



RETAIL FOR LEASE

GUADALUPE PLAZA

6211 4TH ST NW, ALBUQUERQUE, NM



±1,050 - 16,238

SF Available

\$14.00/SF

Lease Rate

MX-M

Zoning

\$4.35/SF

NNN

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

SITE PLAN



Available Suites

±9,240 SF
Suite 00010
Turn-Key Medical

±1,321 SF
Suite 00170

±2,483 SF
Suite 00180

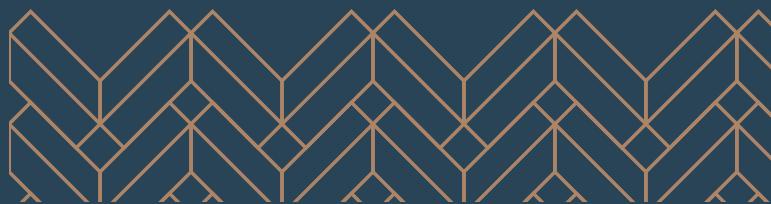
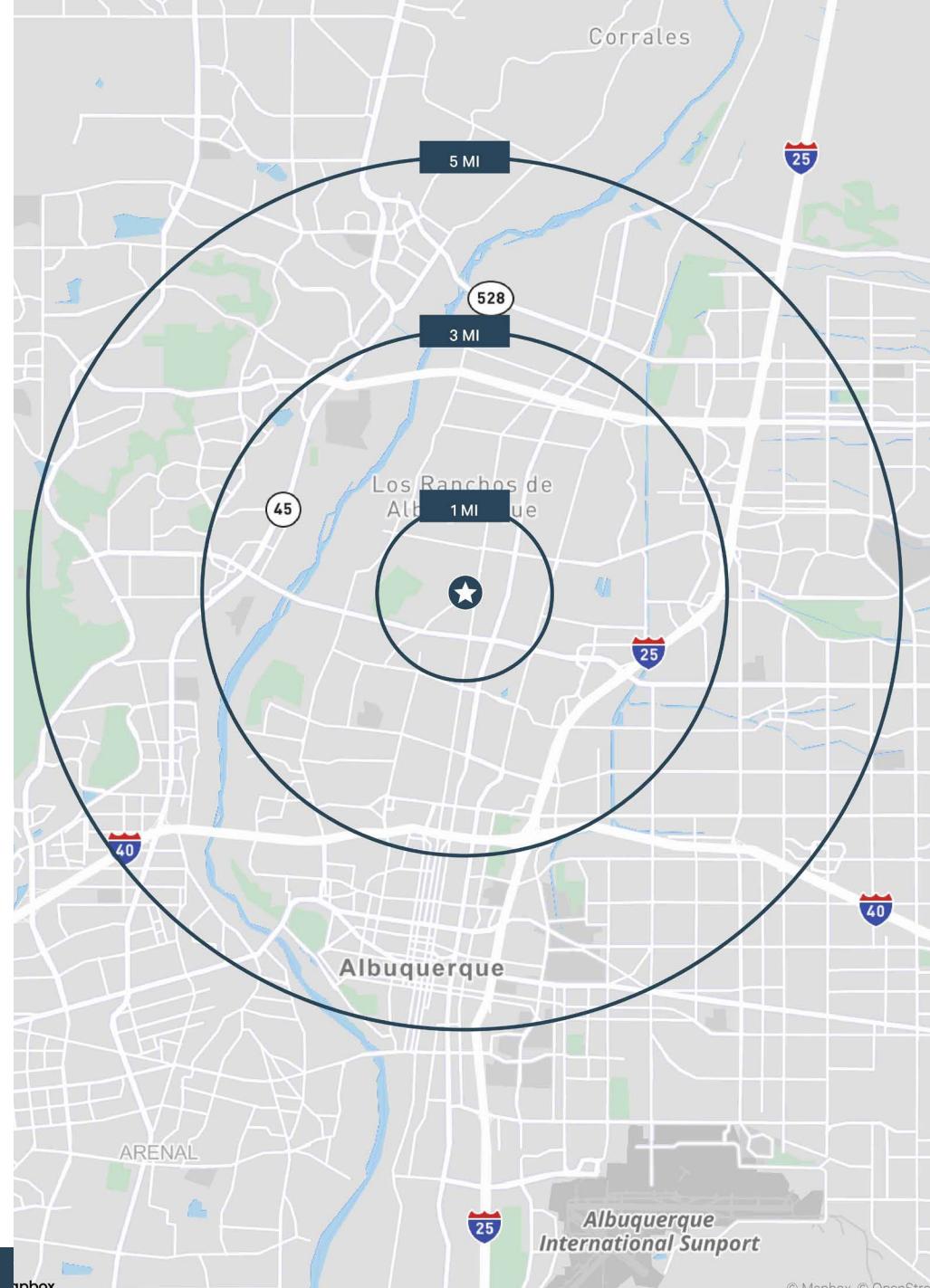
±16,238 SF
Suite 00260
Turn-Key Gym

±1,050 SF
Suite 00320



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





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CONTACTS

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CBRE

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