

For Sale

North Valley Retail Opportunity

LOCATED ALONG HIGH-TRAFFIC CORRIDOR

4814 4th St. NW | Albuquerque, NM 87107

NEQ 4th St. & Griegos Rd. NW




AVAILABLE

Building: ±3,920 SF
Land: ±0.26 Acres



SALE PRICE

\$320,000 (\$81.63/SF)

- Great visibility with full access from 4th St.
- Located at a busy intersection near Walgreen's and Food King
- Pylon signage along 4th St. with 21,800 cars per day
- 12 marked parking spaces
- Shared access from adjacent properties
- Open floor plan with updated flooring
- ±13' clear-height ceilings
- Current short-term tenant in place
- Well-maintained property
- IDO Zoning: [MX-M](#) 

NA SunVista

got space™

Genieve Posen
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John Algermissen
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NORTH VALLEY RETAIL OPPORTUNITY

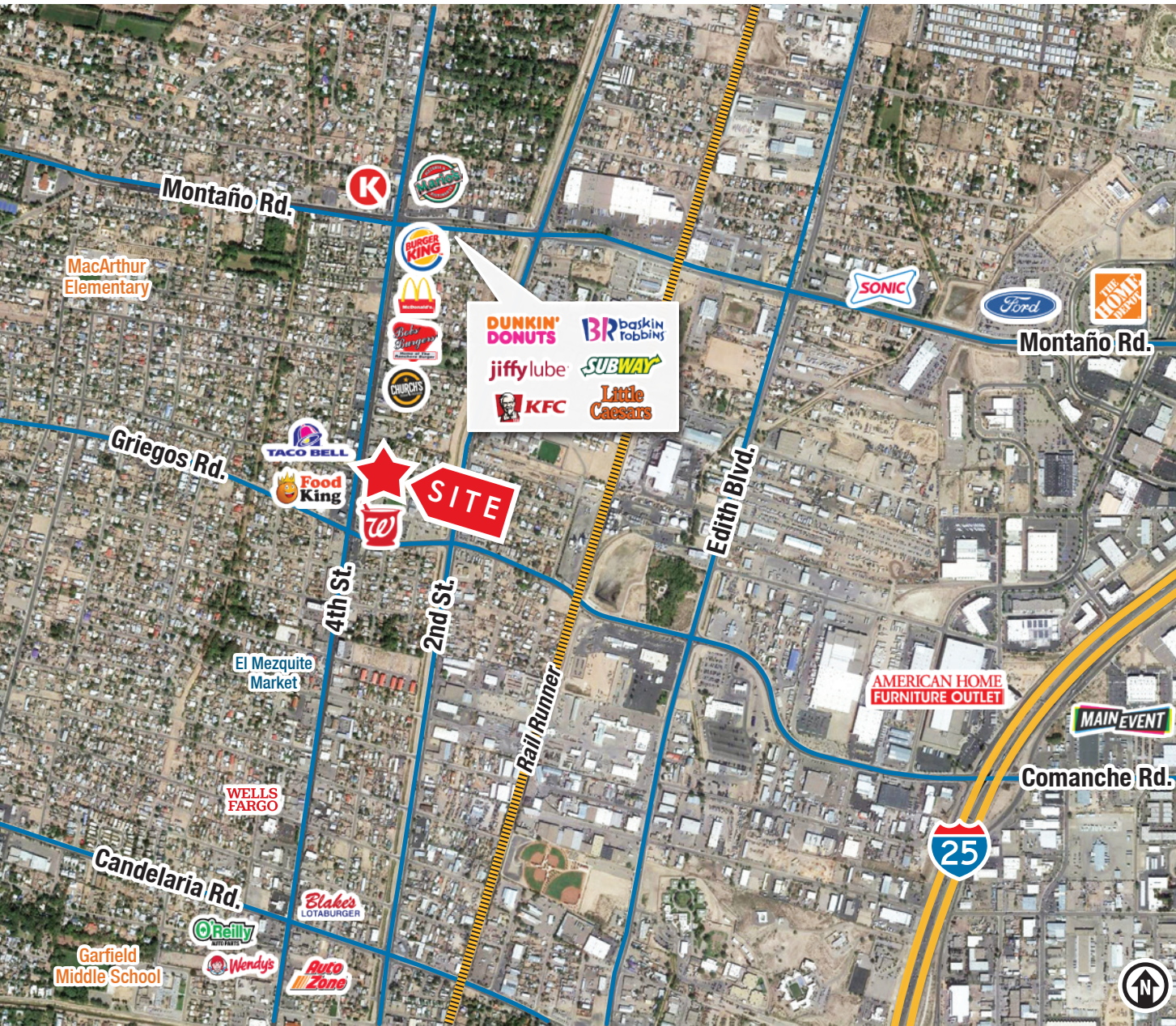
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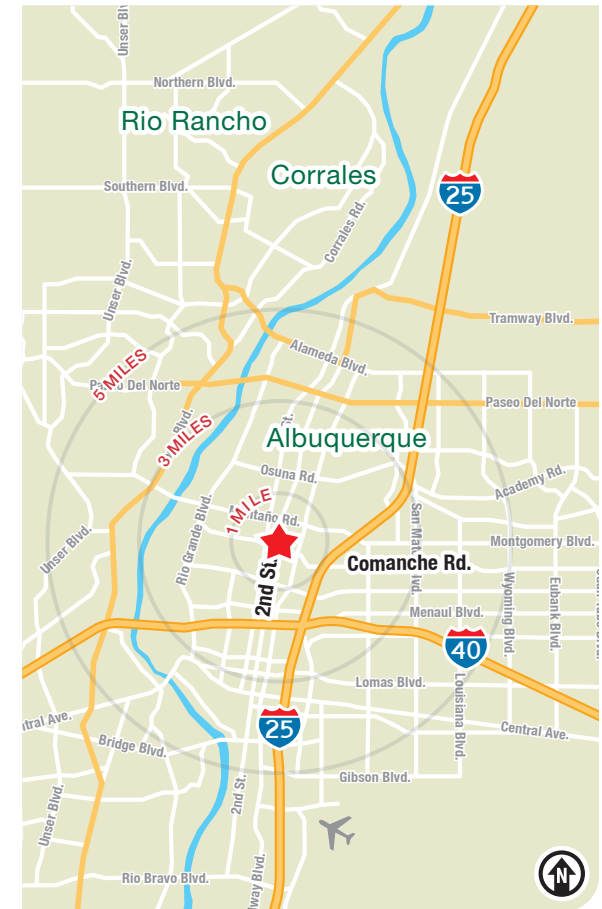
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LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|----------|----------|----------|
| Total Population | 9,509 | 67,868 | 246,067 |
| Average HH Income | \$73,061 | \$86,334 | \$88,602 |
| Daytime Employment | 8,102 | 76,579 | 220,034 |

2023 Forecasted by Esri



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