

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



**AVAILABLE**  
±2,240 SF



**LEASE RATE**  
\$14.00/SF + CAM  
(\$4.17/SF)

- Located within a dense retail trade area
- Excellent access along Montgomery & San Mateo Blvds.
- National and local tenants
- At one of the busiest intersections in the metro area
- No cannabis please
- IDO Zoning: MX-M

**NAI SunVista**

got space™

**Martha Carpenter**  
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505 228 0154

**Lisa Mercer**  
lisa@sunvista.com  
505 235 8503

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4770 Montgomery Blvd. NE | Albuquerque, NM 87109



**NAI**SunVista

505 878 0001 | [suvista.com](http://suvista.com) | [f](https://www.facebook.com) [t](https://www.twitter.com) [in](https://www.linkedin.com) [y](https://www.youtube.com)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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## FIESTA CROSSINGS RETAIL CENTER

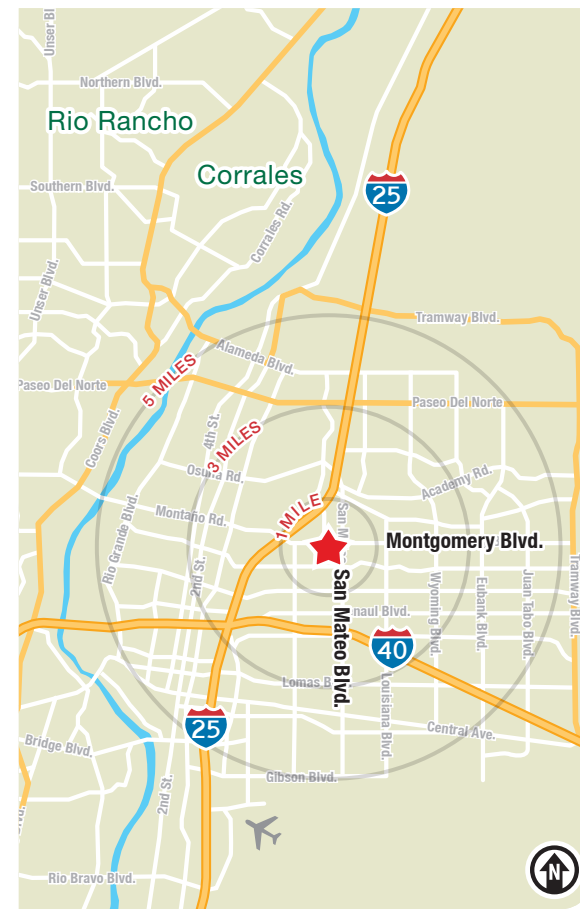
4770 Montgomery Blvd. NE | Albuquerque, NM 87109



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,258	102,808	296,266
Average HH Income	\$65,111	\$84,846	\$89,249
Daytime Employment	10,857	102,466	241,299

2023 Forecasted by Esri



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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 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



**291,840**  
Total Employees



**923,076**  
Albuquerque Metro Population



**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

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.