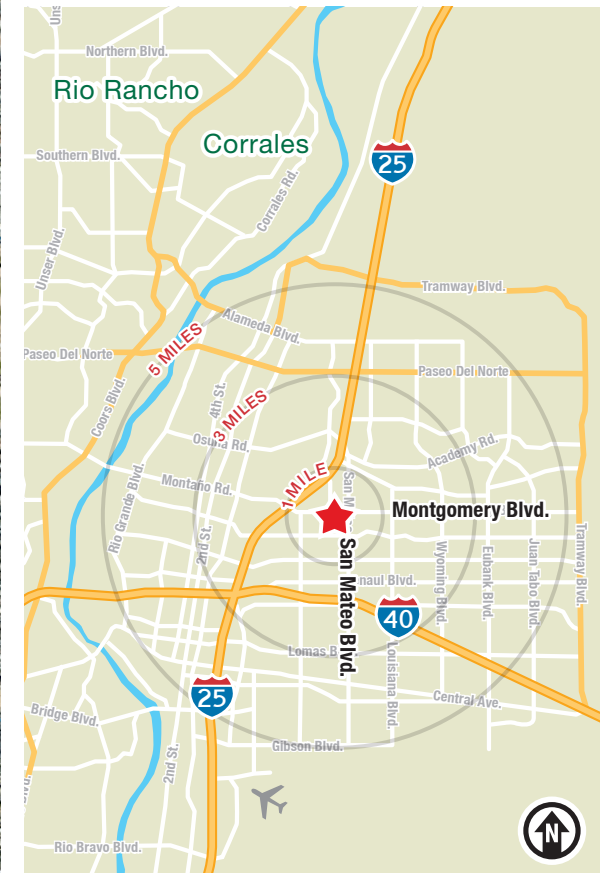
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TRADE AREA

Demographics	1 mile	3 mile	5 mile
Total Population	19,453	102,534	301,057
Average HH Income	\$51,839	\$70,989	\$74,131
Daytime Employment	11,257	105,511	241,696

2021 Forecasted by Esri



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LOCATION



NAISunVista

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

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PHOTOS



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Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

City of Albuquerque by the Numbers (ESRI 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees



936,582

Albuquerque
Metro
Population

#1

**The
Largest**
City in
the State

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



EDUCATION | SKILLED WORKFORCE

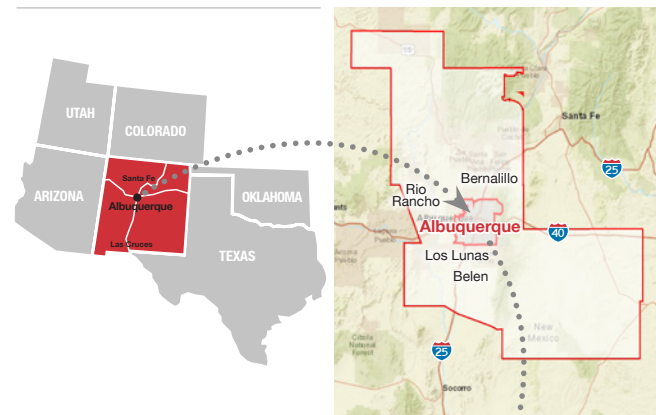
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

ALBUQUERQUE METRO



ALBUQUERQUE CITY

