

Granada

4103-4227 Montgomery Blvd,
Albuquerque, NM 87109

Luxurious Office Complex

FOR LEASE



AVAILABLE

± 480 / ± 2,320 SF Suites
Modified Gross \$15/SF-\$22/SF

PROPERTY HIGHLIGHTS

- Highly recommended beautiful business complex
- Surrounded by restaurants and shopping centers
- Variety of suite configurations to choose from
- Visible to 45k Vehicles Per Day
- Located on 8.8 Acre Lot
- Parking ratio of 5:1000

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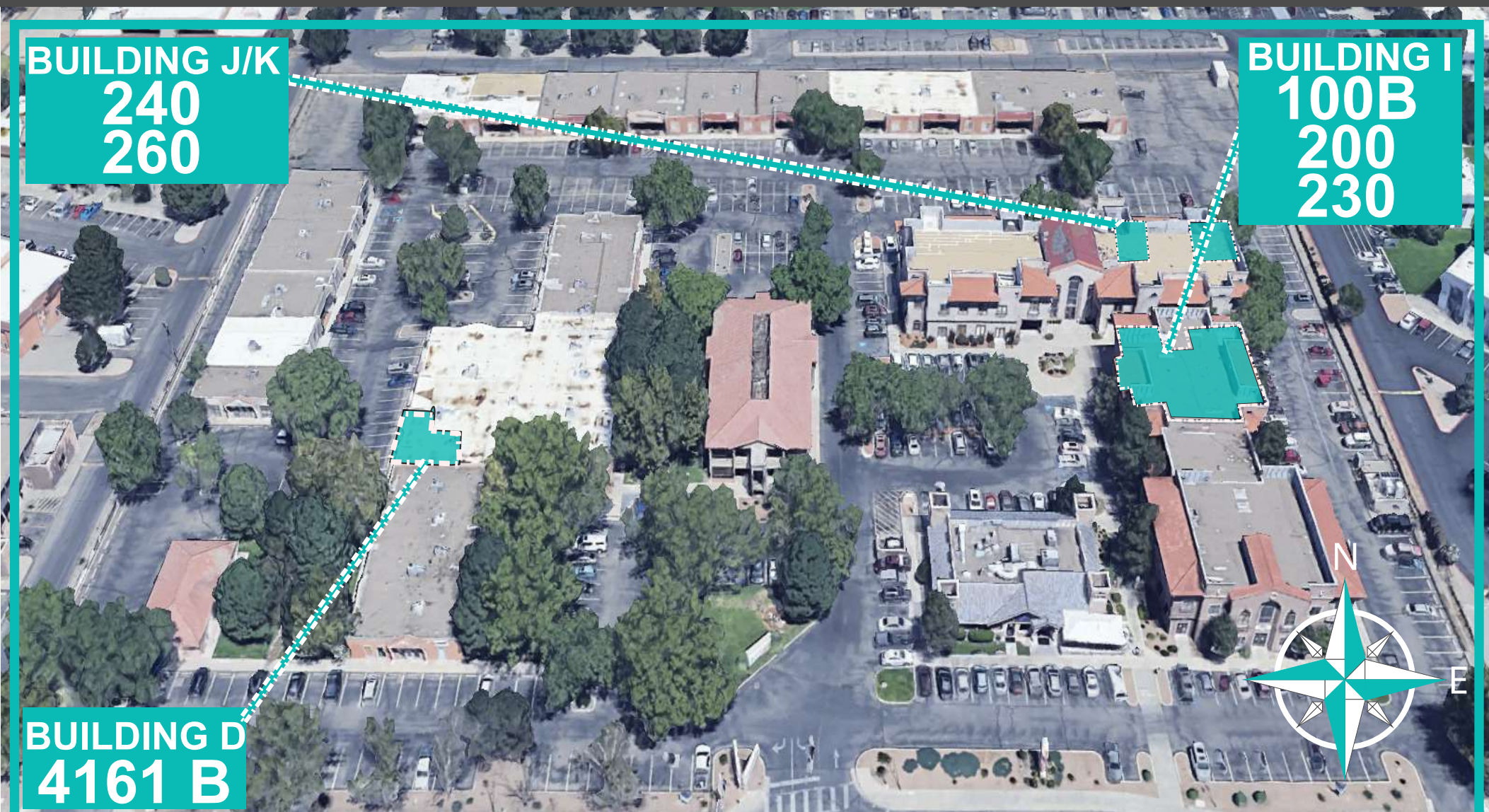
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4103-4227 MONTGOMERY **SITE PLAN**

FOR LEASE

Main Level



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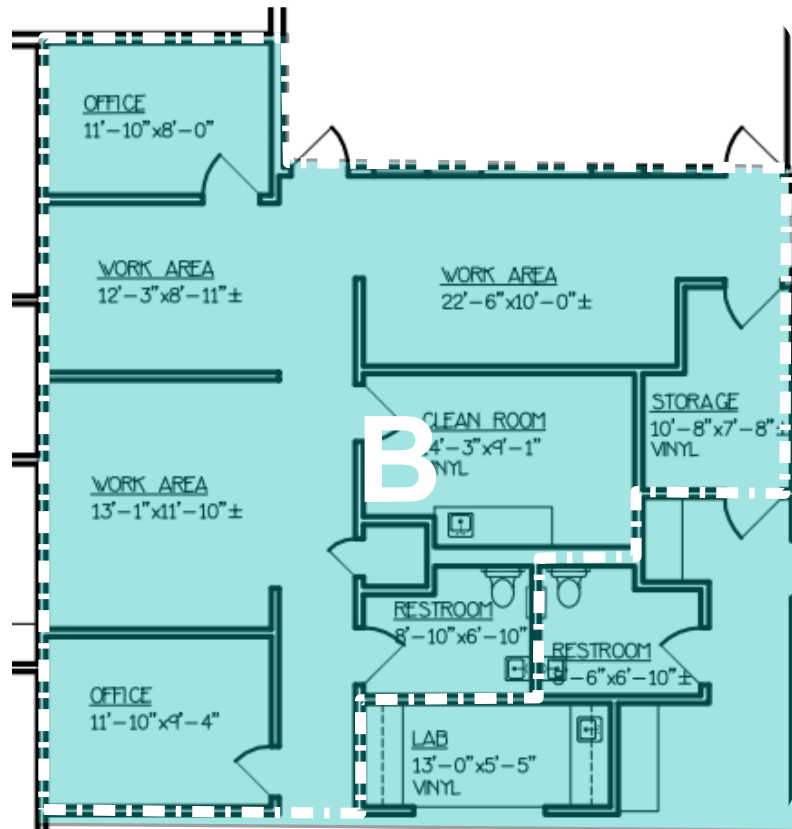
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4103-4227 MONTGOMERY FLOOR PLAN

FOR LEASE

Main Level



Suite 4161 B
± 1,100sf \$15/sf

FEATURES INCLUDE

OPEN FLOOR PLAN, LARGE BREAKROOM,
LARGE WAITING ROOM AND RECEPTION AREA
IN SUITE BATHROOM



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PHOTOS

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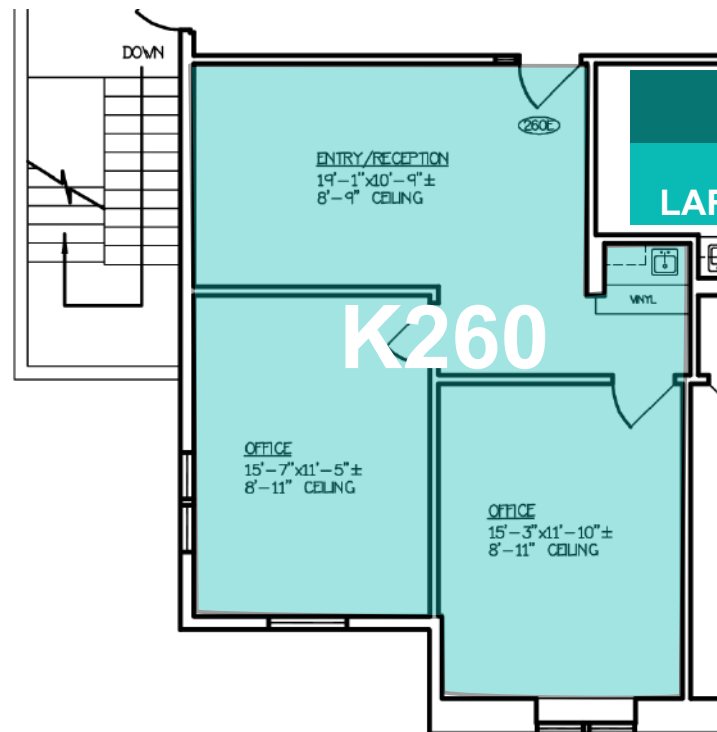
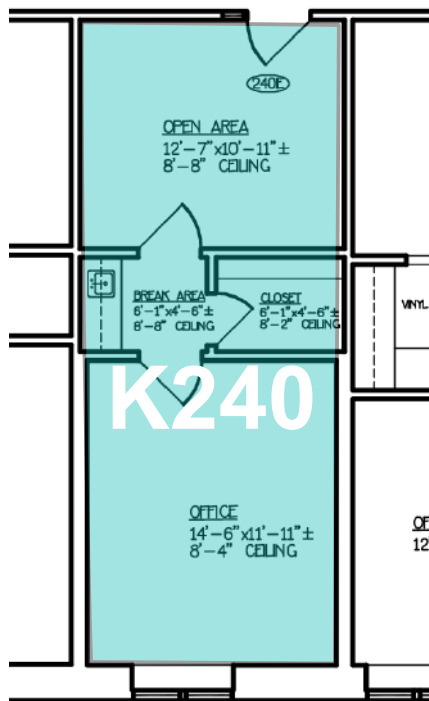
4103-4227 MONTGOMERY FLOOR PLAN FOR LEASE

BUILDING J/K
± 480sf - ±789sf
\$22/sf

FEATURES INCLUDE
MEDICAL BUILD OUT, STORAGE ROOM,
LARGE WAITING ROOM AND RECEPTION AREA

SUITE K240 ±480sf

SUITE K260 ±789sf



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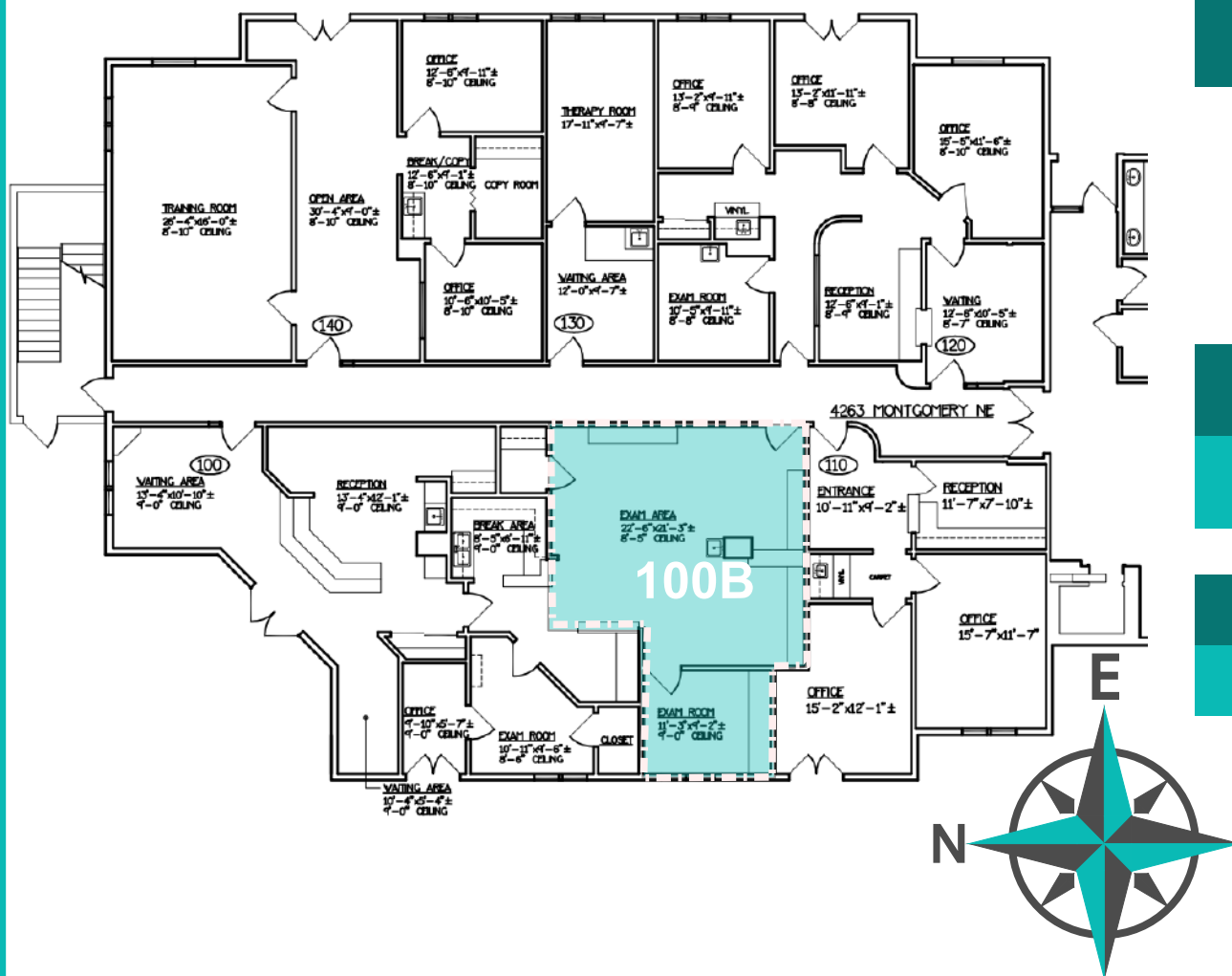
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4103-4227 MONTGOMERY FLOOR PLAN

FOR LEASE

Main Level



COMING SOON

Suite 100B
± 600sf \$22/sf

**EXAM ROOM
WITH OFFICE
CURRENTLY BEING
REMODELED AND DEMISED**

FEATURES INCLUDE

MEDICAL BUILD OUT

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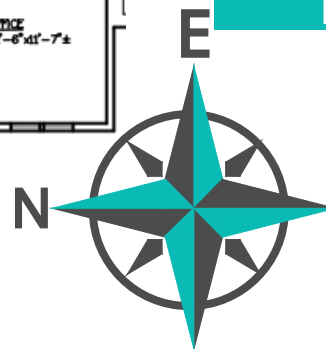
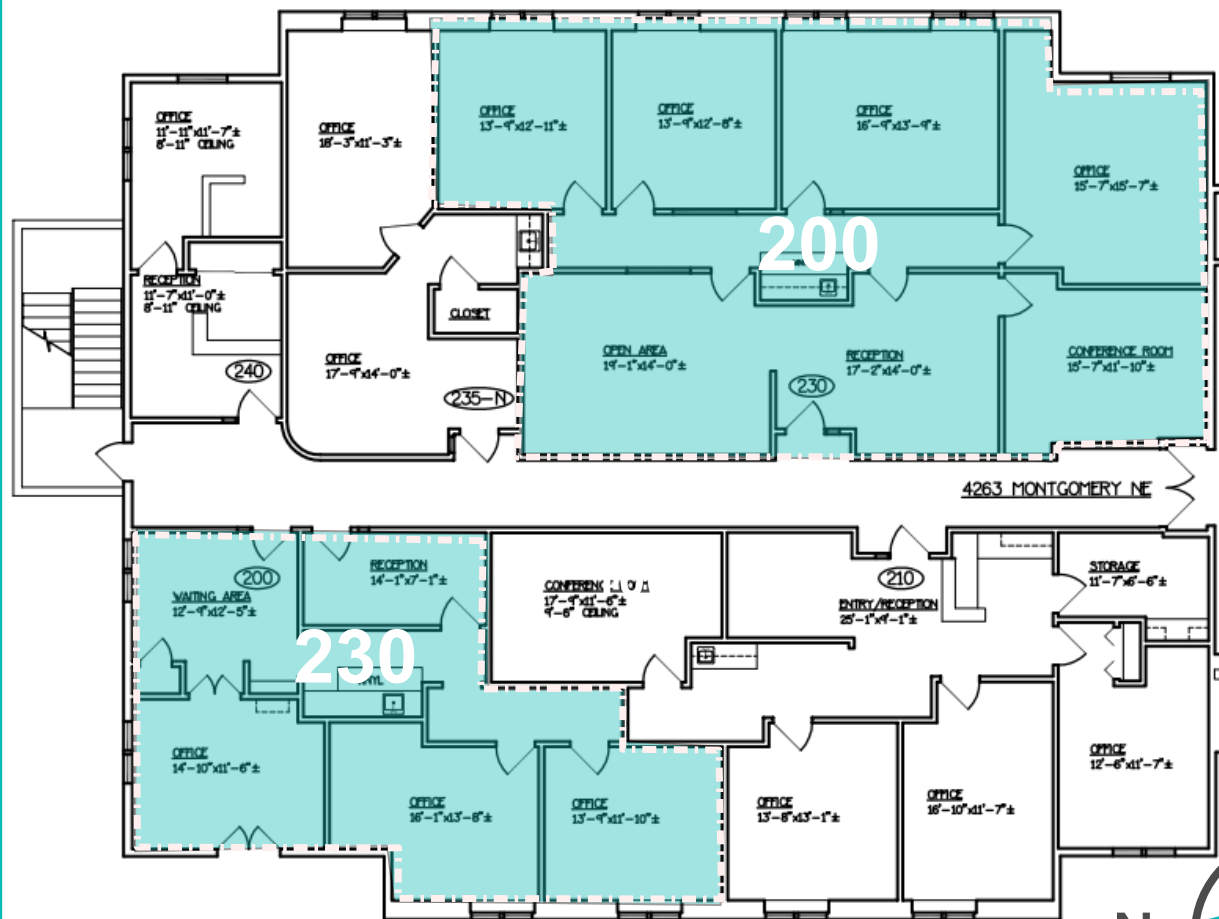
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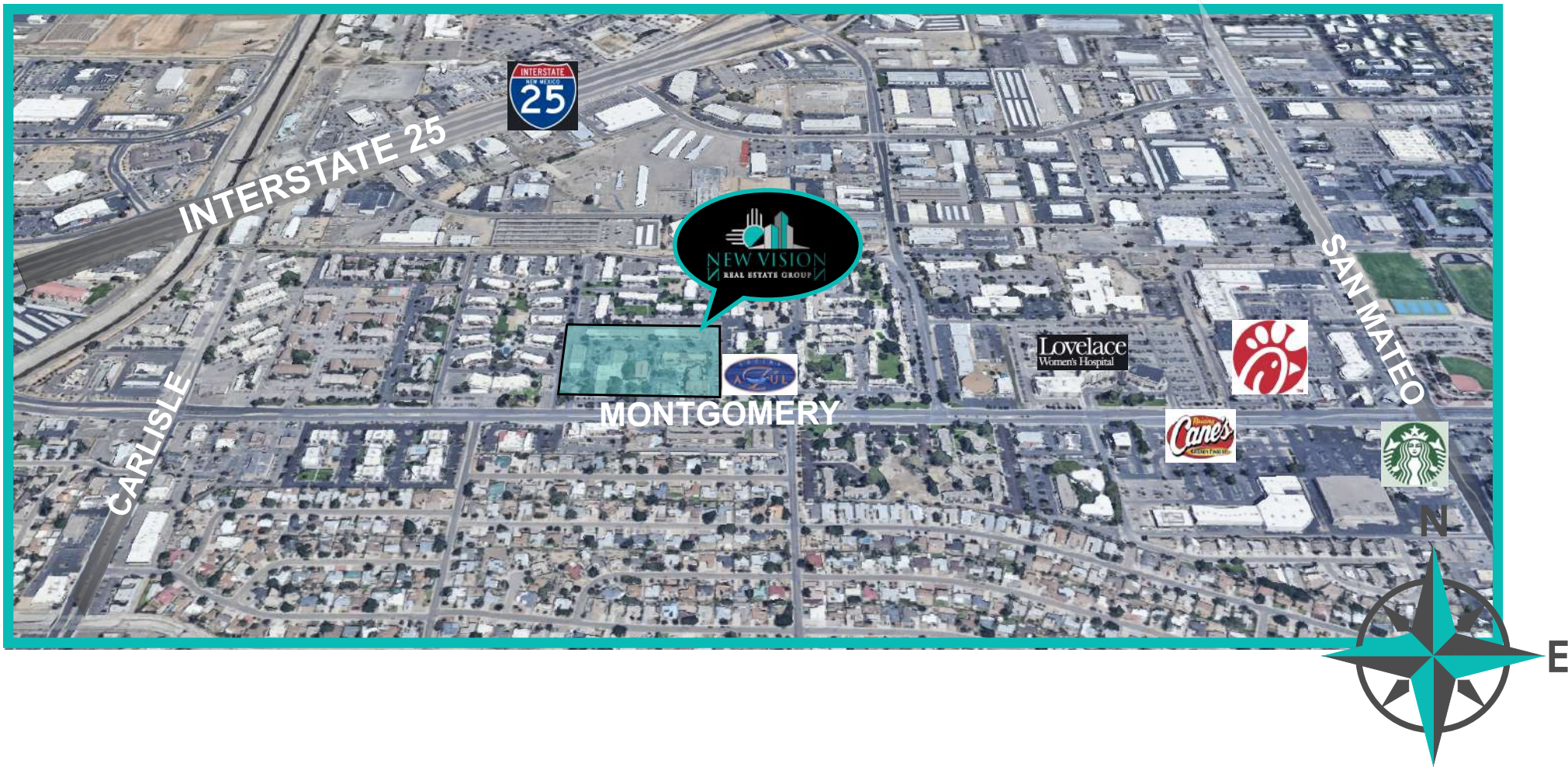
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4103-4227 MONTGOMERY LOCATION MAP

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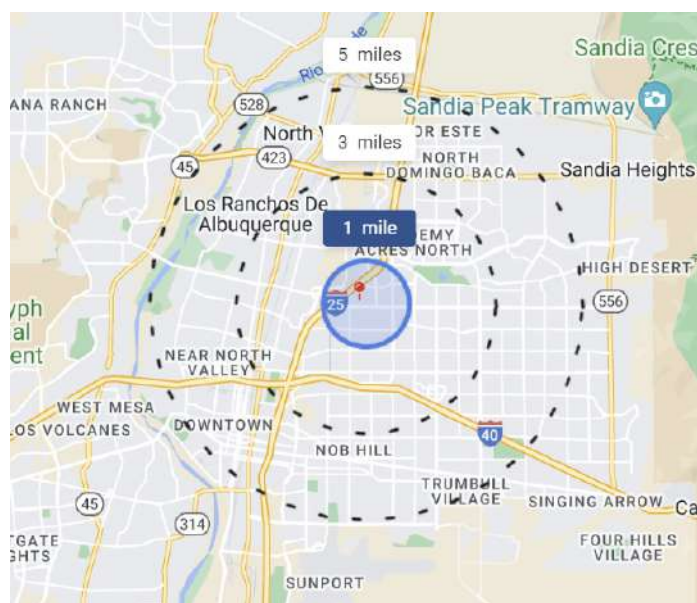
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DEMOGRAPHICS

1 MILE DEMOGRAPHICS



Population

33k

↑ 1%
Compared to 32.5k in 2021

↑ 11%
Compared to 29.7k in 2018



Household Income

\$44.2k
Median Income

\$49.6k
2028 Estimate

↑ 12%
Growth Rate



Age Demographics

35
Median Age

36
2028 Estimate

↑ 1%
Growth Rate



Housing Occupancy Ratio

11:1

10:1 predicted by 2028



Renter to Homeowner Ratio

2:1

2:1 predicted by 2028



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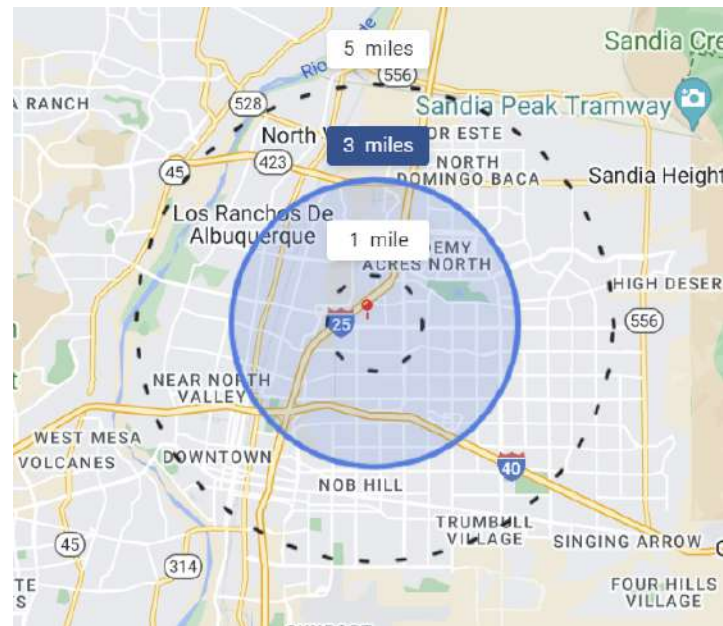
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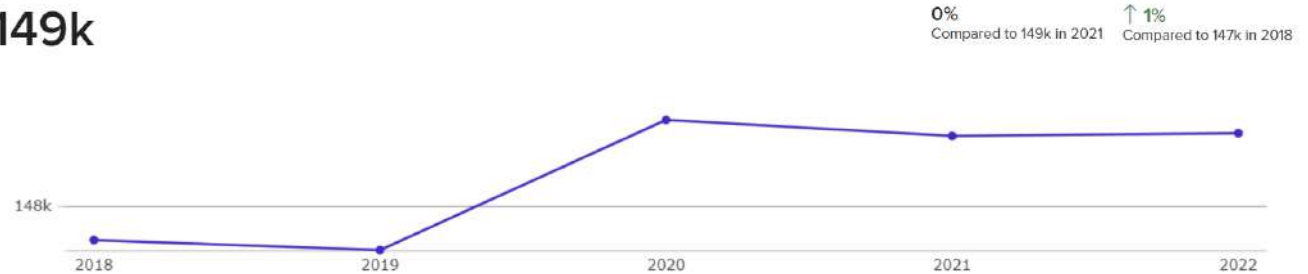
DEMOGRAPHICS

2 MILE DEMOGRAPHICS



Population

149k



Household Income

\$55.2k

Median Income

\$66.3k

2028 Estimate

↑ 20%
Growth Rate



Age Demographics

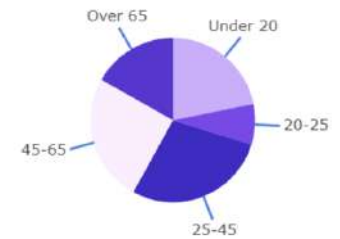
39

Median Age

42

2028 Estimate

↑ 8%
Growth Rate



Housing Occupancy Ratio

12:1

11:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:1

1:1 predicted by 2028

Renters

Homeowner



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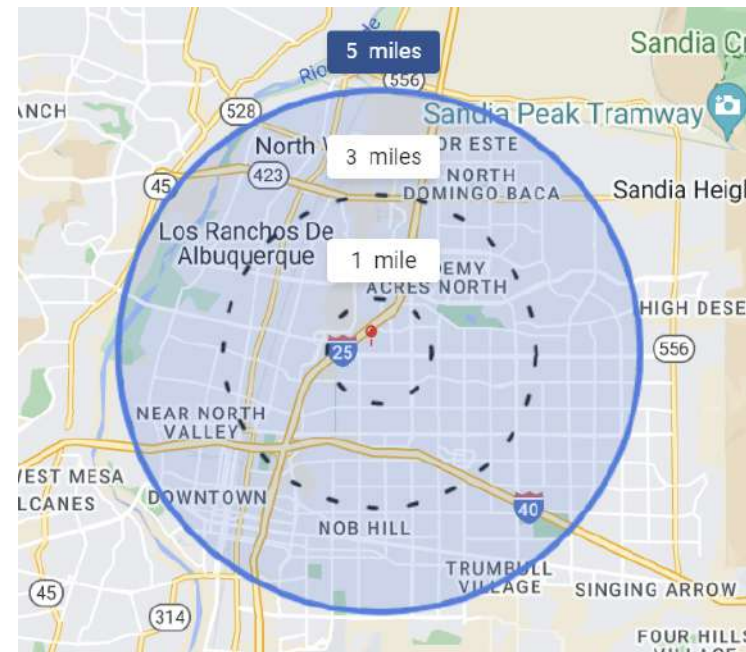
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DEMOGRAPHICS

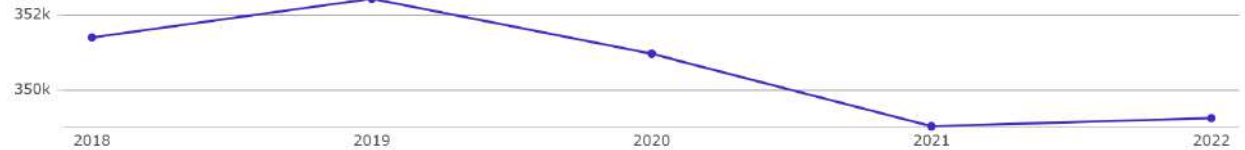
3 MILE DEMOGRAPHICS



Population

349k

0% Compared to 349k in 2021 0% Compared to 351k in 2018



Household Income

\$57.6k

Median Income

\$70.3k
2028 Estimate

↑ 22%
Growth Rate

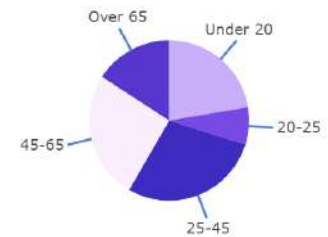


Age Demographics

39
Median Age

42
2028 Estimate

↑ 10%
Growth Rate



Housing Occupancy Ratio

12:1

11:1 predicted by 2028



Renter to Homeowner Ratio

1:1

1:1 predicted by 2028



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