



ATLAS
COMMERCIAL BROKERAGE

GLOBAL STRENGTH, LOCAL EXPERTISE



FOR LEASE

**6934 4TH ST NW
ALBUQUERQUE, NM 87107**

FOR LEASE: \$20.00 SF/YR (NNN)

SQUARE FOOTAGE: 4,979

**ZONING: C-1, VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
(ADMINISTERED BY BERNALILLO COUNTY)**

RAY REGAN, CCIM

QUALIFYING BROKER

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PROPERTY OVERVIEW

A PREMIER MULTI-USE PROPERTY IN THE HEART OF LOS RANCHOS DE ALBUQUERQUE, THIS 4,979 SQUARE-FOOT TERRITORIAL REVIVAL-STYLE BUILDING OFFERS THE PERFECT BLEND OF NEW MEXICAN CHARM AND MODERN FUNCTIONALITY. IDEAL FOR RETAIL, OFFICE, MEDICAL, RESTAURANT, OR FLEX USE, THE BUILDING PROVIDES HIGH VISIBILITY AND FLEXIBLE DESIGN OPTIONS.

THE PROPERTY HAS BEEN THE LONG-TIME HOME OF Z-COIL FOOTWEAR, A NATIONALLY RECOGNIZED COMFORT SHOE COMPANY RECENTLY FEATURED ON SHARK TANK. THIS EXPOSURE BRINGS ADDITIONAL LOCAL AND NATIONAL RECOGNITION TO THE PROPERTY'S BRAND LEGACY.

HIGHLIGHTS:

- FIRST TIME ON THE MARKET SINCE Z-COIL'S FOUNDING
- STRONG IDENTITY AND ARCHITECTURAL PRESENCE
- CENTRALLY LOCATED WITH CONVENIENT ACCESS TO MAJOR CORRIDORS
- SURROUNDED BY ESTABLISHED RETAIL, DINING, AND RESIDENTIAL NEIGHBORHOODS

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KEY FEATURES:

- PRIME LOS RANCHOS LOCATION WITH EXCELLENT FRONTAGE ALONG 4TH STREET NW
- RECENTLY INSTALLED TPO ROOF AND NEW HVAC SYSTEMS THROUGHOUT
- ROBUST 3-PHASE POWER (240 VOLTS / 400 AMPS)
- ABUNDANT NATURAL LIGHT VIA MULTIPLE SKYLIGHTS
- 800 SF DETACHED STORAGE BUILDING (NOT INCLUDED IN THE PRIMARY SQUARE FOOTAGE)
- COVERED DECK/PORTAL ALONG TWO SIDES FOR SHADE AND OUTDOOR USABILITY
- EXTERIOR SECURITY LIGHTING AND MONUMENT/FACADE SIGNAGE OPPORTUNITIES
- AMPLE ON-SITE PARKING FOR STAFF AND VISITORS

IDEAL USES:

- BOUTIQUE RETAIL OR SPECIALTY SHOWROOM
- MEDICAL, DENTAL, OR WELLNESS CLINIC
- PROFESSIONAL OFFICES OR CREATIVE WORKSPACE
- RESTAURANT, CAFÉ, OR TASTING ROOM
- FLEX/WAREHOUSE OR LIGHT MANUFACTURING
- EDUCATIONAL FACILITY INCLUDING CHILD CARE

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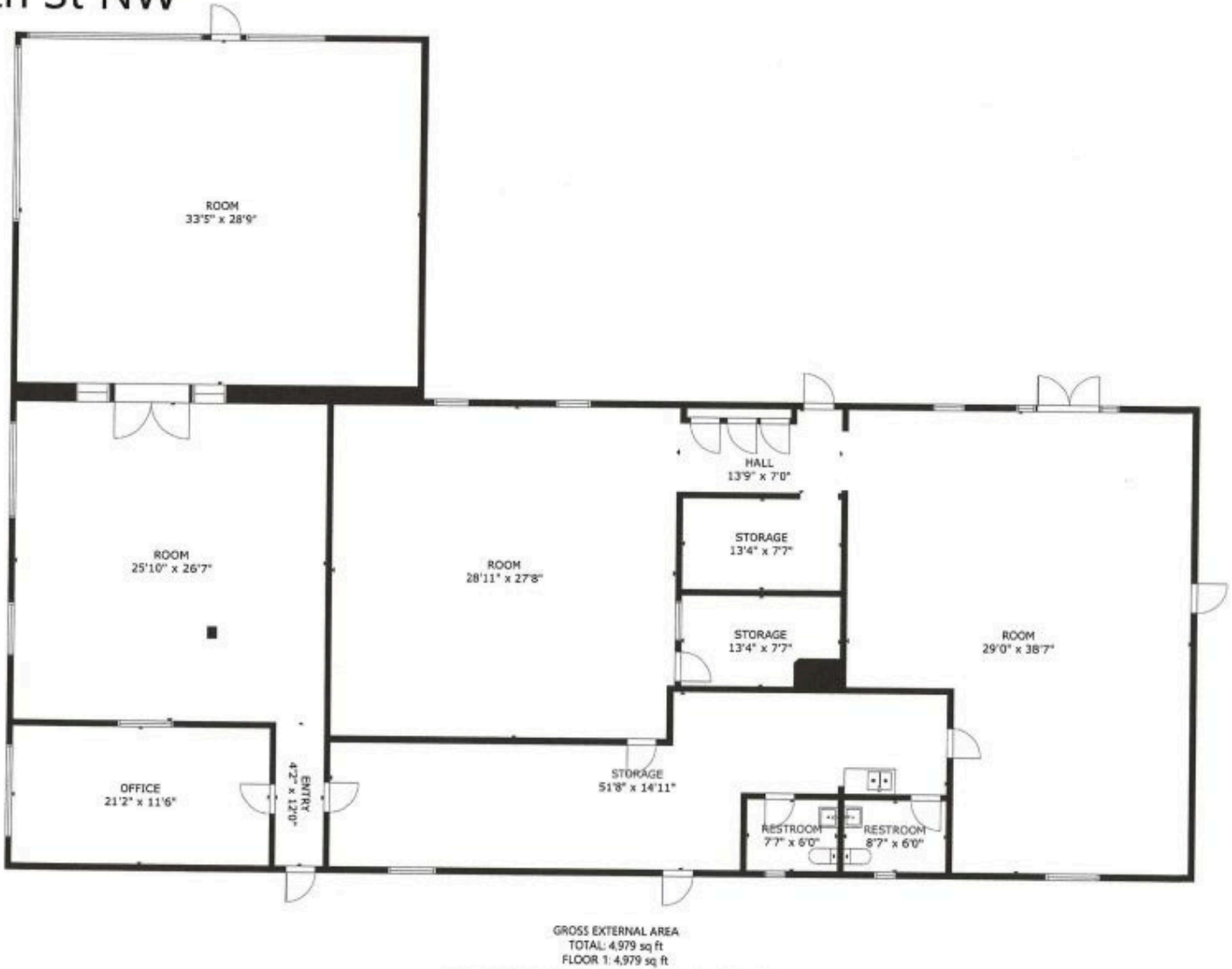
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FLOOR PLAN

4th St NW



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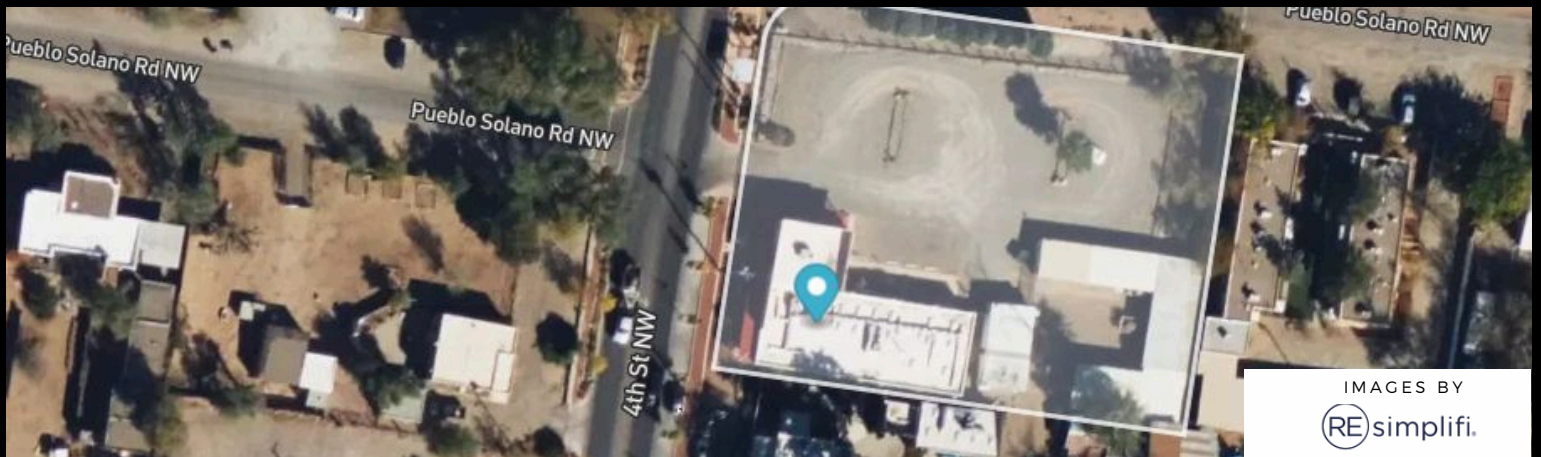
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