



RETAIL FOR LEASE

GUADALUPE PLAZA

6211 4TH ST NW, ALBUQUERQUE, NM



PROPERTY OVERVIEW

Smith's anchored neighborhood center in the heart of the North Valley

- ± 9,240 SF turn-key medical office available
- ± 16,238 SF turn-key gym available
- Located at a signalized intersection
- Multiple full access points
- Ideal for neighborhood retail, restaurant, services and medical uses

±1,050 - 16,238

SF Available

\$14.00/SF

Lease Rate

MX-M

Zoning

\$4.35/SF

NNN

SITE PLAN



Available Suites

±9,240 SF

Suite 00010
Turn-Key Medical

±1,321 SF

Suite 00170

±2,483 SF

Suite 00180

±16,238 SF

Suite 00260
Turn-Key Gym

±1,050 SF

Suite 00320



SITE

DRURY INN & SUITES Hampton GENGHIS GRILL
Residence Inn® Marriott CRAFT REPUBLIC Minis Cafe
Panera P.F. CHANG'S

Loylace Healthcare Center WHATABurger
McDonald's Starbucks

CINEMARK BUBBA'S 63 TOMASTICH'S SANTA FE RED ROBIN
PAPPADEAUX Crackin' Crab Cheddar's
COLD STONE M. Pao's ITALIAN MARKET & DELI SUBWAY

SAM'S CLUB COSTCO WHOLESALE THE HOME DEPOT
SPORTSMAN'S WAREHOUSE

FLOOR DECOR

Bubba's Burgers NEW MEXICO BURRITO CO.
CHURCH'S Wendy's

DUNKIN' DONUTS DOLLAR GENERAL
Little Caesars KFC McDonald's

IHOOP Panda Express Arby's KREI
Wendy's PET SMART

McDonald's Starbucks TOPGOLF REVEL

O'Reilly AUTO PARTS Wendy's
AutoZone Blake's LOTABURGER

MAIN EVENT URBAN 48°

Hilton Ave NE
Palo Duro Ave NE

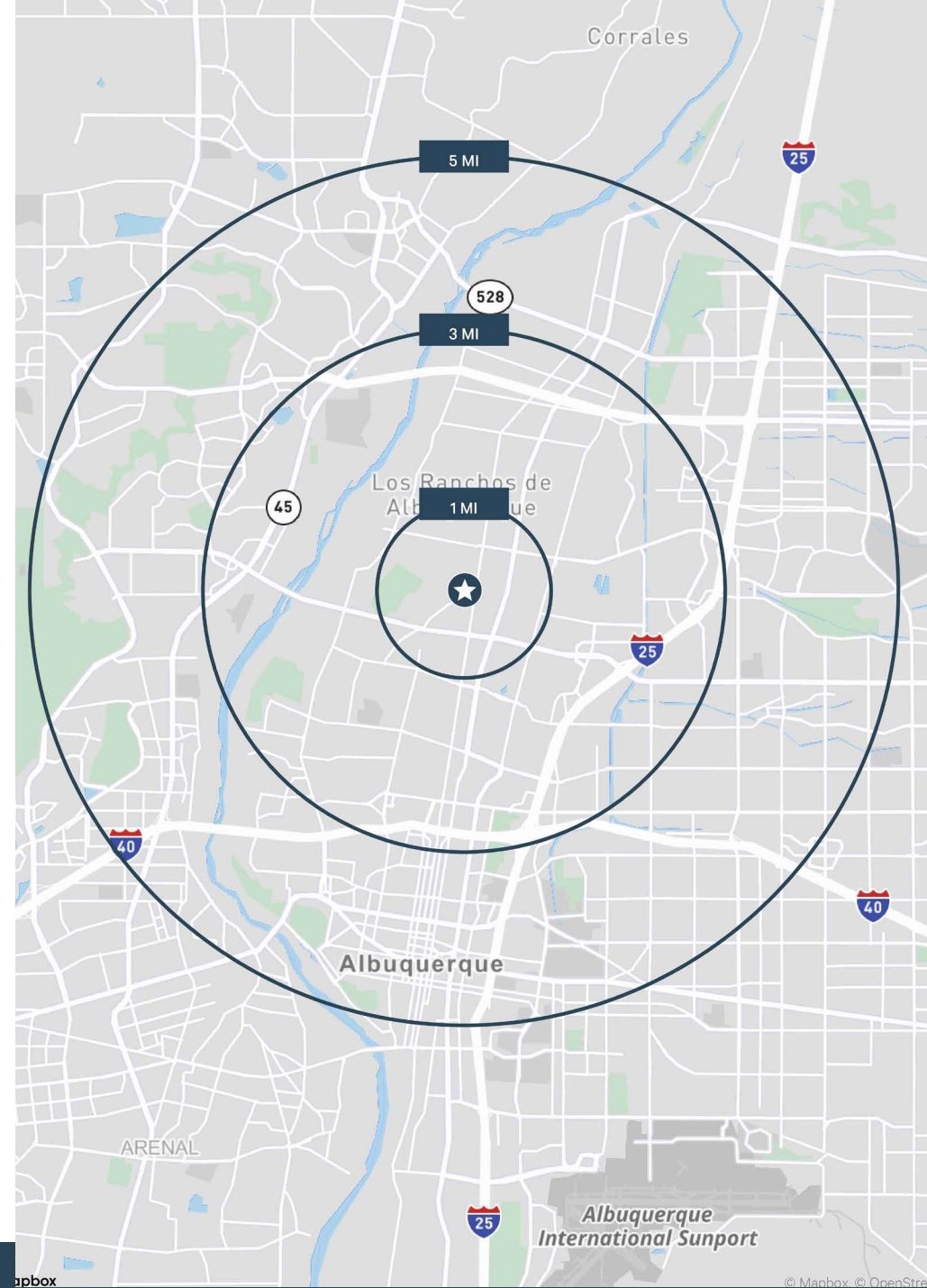
Candelaria Rd NE

Claremont

Phoenix Ave NE

AREA DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population			
2025 Population	7,152	58,960	225,364
2030 Pop - 5 Year Projection	7,067	58,841	225,694
Households			
2025 Households	3,105	26,338	102,565
2025-2030 Annual HH Growth	0.04%	0.20%	0.26%
2025 Avg Household Size	2.29	2.20	2.15
Household Income			
2025 Average HH Income	\$114,375	\$95,647	\$95,884
2030 Average HH Income	\$129,439	\$107,246	\$108,333
2025 Median HH Income	\$73,267	\$68,823	\$68,737
2030 Median HH Income	\$85,757	\$76,436	\$76,958
Education			
Bachelor's Degree or Higher	44.70%	43.50%	45.40%
Daytime Population			
2025 Employees	4,981	61,112	196,311



ppbox

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CONTACTS

Chase Ruffin

Senior Associate

+1 505 837 4904

chase.ruffin@cbre.com

Nao Hosaka

Associate

+1 505 837 4942

nao.hosaka@cbre.com

CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1 505 837 4999

www.cbre.com/abq

CBRE

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