

Magnolia Station



FOR LEASE

1100 4TH ST SW
ALBUQUERQUE, NM 87102

Chris Anderson
Commercial Project Manager

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Building & Neighborhood History

THE MAGNOLIA SERVICE STATION HAS STOOD AT THE CORNER OF 4TH STREET AND PACIFIC AVENUE SW SINCE 1931. BUILT IN THE CALIFORNIA MISSION STYLE BY A LOCAL ARCHITECT, IT OPENED AS A GAS STATION SERVING MOTORISTS ON WHAT WAS THEN PART OF ROUTE 66 — ONE OF THE COUNTRY'S FIRST CROSS-COUNTRY HIGHWAYS.

BARELAS IS ALBUQUERQUE'S OLDEST NEIGHBORHOOD, FORMALLY ESTABLISHED IN 1662. IT HAS BEEN A FARMING COMMUNITY, A RAILROAD TOWN, AND A ROUTE 66 COMMERCIAL CORRIDOR. TODAY IT IS A NEIGHBORHOOD IN THE MIDDLE OF A LONG-OVERDUE RESURGENCE — AND 4TH STREET IS AT THE CENTER OF IT.



About Homewise



Homewise has been strengthening New Mexico neighborhoods since 1986. In Albuquerque, our community development work focuses on acquiring and restoring vacant and underutilized properties — both residential and commercial — and returning them to productive use. That work is concentrated in historically disinvested neighborhoods including Baretas, South Broadway, and the International District, with the goal of attracting new investment without displacing the businesses and residents already there.

homewise.org
505-243-6566

500 2nd Street SW
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In Baretas, Homewise has developed 4th & Baretas (1411 4th Street SW), home to the Street Food Institute and spaces for food entrepreneurs, the B. Ruppe building, and Koala Children's Academy, a bilingual early education center serving 60 children at the entrance of the Albuquerque Railyards. We also operate a commercial loan program to help small businesses and nonprofits purchase the buildings they occupy. Magnolia Station continues that effort — a long-vacant neighborhood landmark being brought back into productive, community-serving use.



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The Opportunity

FIRST-GENERATION SPACE WITH TENANT-DRIVEN DESIGN

Homewise will provide a Tenant Improvement allowance to design and construct the restaurant infrastructure. The tenant will have direct input on layout and build-out scope.

PATH TO OWNERSHIP

Homewise's long-term preference is to sell commercial properties to the tenants who operate them. From day one, you'll hold a Right of First Refusal on Magnolia Station — giving you the opportunity to become the owner of the building you built your business in. We're not looking for a renter. We're looking for the next owner.

ADJACENT LOT — OPEN TO IDEAS

The property has an adjacent lot that Homewise is open to incorporating into the tenant's vision. We welcome proposals for community-activated uses — additional outdoor seating, a community garden, a gathering space, or similar uses that serve the neighborhood.



Property Specs

BUILDING SIZE

± 1,888 sf

± 867 sf OUTDOOR PATIO

ZONING

MX-L

YEAR BUILT

1931



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Property Highlights

- HISTORIC 1931 MAGNOLIA SERVICE STATION OFFERING 1,888 SF OF CHARACTER-RICH SPACE
- HIGH-VISIBILITY CORNER IN THE HEART OF BARELAS
- OPPORTUNITY TO RESTORE AND REACTIVATE A NEIGHBORHOOD LANDMARK
- DESIGNED FOR COMMERCIAL USES THAT SERVE AND STRENGTHEN THE COMMUNITY
- ADDITIONAL LAND CREATES OPPORTUNITY FOR FUTURE RESIDENTIAL INFILL

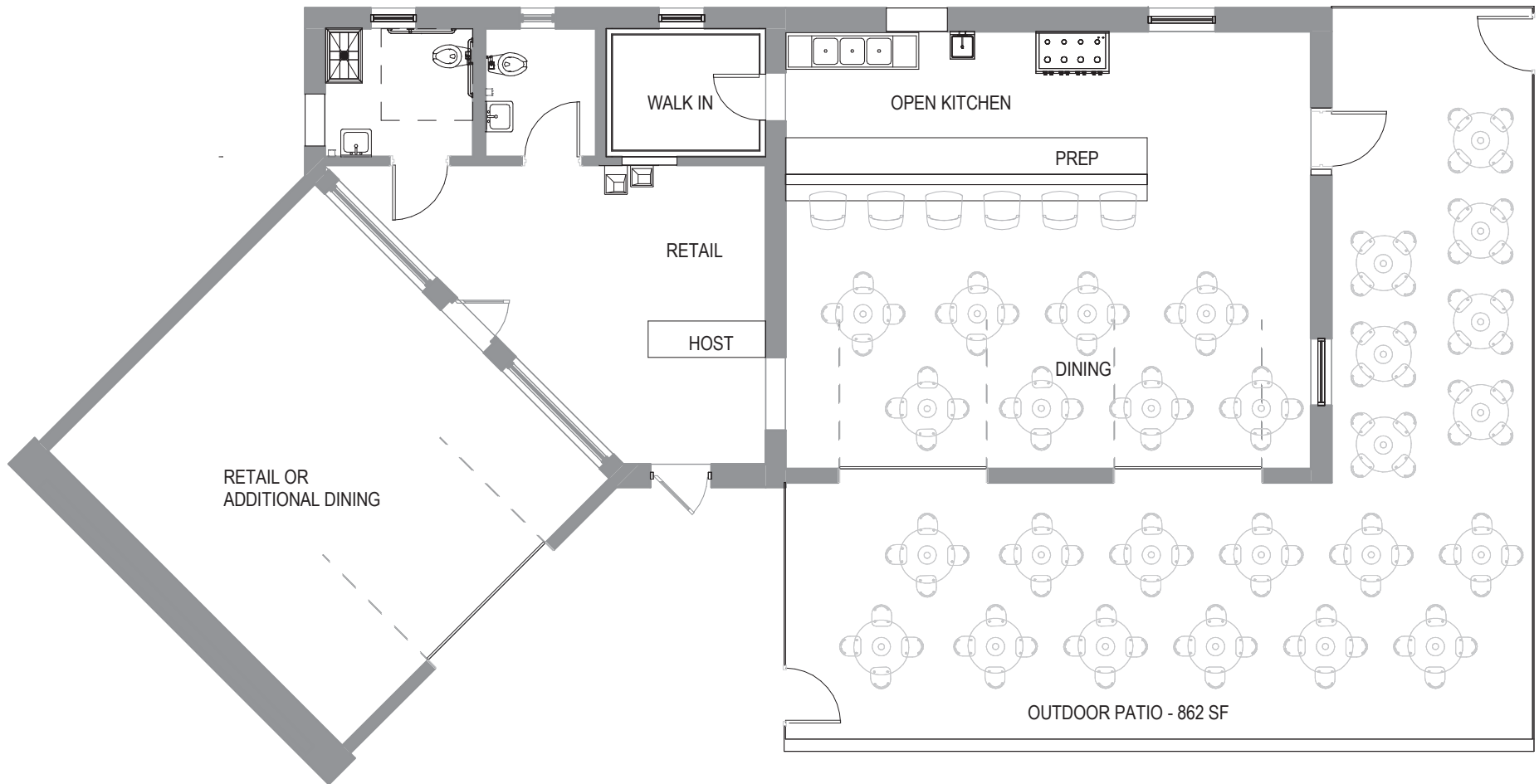


Vision for Reactivation

- ADAPTIVE REUSE INTO A FULL-SERVICE RESTAURANT DESTINATION WITH DAYTIME & EVENING ACTIVATION
- INTEGRATED RETAIL SPACE TO SUPPORT LOCAL, NEIGHBORHOOD-SCALE BUSINESSES
- INTENTIONAL FOCUS ON COMMUNITY-ORIENTED TENANCY
- ACTIVATION OF A PROMINENT CORNER TO ENHANCE NEIGHBORHOOD VIBRANCY



Conceptual Floor Plan



Surrounding Area



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Contact Us

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