

Fiesta Crossings Retail Center

RETAIL SHOPS ALONG BUSY MONTGOMERY BLVD.

For Lease



4770 Montgomery Blvd. NE | Albuquerque, NM 87109

SWQ Montgomery & San Mateo Blvds. NE



AVAILABLE

±1,400 SF -
±3,640 SF



LEASE RATE

\$14.00/SF + CAM
(\$4.17/SF)

- Co-tenancy with national and local retailers in a dense trade area
- Excellent access along busy Montgomery & San Mateo Blvds.
- IDO Zoning: MX-M (No cannabis please)

NASunVista

got space™

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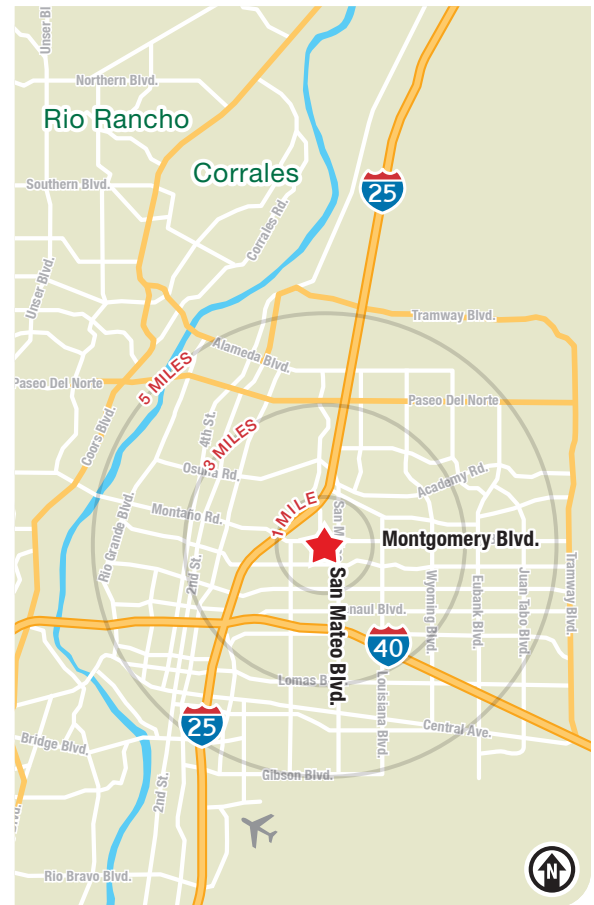
4770 Montgomery Blvd. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	17,962	102,428	294,521
Average HH Income	\$68,172	\$85,057	\$90,009
Daytime Employment	11,973	109,424	241,769

2024 Forecasted by Esri



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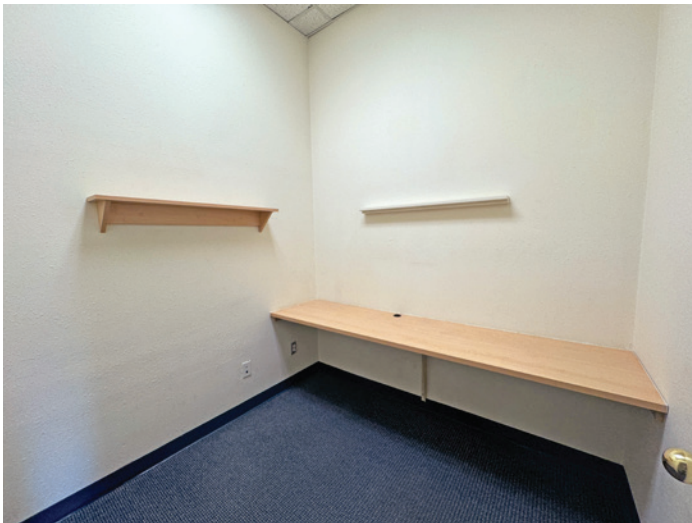


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4770 Montgomery Blvd. NE | Albuquerque, NM 87109

SUITE C115-116



NAISunVista

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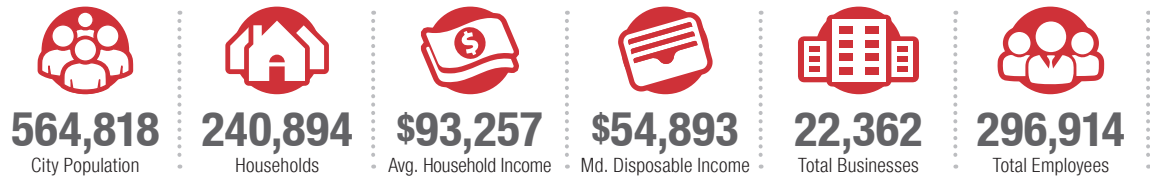
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



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*



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State



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

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also 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, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.