

For Sale
or Lease

Prime Office/Retail Space

LIVE/WORK OPPORTUNITY IN THE NOB HILL DISTRICT

4207 Lead Ave. SE | Albuquerque, NM 87108

SWQ Central Ave. & Washington St. SE



AVAILABLE
±1,300 SF



SALE PRICE
\$330,000

LEASE RATE
\$2,100/Mo. + Utilities

- Flexible floor plan to meet various business needs such as a boutique, office or studio
- Close proximity to major transportation routes for great accessibility

- Located near many established businesses
- Space has live/work potential
- IDO Zoning: MX-M

NA SunVista

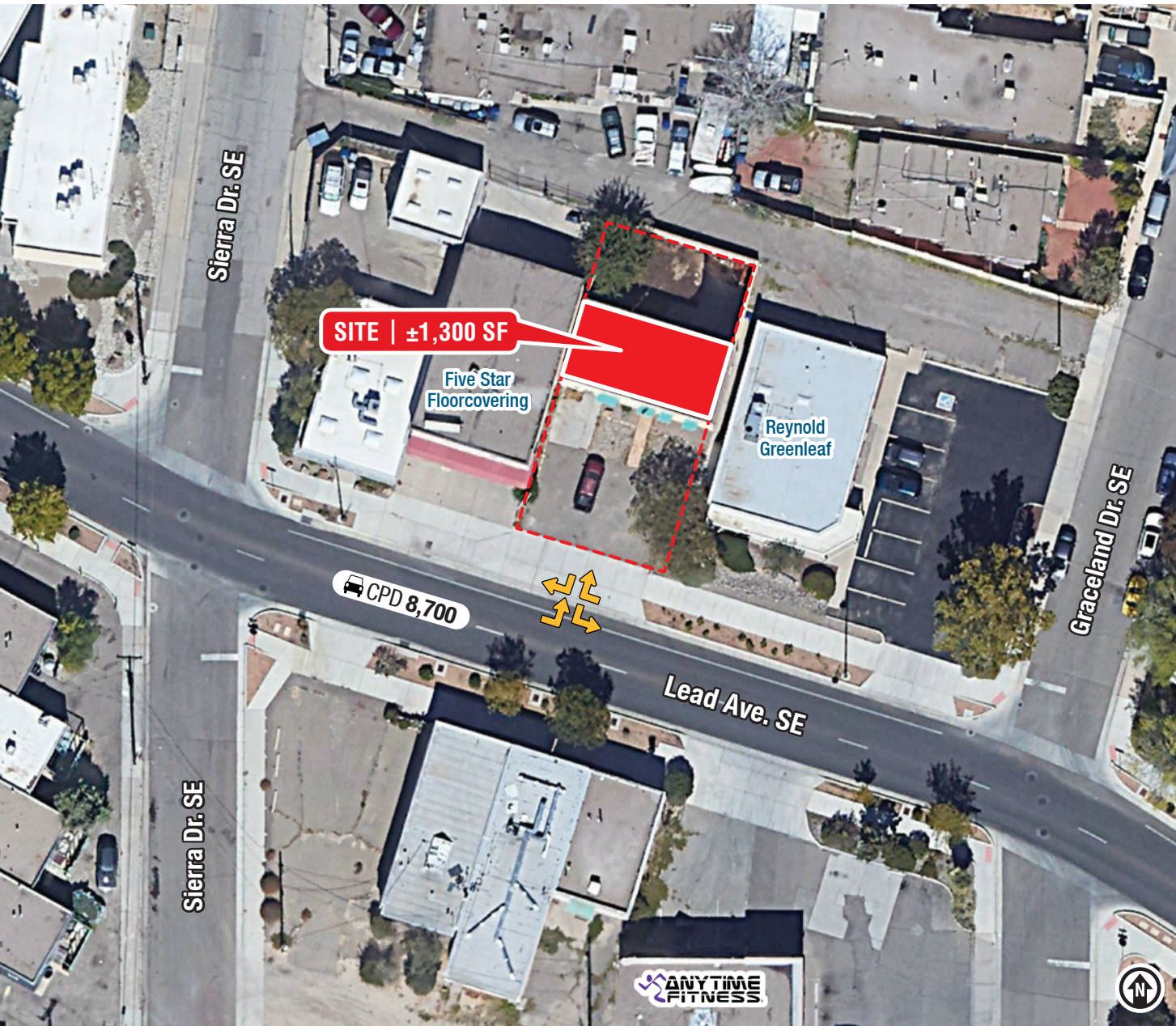
got space™

Melody Torres
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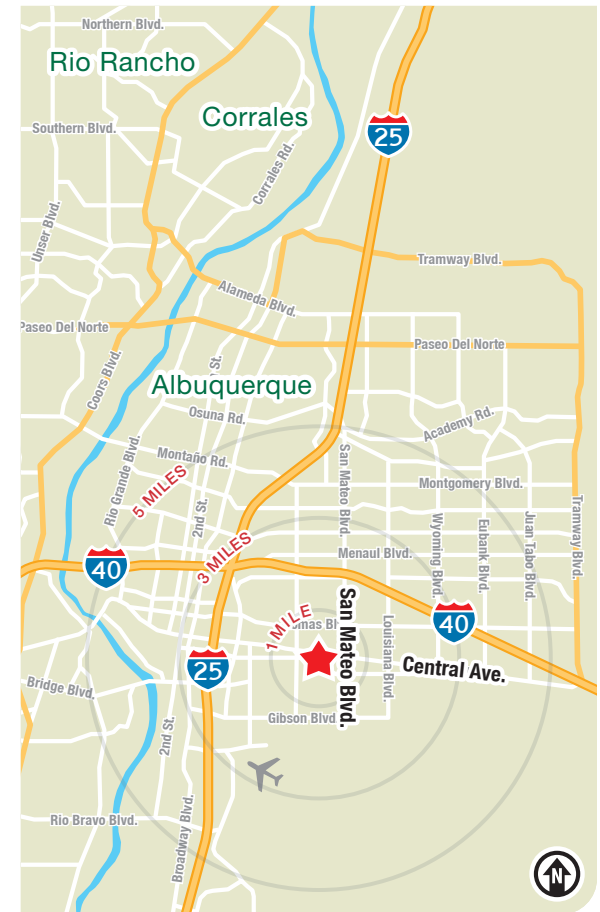
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,035	103,785	233,016
Average HH Income	\$97,497	\$69,504	\$73,978
Daytime Employment	7,400	107,662	209,851

2023 Forecasted by Esri



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