North Valley Retail Space

ON 4TH ST. JUST SOUTH OF MONTAÑO RD.



5212 4th St. NW | Albuquerque, NM 87107

NEQ 4th St. & Delamar Ave. NW



AVAILABLESuite B: ±1,250 SF



- Highly visible to almost 22,000 cars per day
- Pylon signage
- Surrounded by national and local retailers



got space

NORTH VALLEY RETAIL SPACE

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SITE

AVAILABLE

Suite B: ±1,250 SF

HIGHLIGHTS

- Salon buildout
- Highly visible to almost 22,000 cars per day
- Pylon signage
- Full access from 4th St.
- Surrounded by national and local retailers

IDO ZONING

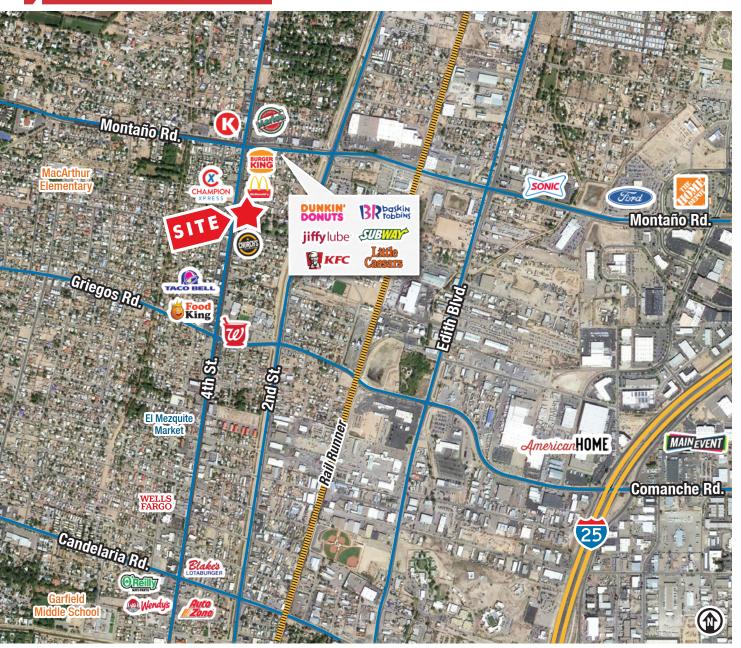
■ <u>MX-M</u> **※**





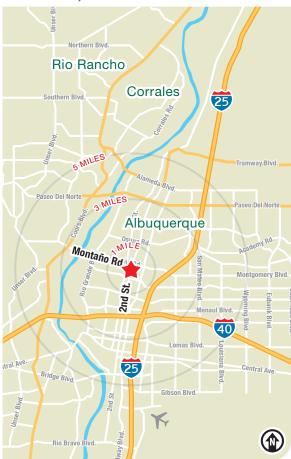
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LOCATION **Demographics** 1 mile 3 mile 5 mile Total 65,732 9,481 239,734 Population Average \$79,548 \$86,843 \$90,017 HH Income Daytime Employment 220,330 7,692 69,580

2024 Forecasted by Esri





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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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