

Ground Lease Opportunity

Hard Corner Pad Site
5565 4th St NW
Albuquerque, NM



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Property Profile

Details

Lease Rate	\$125,000/year
Lot Size	± 0.89 AC
Submarket	North Valley
Zoning	MX-M

Features

- Prime drive thru opportunity located on the hard corner of Montaña Rd and 4th St
- Multiple access points at the signalized intersection
- Excellent visibility and strong daily traffic counts with a combined total of over 51,000 VPD at the intersection
- Ideal for quick-service restaurant, fast casual, or retail oriented user
- Located in the desirable North Valley corridor

Area Tenants

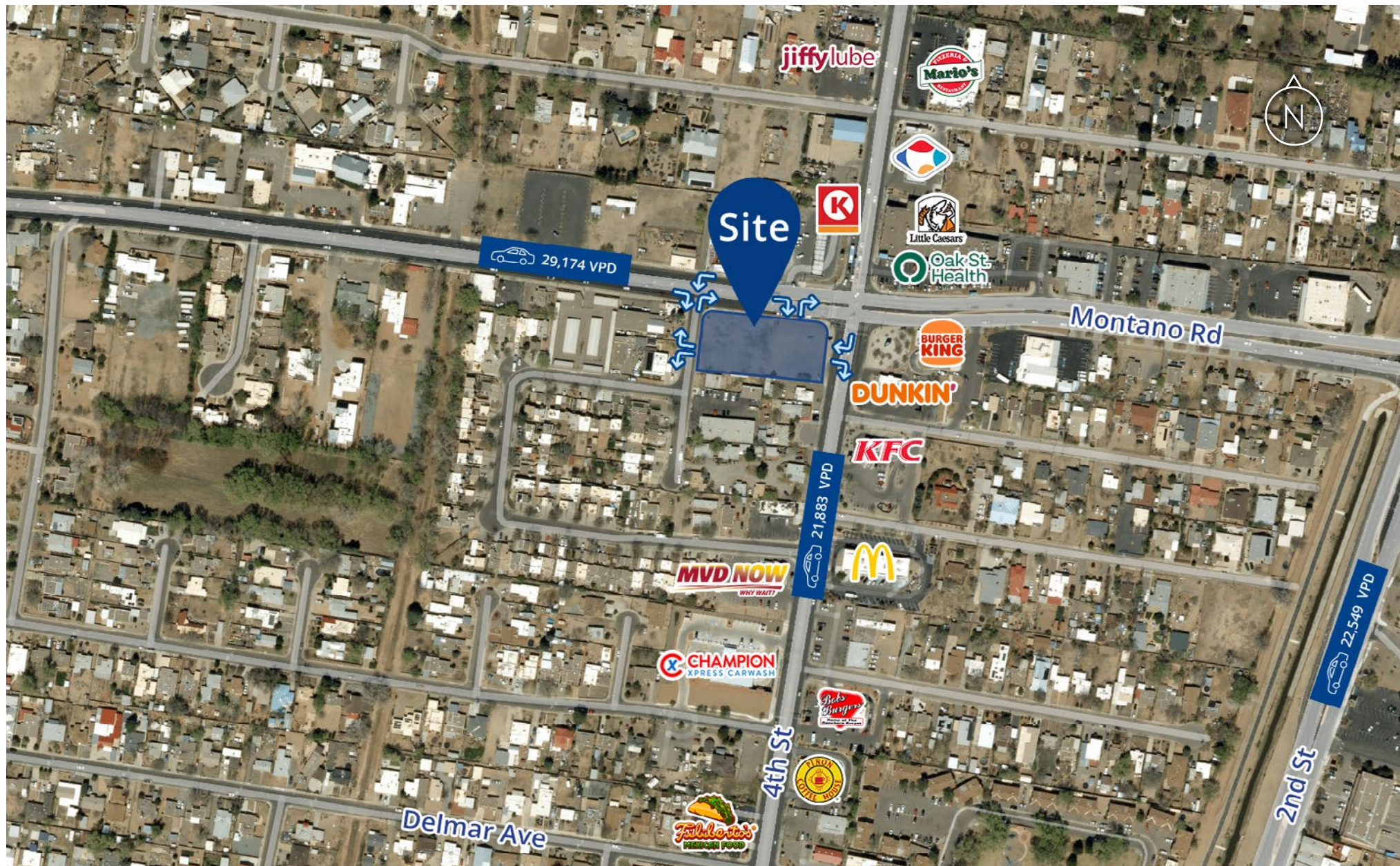


Trade Area Aerial

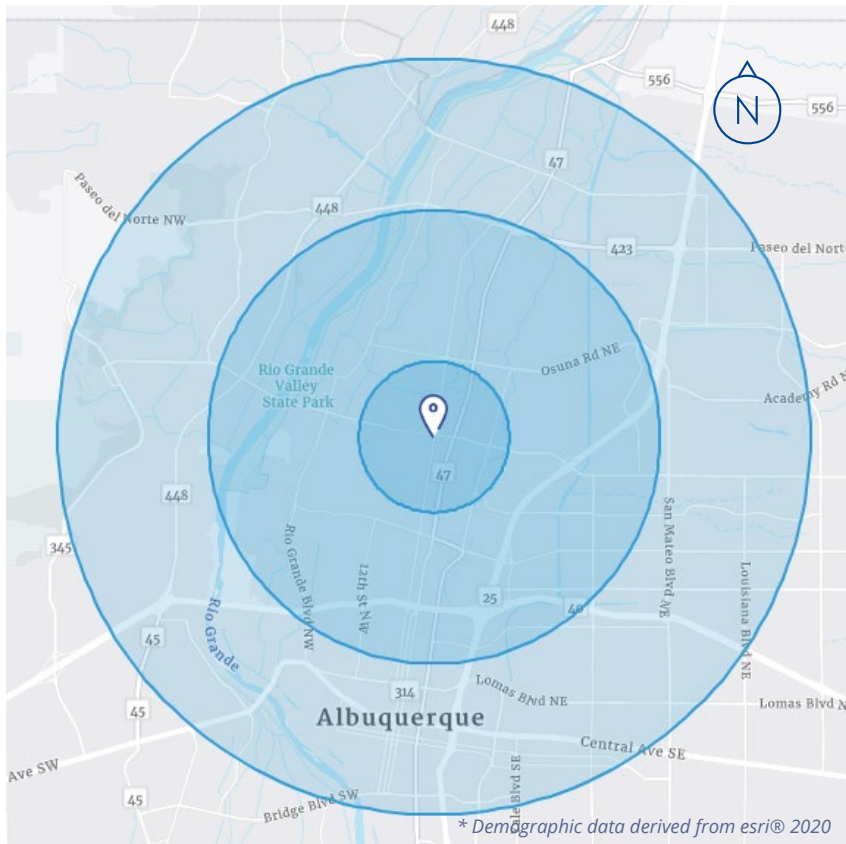


5565 4th St NW | For Lease

Intersection Aerial



Demographics*



	1 MILE	3 MILES	5 MILES
Population	9,036	64,153	234,295
Households	4,106	29,167	107,656
Median Age	43.9	41.7	40.9
Average HH Income	\$88,880	\$91,718	\$92,689
Per Capita Income	\$39,119	\$41,825	\$42,574
Daytime Population	9,736	101,707	329,441
College Education	51.8%	53.5%	53.9%



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