

The Crossroads

Mixed Use Project

Albuquerque, NM

Northeast Corner of 4th St. & Central Ave.



Available

- ❑ 1,521 SF- 5,424 SF on 1st floor
- ❑ \$1,895 or \$8,995/Month
- ❑ Corner-Cap space of 5,424 SF is built out with restaurant improvements and can have dual patios
- ❑ Upper Floor residences and executive suites available

Features

- ❑ Walking distance to Convention Center, major hotels, night spots, restaurants, and courthouses.
- ❑ Densely populated residential & daytime trade area
- ❑ HUB Zone qualified location
- ❑ Fiber optics throughout building for high speed internet & Wi-Fi access
- ❑ First floor spaces can have sidewalk patios
- ❑ Molina Healthcare will move to Downtown and bring 650 employees to city's core
- ❑ Grocery Store project construction underway at 3rd & Silver
- ❑ ABQ Health Partners will move its administrative offices Downtown
- ❑ 78,000 SF apartment project is in the works at Silver Ave. & 8th St.

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,220	96,015	249,651
Med. Income	\$28,698	\$34,642	\$38,145
Day Population	40,727	109,163	200,196

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FIRST FLOOR

Available

ALDO'S PIZZERIA
Italian Restaurants
1,800 SF

Anatolia DonerKebab
3,646 SF

Available
3,427 SF
\$1,895/mo.

Amalgamates of INTRA
850 SF

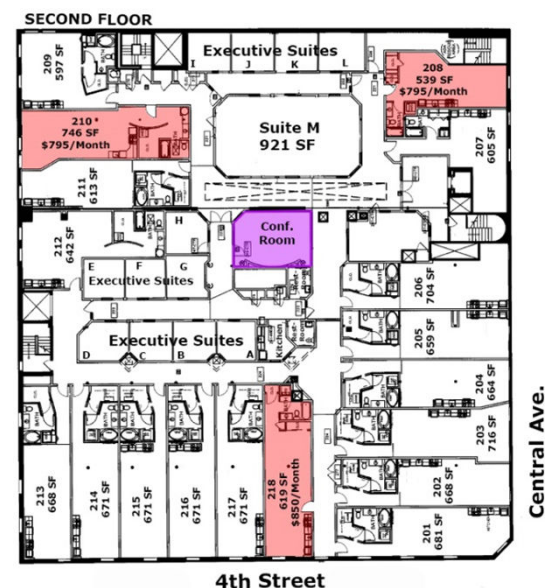
Oasis Vape
1,100 SF

Restaurant
1,660 SF

Available
5,424 SF +/-
\$8,995/mo.

4th Street

Central Ave.



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