

# NORTH VALLEY WAREHOUSE WITH LARGE YARD

SWC OF 4TH ST NW & CANDELARIA RD NW  
3501 4TH ST NW, ALBUQUERQUE, NM 87107



**FOR  
SALE**

**AVAILABLE**  
Warehouse -22,000 SF

**PRICE**  
\$ 2,700,000

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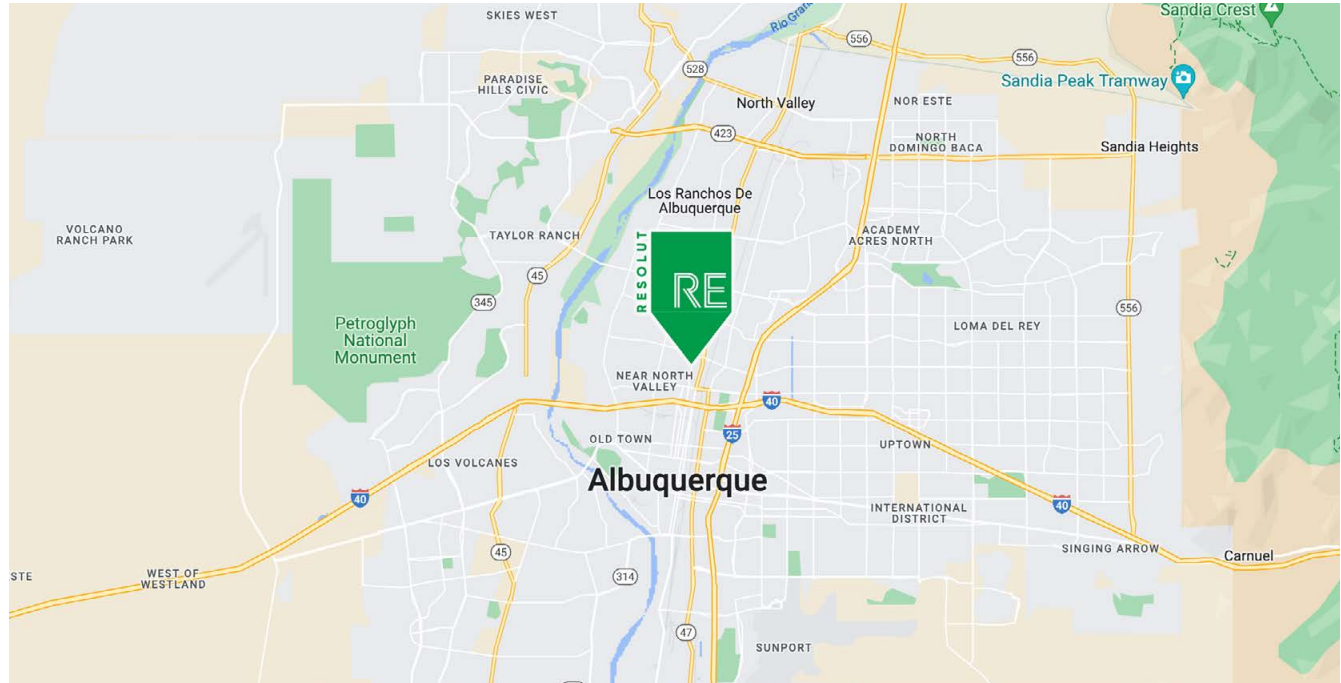
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### PROJECT HIGHLIGHTS

- Great Candidate for Redevelopment (see renderings)
- 19,400 SF of Warehouse/2,600 SF Office
- 2 Acres Site
- 3 Phase Power
- 14 FT Ceiling Height
- 10'x10' and 12'x12' Roll Up Doors
- Adjacent to New Mixed Use Development
- Large Monument Sign



### AREA TRAFFIC GENERATORS



**Jeremy Salazar**

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### DEMOGRAPHIC SNAPSHOT 2024



**79,264**  
**POPULATION**  
3-MILE RADIUS



**\$84,368.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**106,841**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
4th St NW: 19,172 VPD  
Candelaria Rd: 10,325 VPD  
(Sites USA 2024)

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### PROPERTY OVERVIEW

Don't miss this opportunity to own 22,000 SF of industrial space on 2 acres in the North Valley. Formerly the home of Southern Tire Mart, this property features 3-phase power, 14-foot ceiling heights, multiple drive-in bays, and a retail storefront highly visible from 4th St NW. This property, zoned MX-M, is adjacent to Albuquerque's newest mixed used project, Calle Cuarta, which features retail suites, apartments, and townhomes. 3501 4th St NW also features a large monument sign and about 20 parking spaces immediately off 4th St NW.

3501 4th St NW is a great candidate for a redevelopment project focused on food, entertainment, fitness and tons of outdoor seating. The renderings featured in this brochure are purely conceptual and show the adaptability and functionality of the property and how the industrial nature of the buildings can be aesthetically pleasing as an entertainment venue.

### LOCATION OVERVIEW

Situated along the highly trafficked 4th St NW corridor, this property benefits from great visibility and a large monument sign. With many mixed use and housing projects along this corridor, any business has a built in customer base.





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### RENDERINGS FOR PROPOSED REDEVELOPMENT





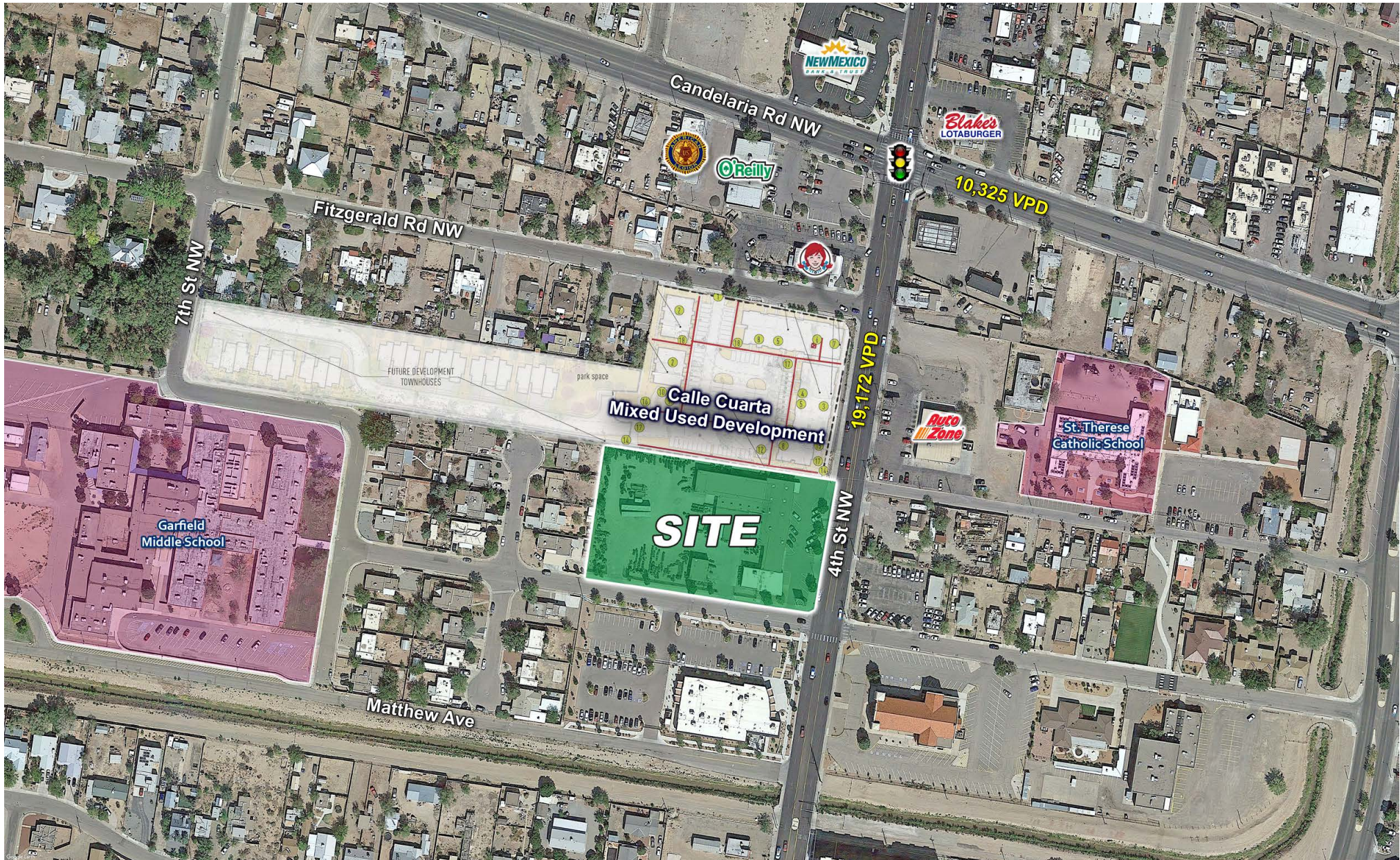
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