

# For Sale



## Former Bank Building with Drive Thru

REUSE, REPOSITIONING, OR REDEVELOPMENT OPPORTUNITY



**BIDS DUE OCTOBER 3, 2025**

4301 Wyoming Blvd. NE | Albuquerque, NM 87111

**NAISunVista** ] **Got Space™**  
Opening the Door to Commercial Real Estate Excellence



**±5,709 SF on ±1.26 Ac.  
Available**

**Jim Wible** CCIM  
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**Keith Meyer** CCIM  
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## PROPERTY

### AVAILABLE

Building: ±5,709 SF

Land: ±1.26 Acres

### AUCTION

- Bid Due Date: October 3, 2025
- Building Open House: September 23, 2025, 10:00 am to Noon
- Data room and PSA can be found at [bankingcentersforsale.com](https://bankingcentersforsale.com)

### LOCATION

SWQ Montgomery & Wyoming Blvds. NE

### ZONING [MX-L](#)

### HIGHLIGHTS

- Professionally-maintained single-story stucco building
- Two drive-thru lanes
- Freestanding pylon sign along Wyoming Blvd.
- Full-access corner location
- Regularly-maintained TPO membrane roof
- Three HVAC units installed in October 2022
- 64 existing parking stalls
- FF&E included in purchase
- Sale subject to drive-up ATM lease
- Buyer/broker compensation not provided



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NEW RESIDENTIAL  
DEVELOPMENT  
±50 UNITS  
UNDER CONSTRUCTION

**SITE**

Building: ±5,709 SF  
Land: ±1.26 Acres

**Freddy's**  
FROZEN CUSTARD

Drive-Thru Entrance

Existing ATM

Drive-Thru Exit

Pylon Sign

La Mirada Pl. NE

**DUNKIN'**  
DONUTS

Wyoming Blvd. NE CPD 37,600

**EYEGLASS  
WORLD**

**Bill's Lock  
& Key**

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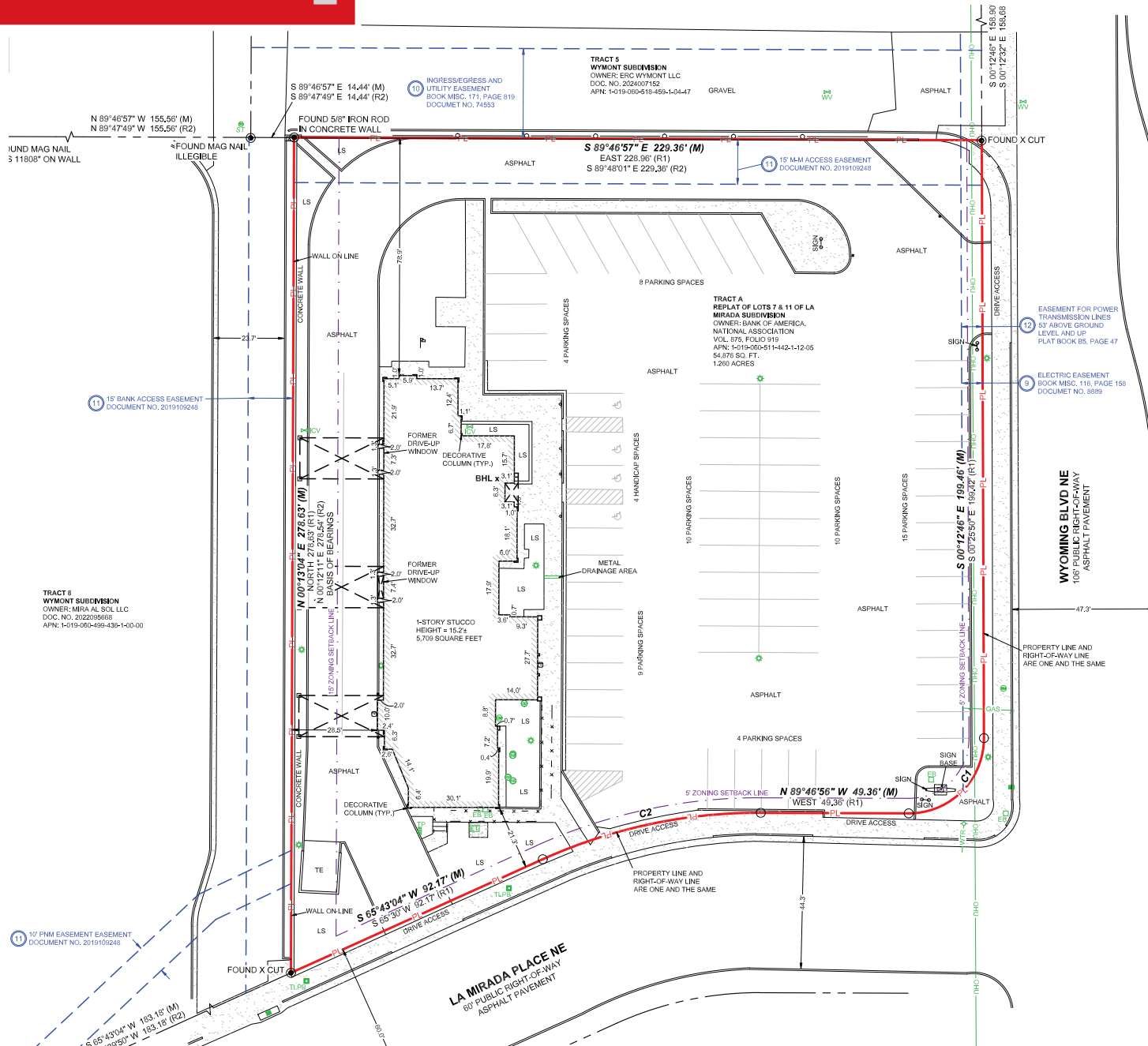
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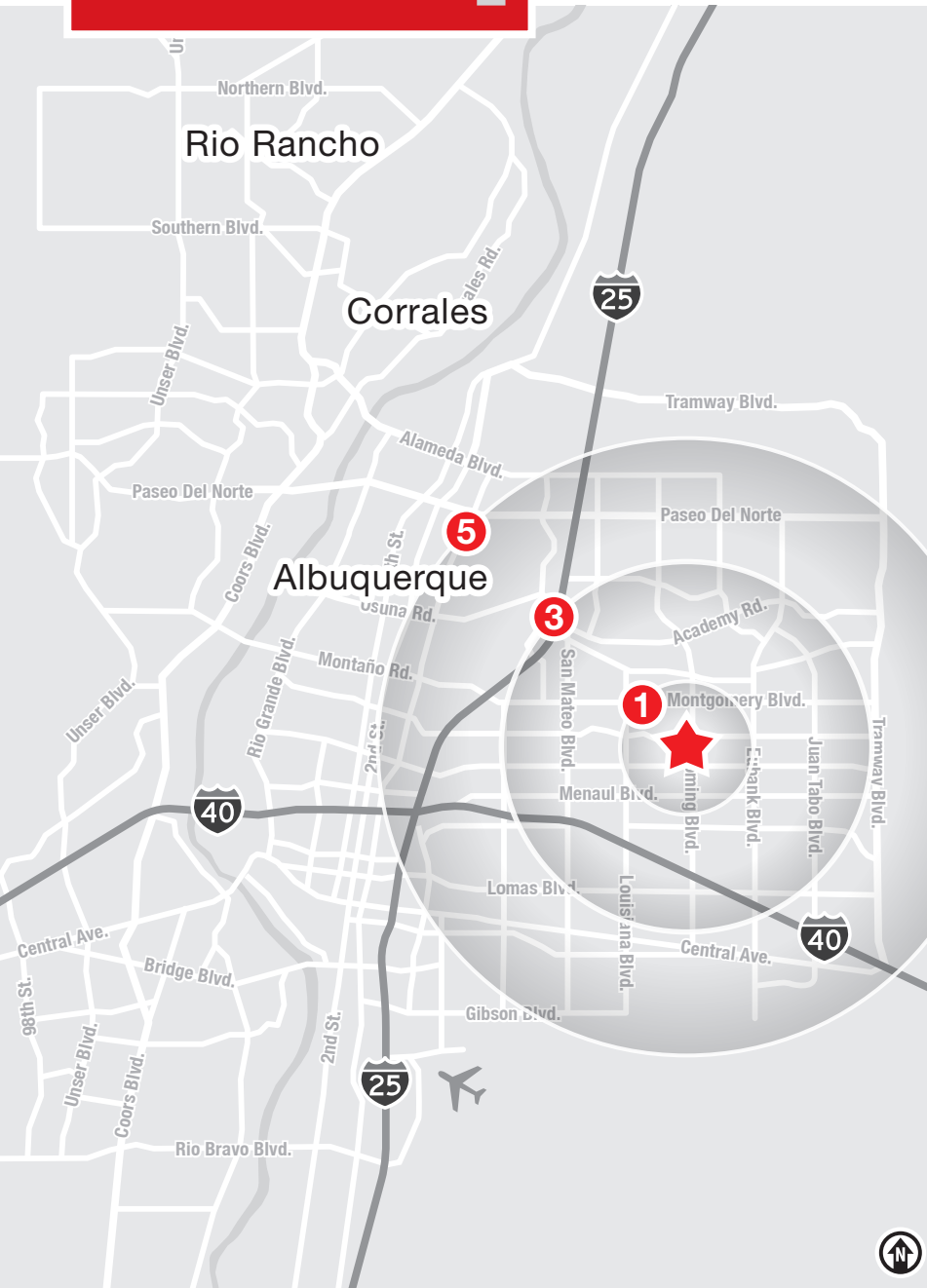
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## DEMOGRAPHICS

	TOTAL POPULATION		
	1 mile	3 mile	5 mile
	16,031	140,077	294,338
	AVG. HOUSEHOLD INCOME		
	1 mile	3 mile	5 mile
	\$100,137	\$94,976	\$100,684
	DAYTIME EMPLOYMENT		
	1 mile	3 mile	5 mile
	5,021	69,999	186,163
	TRAFFIC COUNTS		
	Wyoming Blvd.	Montgomery Blvd.	
	37,600 CPD	385,000 CPD	

## AREA RETAILERS



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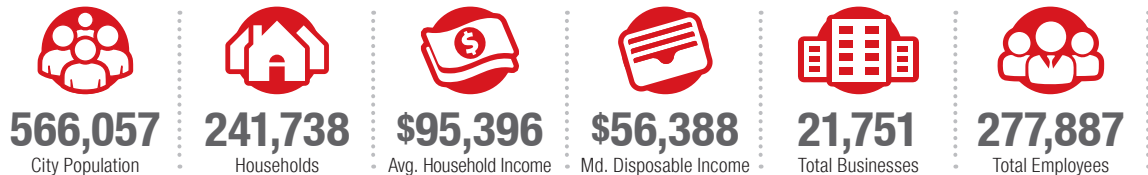
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



#### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State



#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.