

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

\$950,000

- 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™

Genieve Posen
genieve@sunvista.com
505 998 1568

John Algermissen
johna@sunvista.com
505 998 5734

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SUMMARY

AVAILABLE

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

SALE PRICE

- \$950,000

HIGHLIGHTS

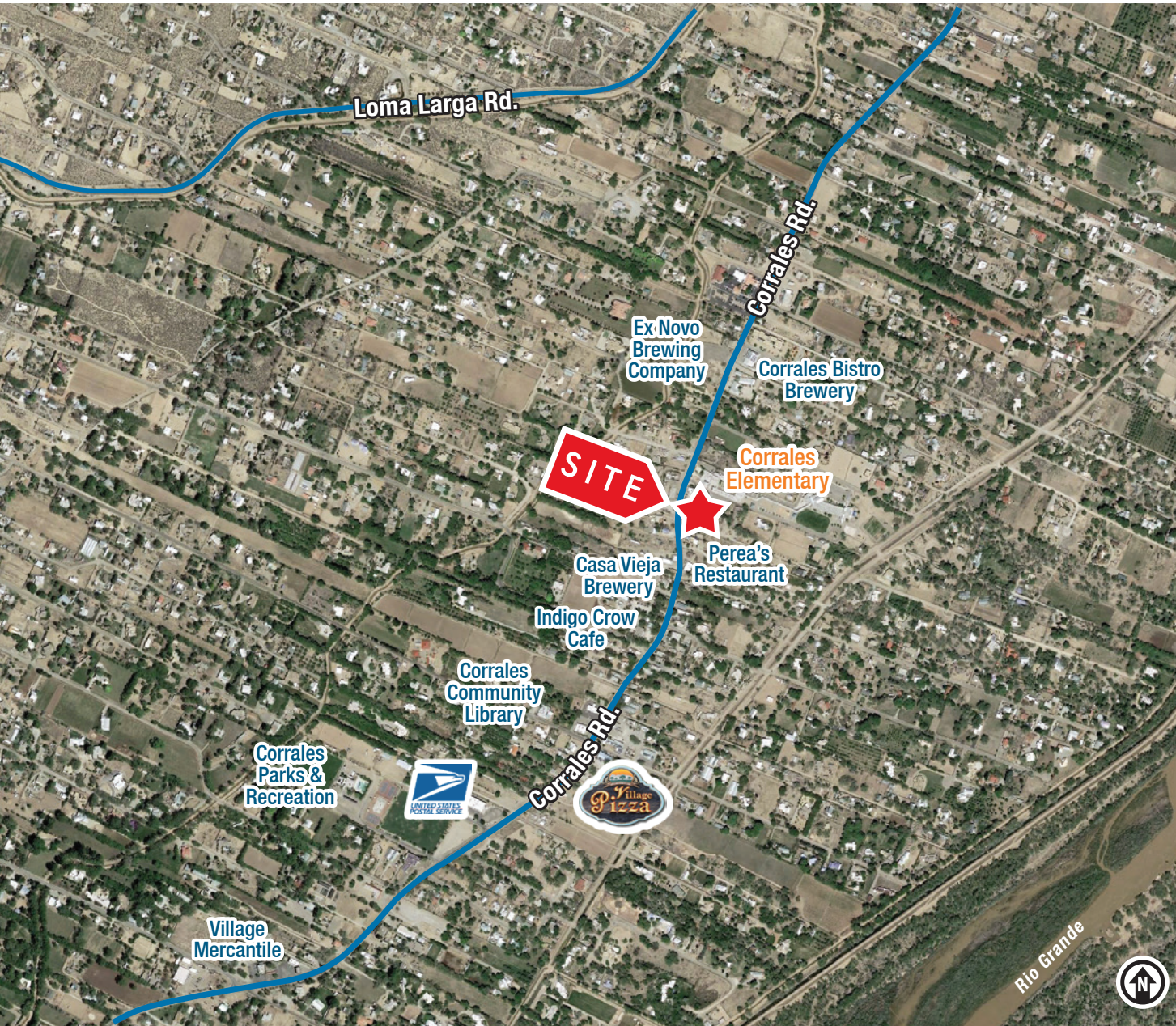
- Opportunity to own a rarely-available commercial property in the Village of Corrales
- Frontage visibility along Corrales Rd. with full access to the property
- Currently built-out to support multiple tenants (featuring separate entry points with multiple offices and restrooms)
- Property was fully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

ZONING C, Village of Corrales

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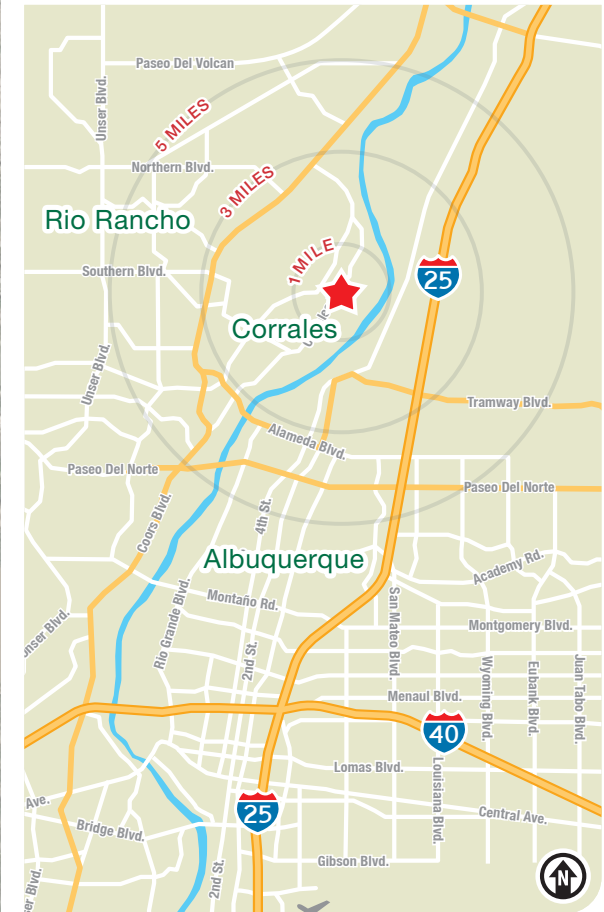
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	2,271	28,254	126,326
Average HH Income	\$180,171	\$114,512	\$116,696
Daytime Employment	994	23,547	78,091

2024 Forecasted by Esri



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NAI SunVista

505 878 0001 | sunvista.com | [f](#) [t](#) [in](#) [u](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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genieve@sunvista.com
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SUITE A



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NAISunVista

505 878 0001 | sunvista.com    
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505 998 1568

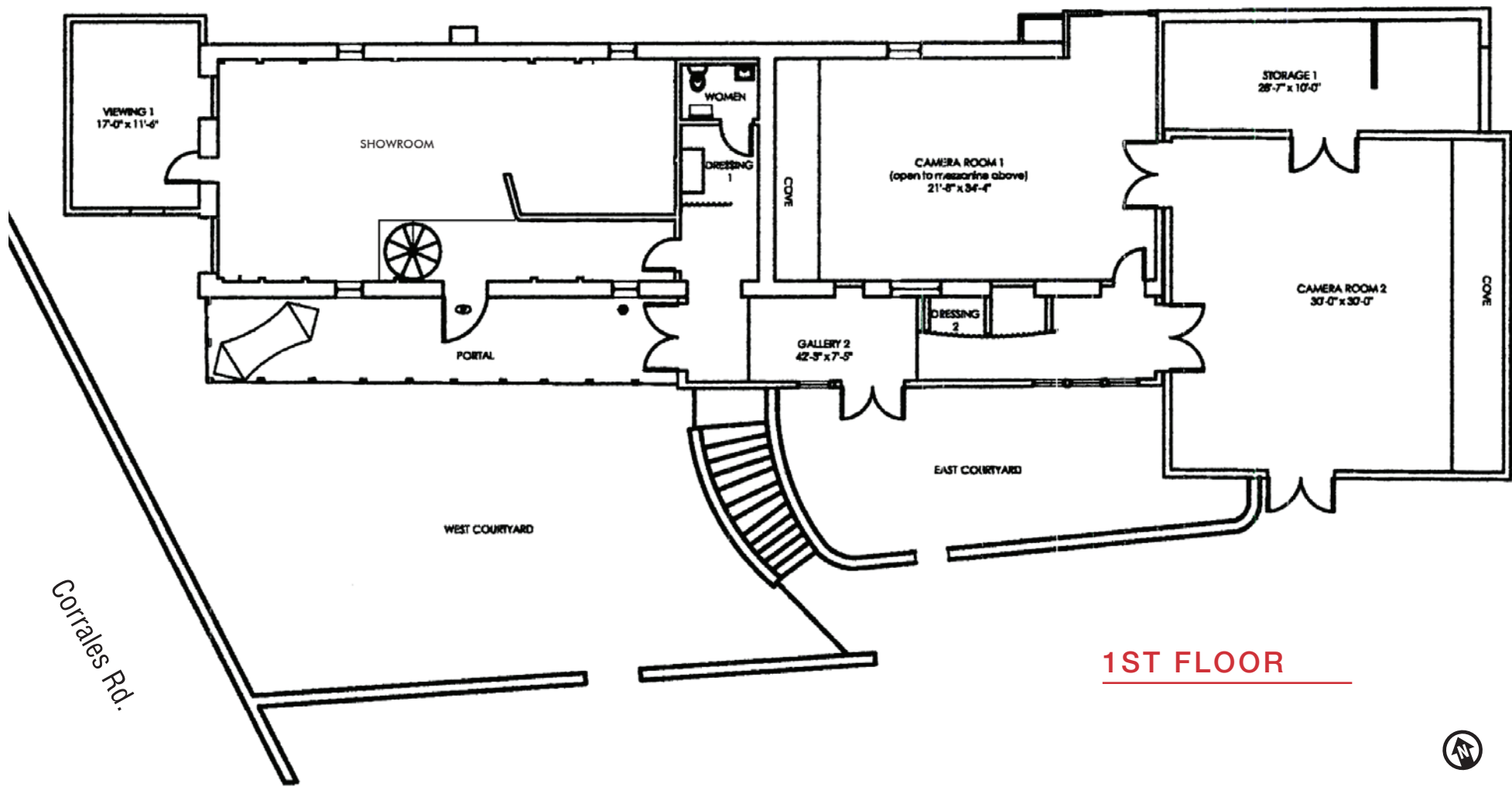
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FLOOR PLAN



1ST FLOOR

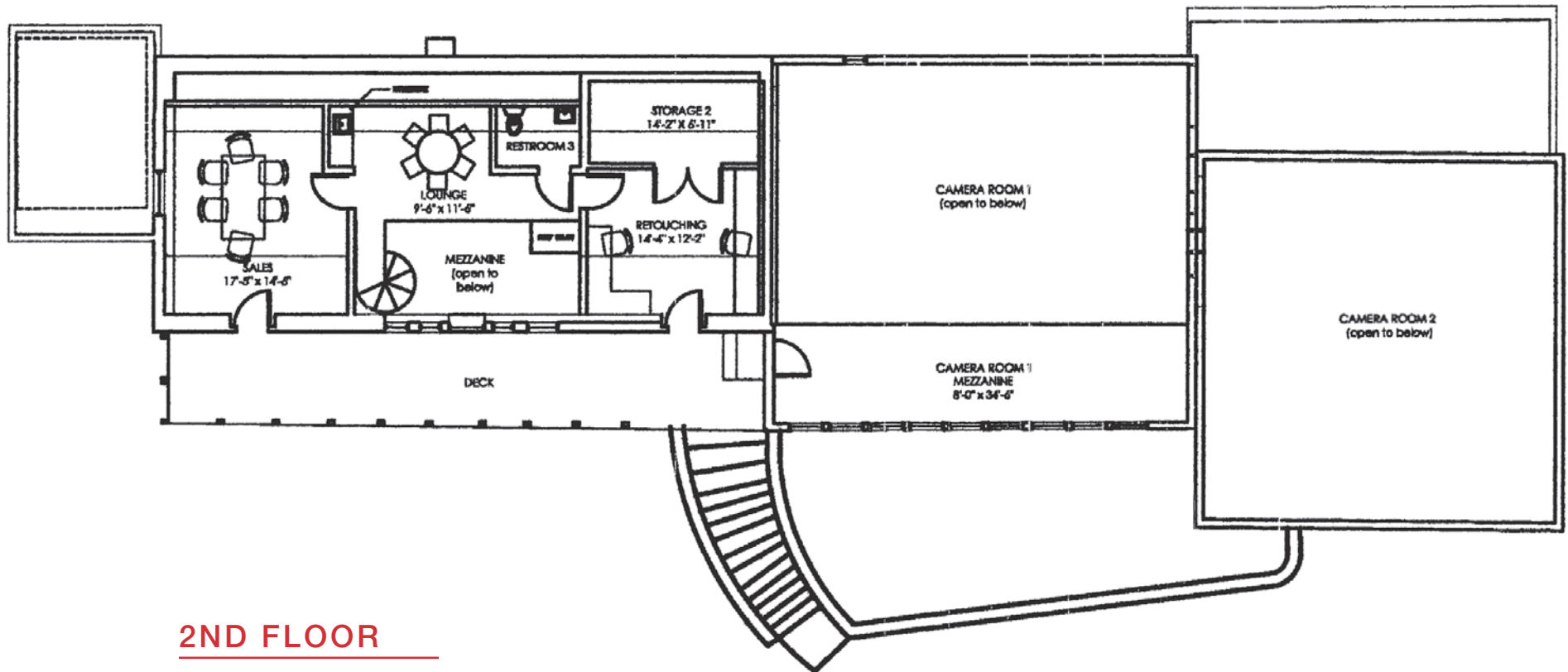


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FLOOR PLAN



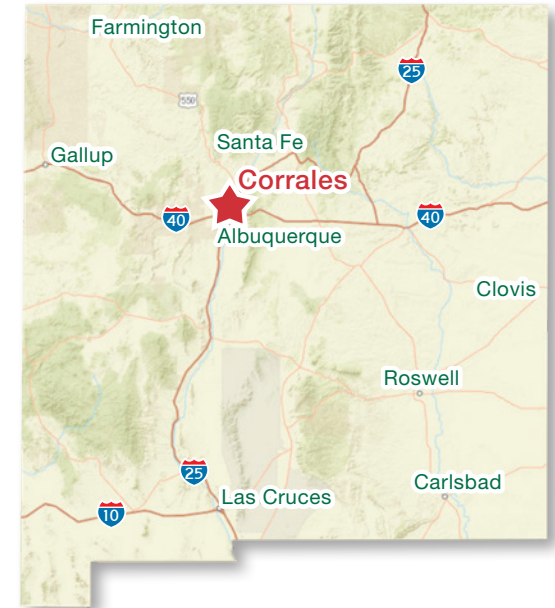
2ND FLOOR

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 2024 Demographics)



8,511
City Population



3,716
Households



\$173,307
Avg. Household Income



\$97,472
Md. Disposable Income



257
Total Businesses



1,506
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.

