

For Sale

Corrales Mixed-Use Property

PROMINENT BUILDING ON CORRALES' MAIN STREET



OWNER FINANCING AVAILABLE

4604 Corrales Rd. | Corrales, NM 87048

Visit Our YouTube Channel
to See this Property Video



AVAILABLE

Building: ±4,572 SF
Land: ±0.37 Ac.



SALE PRICE

\$1,050,000

- Opportunity to own a rarely-available commercial property in the Village of Corrales
- Frontage visibility along Corrales Rd. with full access to property
- Located in one of the highest-income areas in metro Albuquerque

NAISunVista

got space™

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PROMINENT CORRALES MIXED-USE PROPERTY

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SUMMARY

AVAILABLE

- Building: ±4,572 SF
- Land: ±0.37 Ac.

SALE PRICE

- \$1,050,000

HIGHLIGHTS

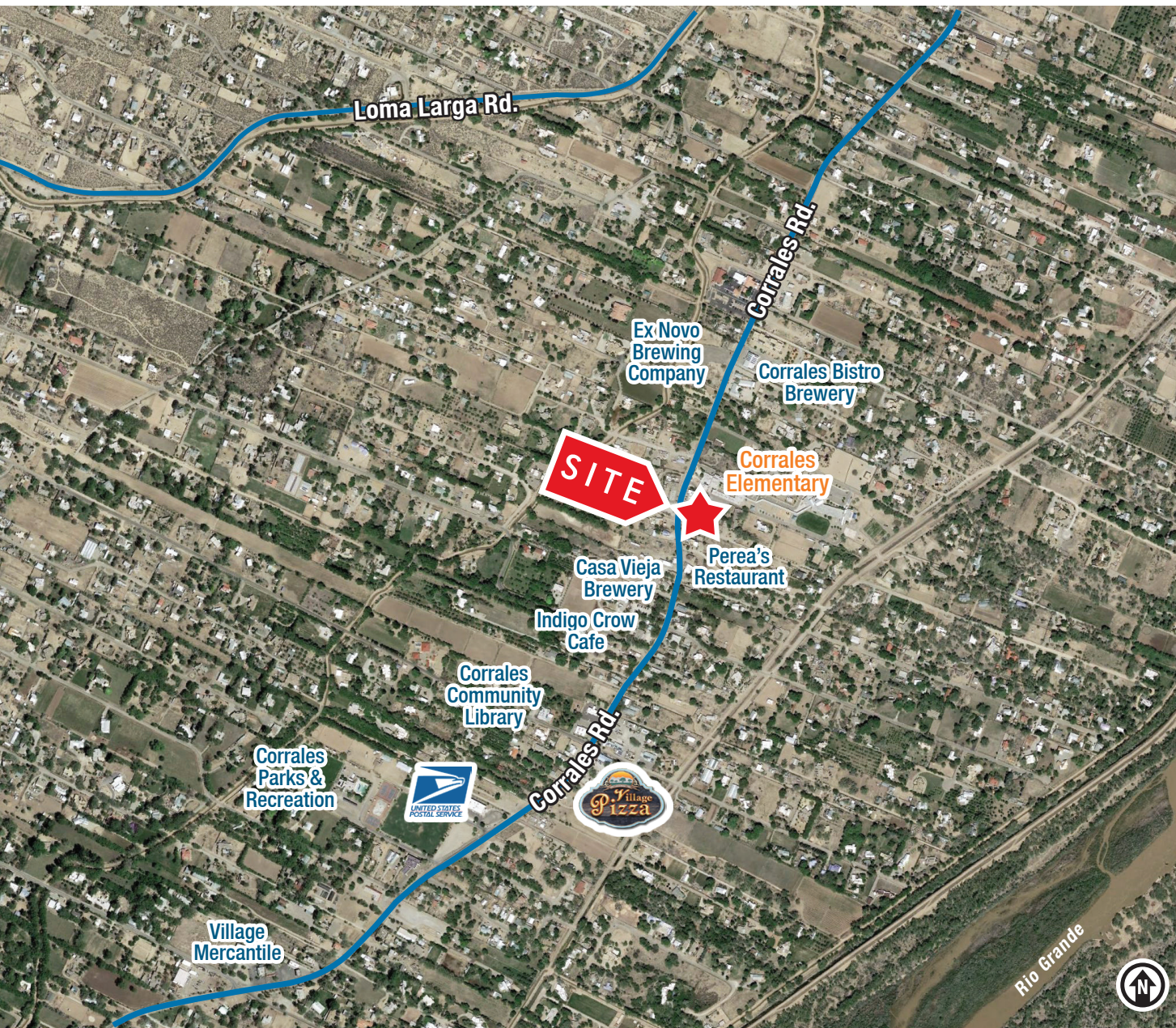
- Opportunity to own a rarely-available commercial property in the Village of Corrales
- Frontage visibility along Corrales Rd. with full access to the property
- Currently built-out to support multiple tenants (featuring separate entry points with multiple offices and restrooms)
- Property was fully remodeled in 2019
- Adobe building with beautiful high-end, modern finishes throughout
- Attractive entry courtyard with colorful native landscaping
- Dedicated parking lot for customers
- Two existing tenants with short-term leases
- The office/retail possibilities are endless with this Corrales gem!

ZONING C, Village of Corrales

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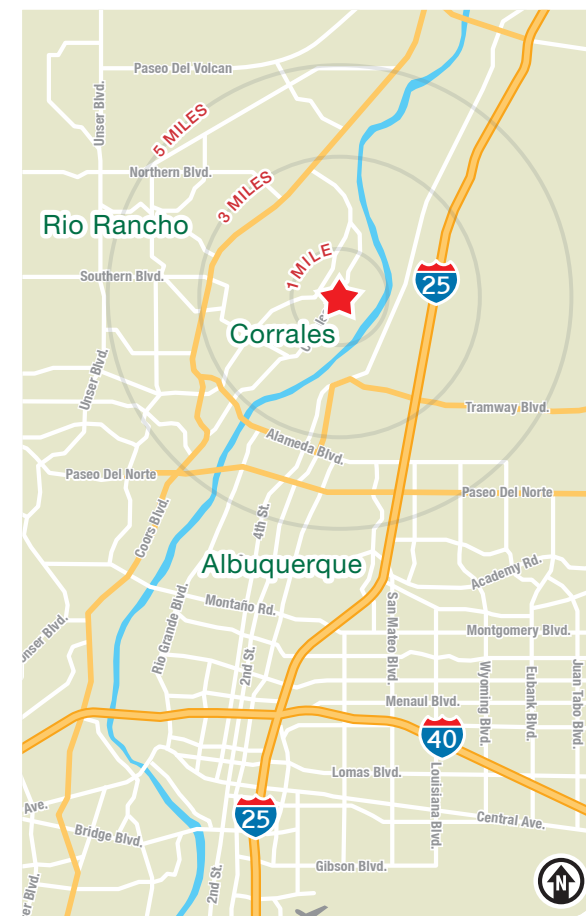
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	2,238	27,923	125,301
Average HH Income	\$165,973	\$109,901	\$114,743
Daytime Employment	915	22,753	74,416

2023 Forecasted by Esri



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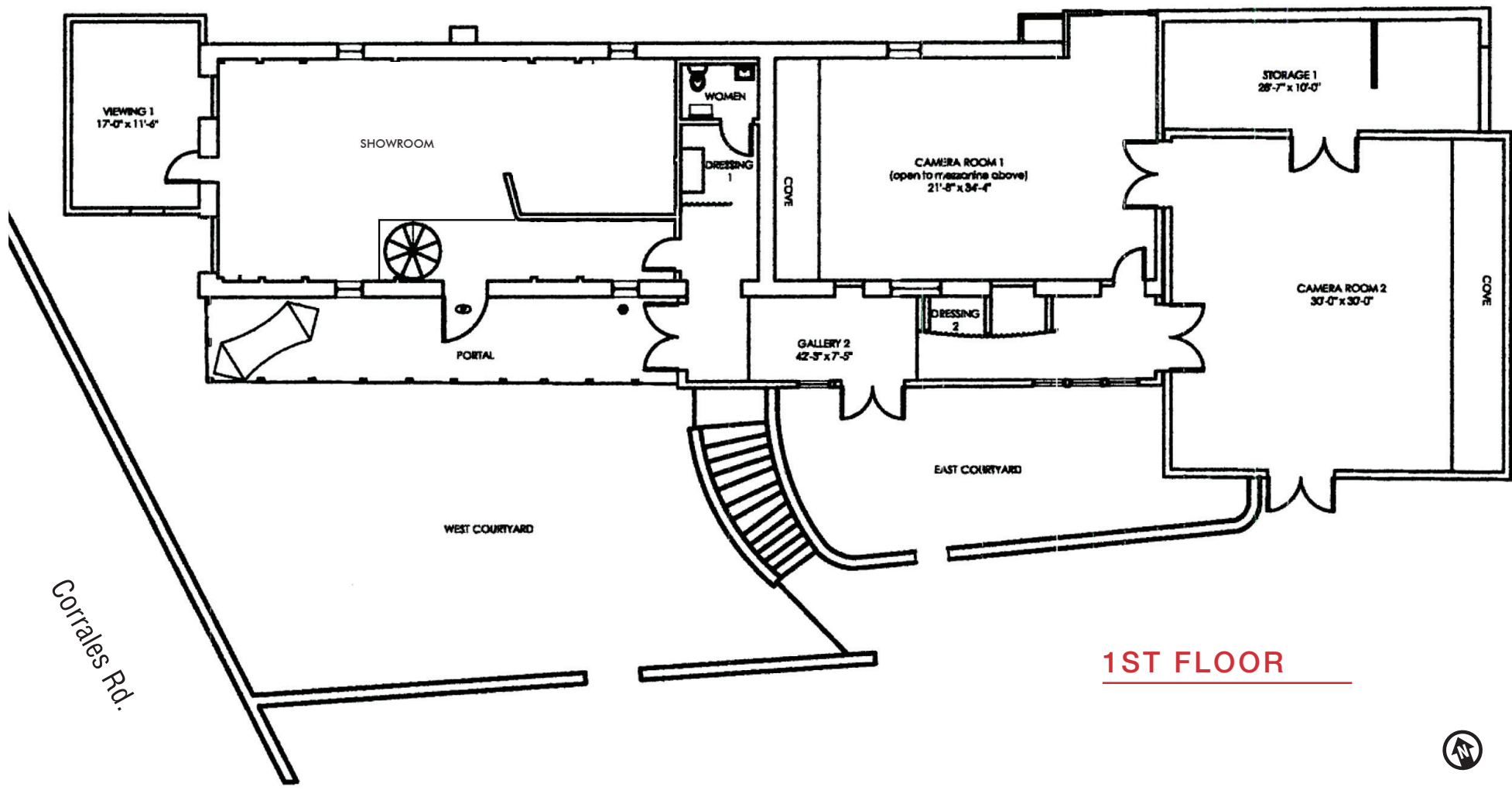
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FLOOR PLAN



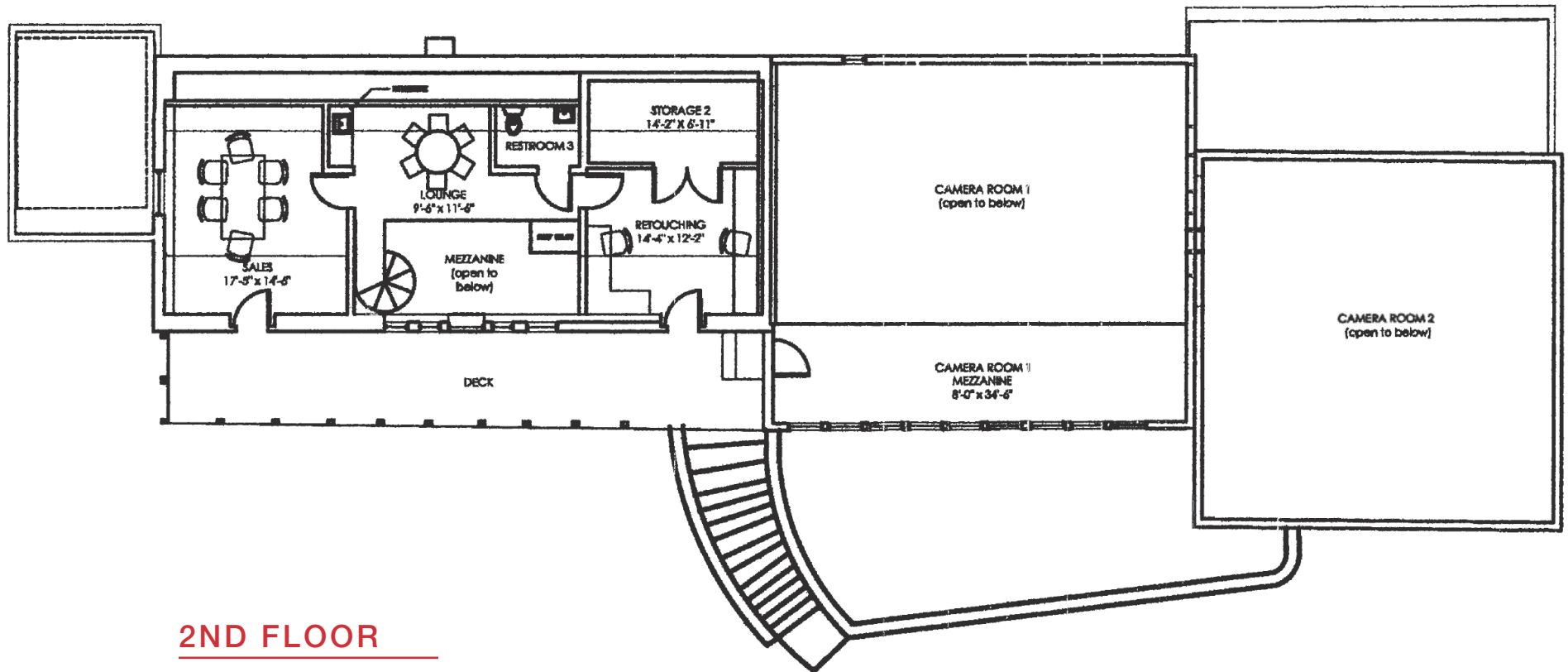
1ST FLOOR

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FLOOR PLAN



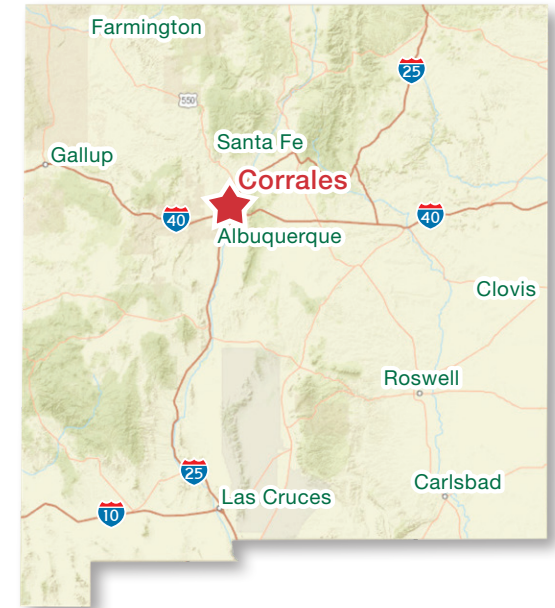
2ND FLOOR

Corrales

VILLAGE ANALYSIS

CORRALES | NEW MEXICO

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 9,000 today. Though surrounded by suburban growth, Corrales residents continue to enjoy the rural character of the historic village.



CORRALES BY THE NUMBERS (ESRI 2022 Demographics)



8,456
City Population



3,646
Households



\$164,303
Avg. Household Income



\$85,180
Md. Disposable Income



243
Total Businesses



1,253
Total Employees

The Village of Corrales is a **Treasured Oasis** Within a Large Metro Area

Historic Old San Ysidro Church

The Bosque del Apache's Festival of the Cranes attracts many visitors, and both the Bosque and Sevilleta National Wildlife Refuge contribute funds to the economy. Other attractions include Box Canyon, El Camino Real Historic Trail Site, Fort Craig, San Lorenzo Canyon, and the San Miguel Mission.



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.

Centuries of Heritage

Although incorporated only in the 1970s, the Village of Corrales was founded more than 400 years ago at the time of the Conquistadors.

