

PRICE REDUCTION!

950

4th Street NW
ALBUQUERQUE | NM

FOR SALE | MIXED USE

PRICE REDUCTION!

Anthea @ The
Granite
OWNER-USER
OPPORTUNITY

RETAIL/ MULTI-FAMILY/ OWNER-USER

\$4,500,000

\$135 SF

Terrie Hertweck, CCIM
Vice President
+1 505 880 7022 Direct
+1 505 228 8818 Mobile
terrie.hertweck@colliers.com
Lic. No. 13730

Colliers International | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE | Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676





Table of Contents

Executive Summary 1

Building Highlights 2

Photos. 3

Site Plan 4

Site Elevation 5

Floorplans. 6-7

Aerial Map. 8

Area Map 9

Demographics. 10



Executive Summary

ABOUT THE PROPERTY

Anthea @ The Granite is a modern, 33,000 SF mixed-use development in Albuquerque's NOLO district, designed with flexibility in mind. Built in 2014, the property combines 23 one-, two-, and three-bedroom apartments, convertible to dorm style living with $\pm 7,950$ SF of adaptable ground-floor commercial space, making it an ideal fit for recovery, mental health, transitional, or supportive housing programs.

The residential units, currently 87% occupied, are available furnished or unfurnished and feature full kitchens, in-unit washer/dryers, balconies, and sustainable finishes—well-suited for structured sober living, transitional housing, or therapeutic residences.

The ground floor offers dual entrances, a garage-style window opening to a patio, and excellent visibility along 4th Street, creating opportunities for group meeting rooms, counseling offices, medical intake, or administrative use, with the option to add up to 11 additional units for a total of 34.

The property additionally has:

- Secure, fenced and gated parking (on-site + off-street with lighting)
- ADA compliant elevators
- Exercise facility + business center/conference room or program space
- On-site laundry and optional housekeeping
- Lobby and manager's office
- Prime Route 66 location with transit access and high visibility from 4th Street
- Walking distance to restaurants, retail, and community amenities
- Close proximity to **UNM Hospital, Lovelace, Presbyterian Behavioral Health, and VA outpatient clinics**
- Flexible design allows for owner occupancy or tenant adaptation: medical/behavioral health providers, re-entry programs, youth services, or veteran housing initiatives.



Building Highlights

STRUCTURE

Multi-family	Floors 2 & 3 ; 23 residential units with opportunity to add 11 more for a total of 34 units Each unit can be converted to dorm style living for multiple occupants, with sustainable furnishings, stainless steel appliances including washer/dryer units, hardwood floors, and private balcony
3rd floor	8 - one bedroom units 2 - two bedroom units 1 - three bedroom unit Conference/group meeting room Fitness center
2nd floor	9 - one bedroom units 2 - two bedroom units 1 - three bedroom unit

INVESTMENT HIGHLIGHTS

Owner Financing is available for Qualified Buyer

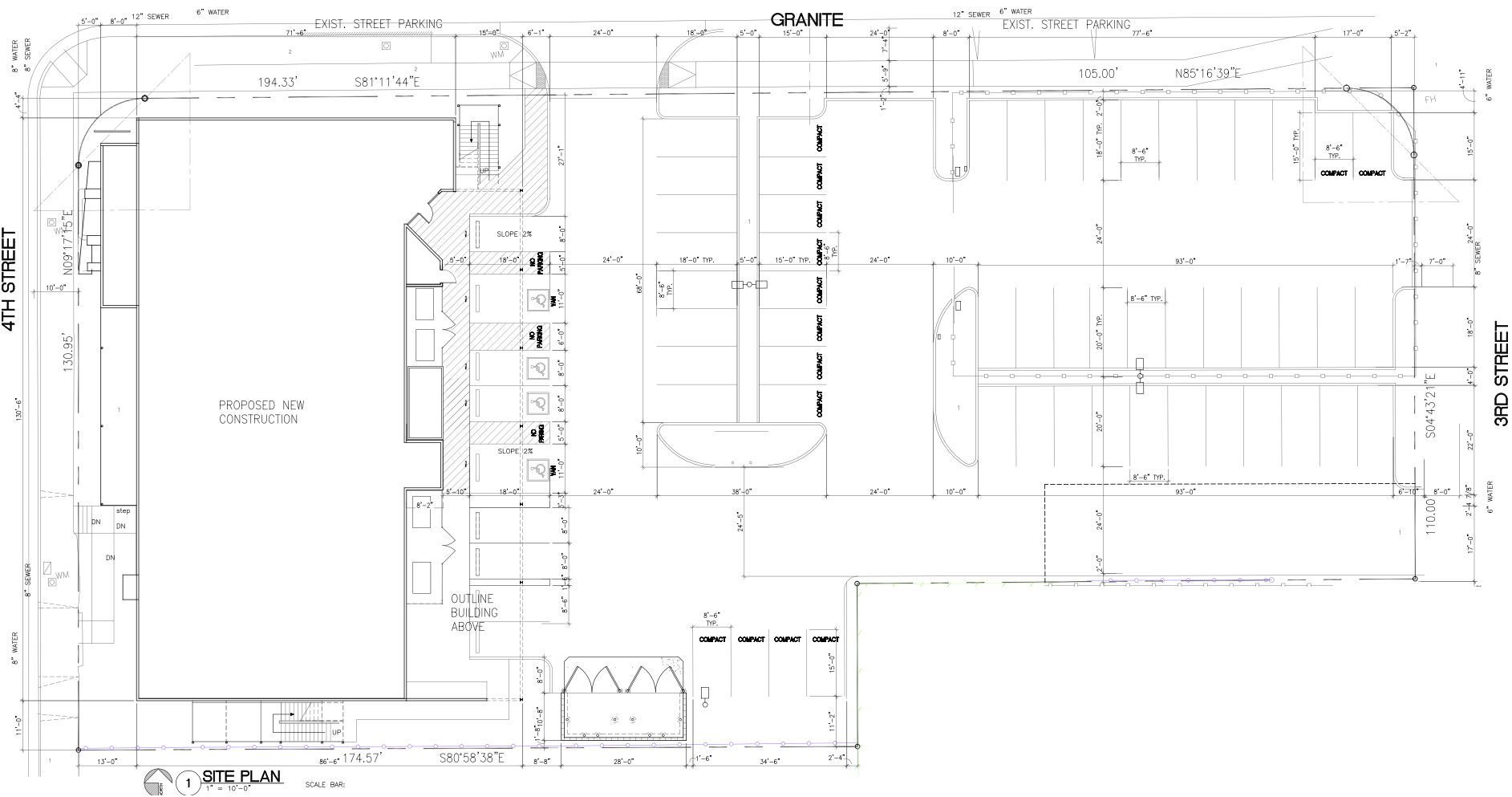
Sale Price	\$4,500,000
Price PSF	\$135/SF
Year Built	2014
Building SF	± 33,312 SF
Lot Size	0.9 Acres (Ground Lease)
On-site Parking	62 spaces (40 are enclosed with security fencing and gate)
Occupancy	1st Floor Vacant - can add offices or 11 units 2nd & 3rd Floor Apartments - 23 units existing (can be delivered vacant)
Zoning	MX-M



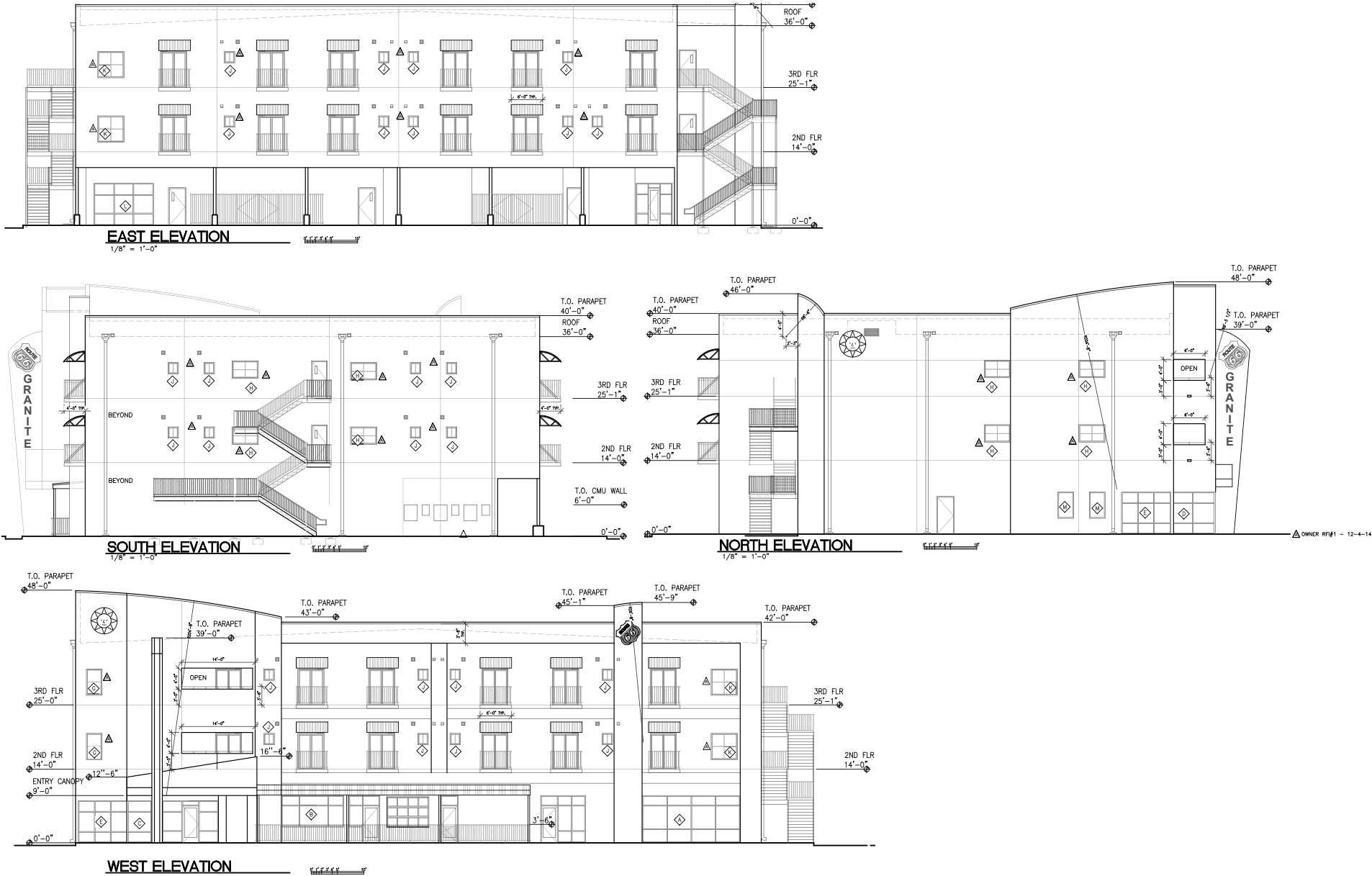


Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

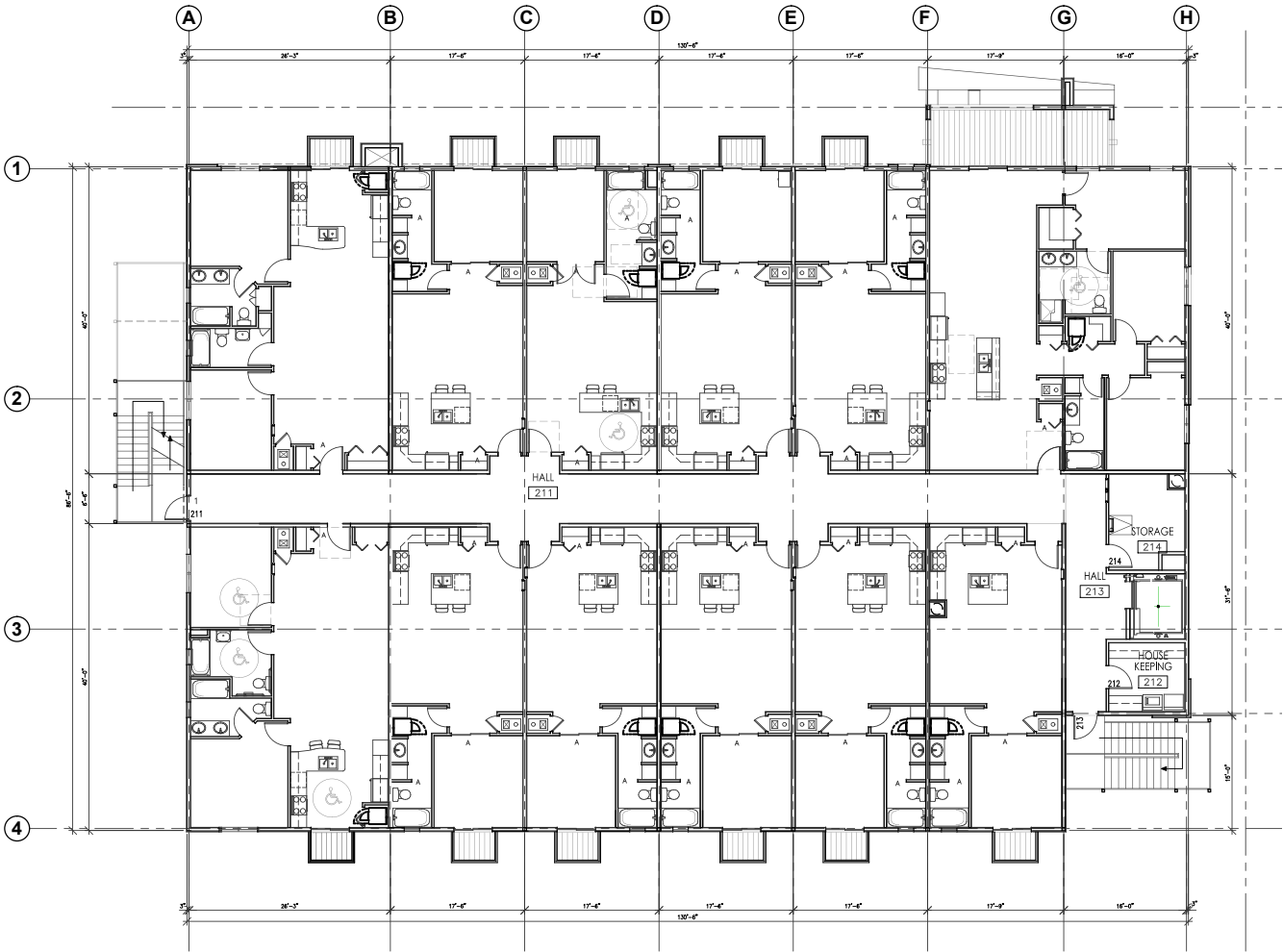
SITEPLAN



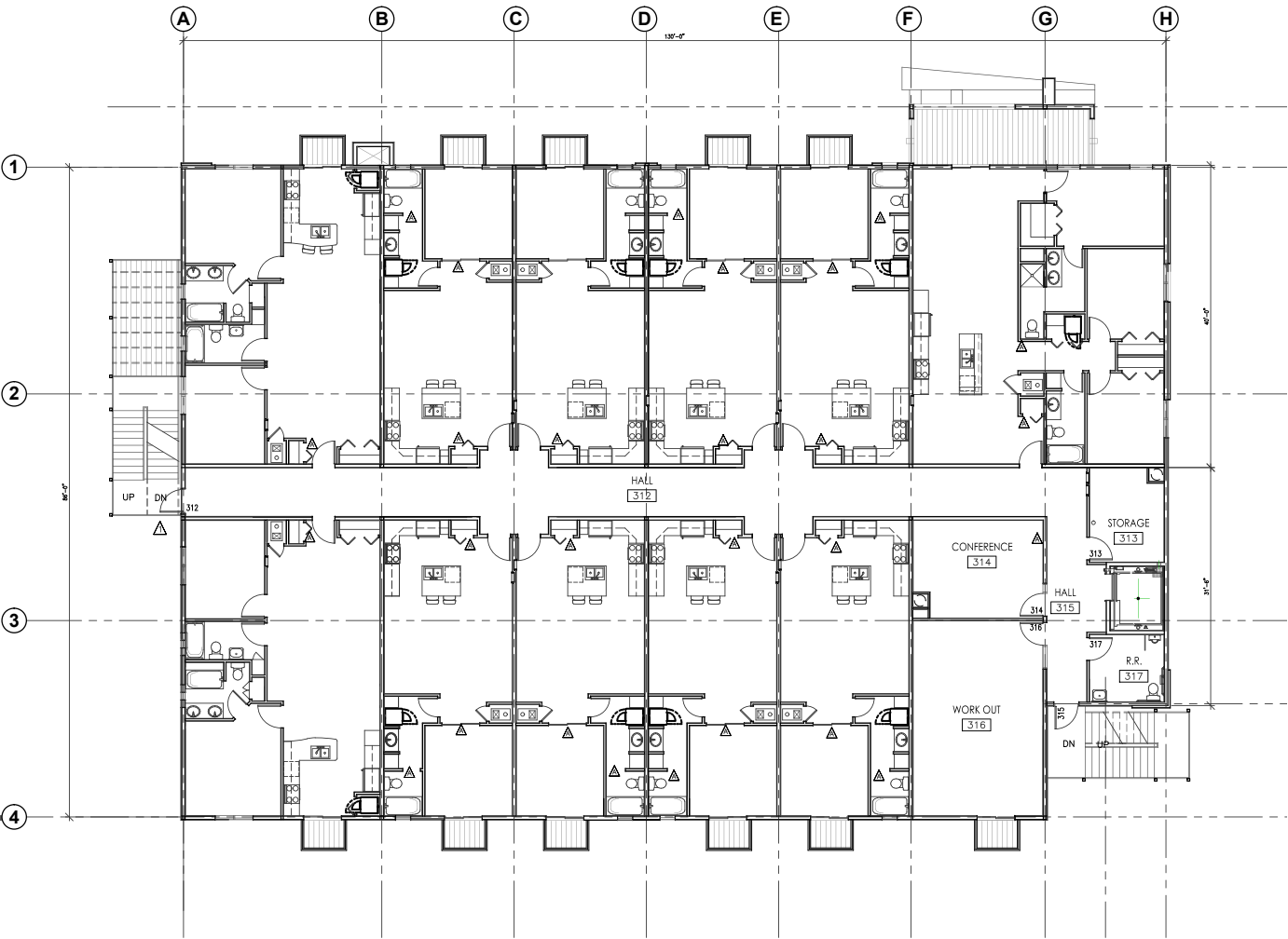
ELEVATION PLANS



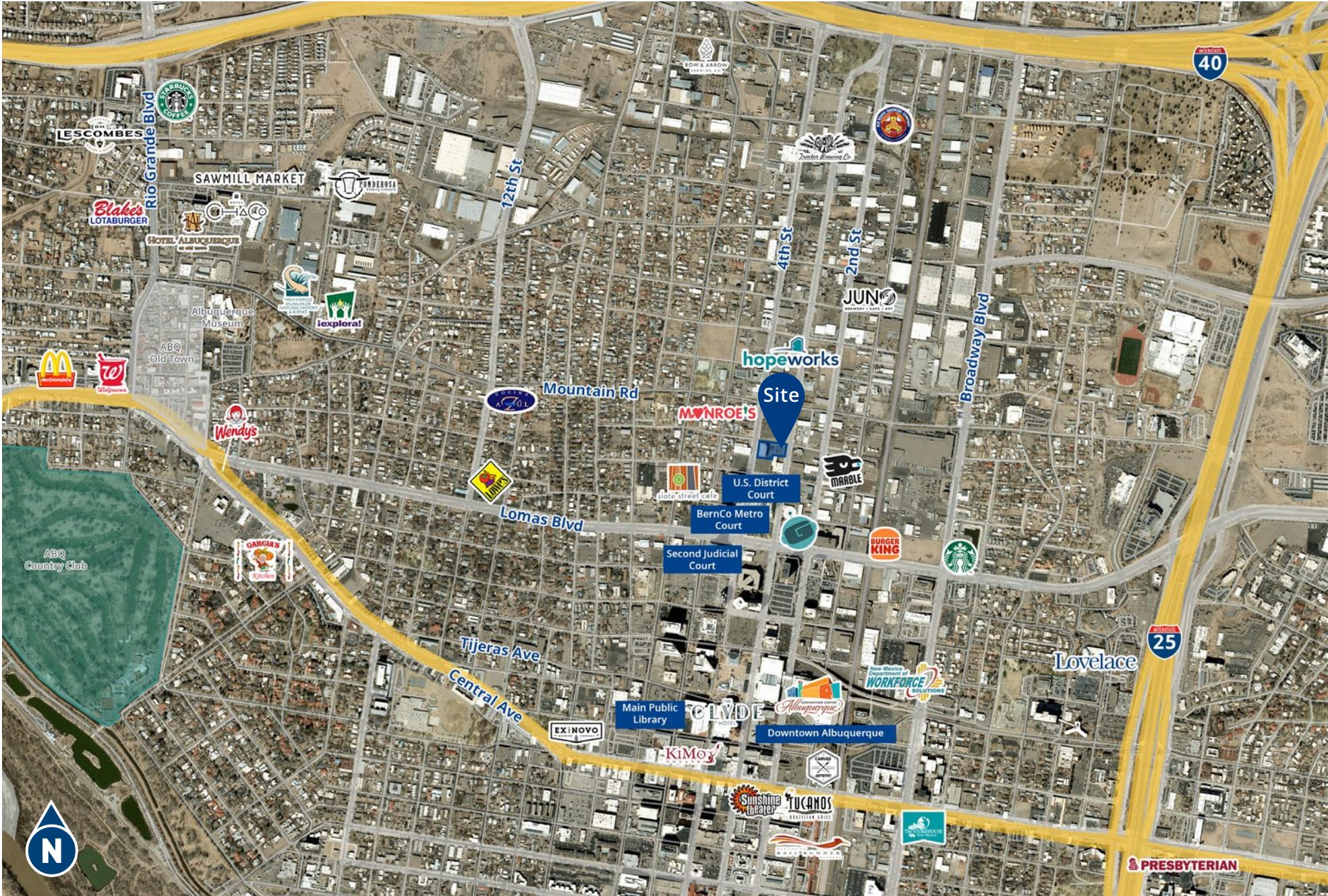
FLOOR PLAN - 2ND FLOOR



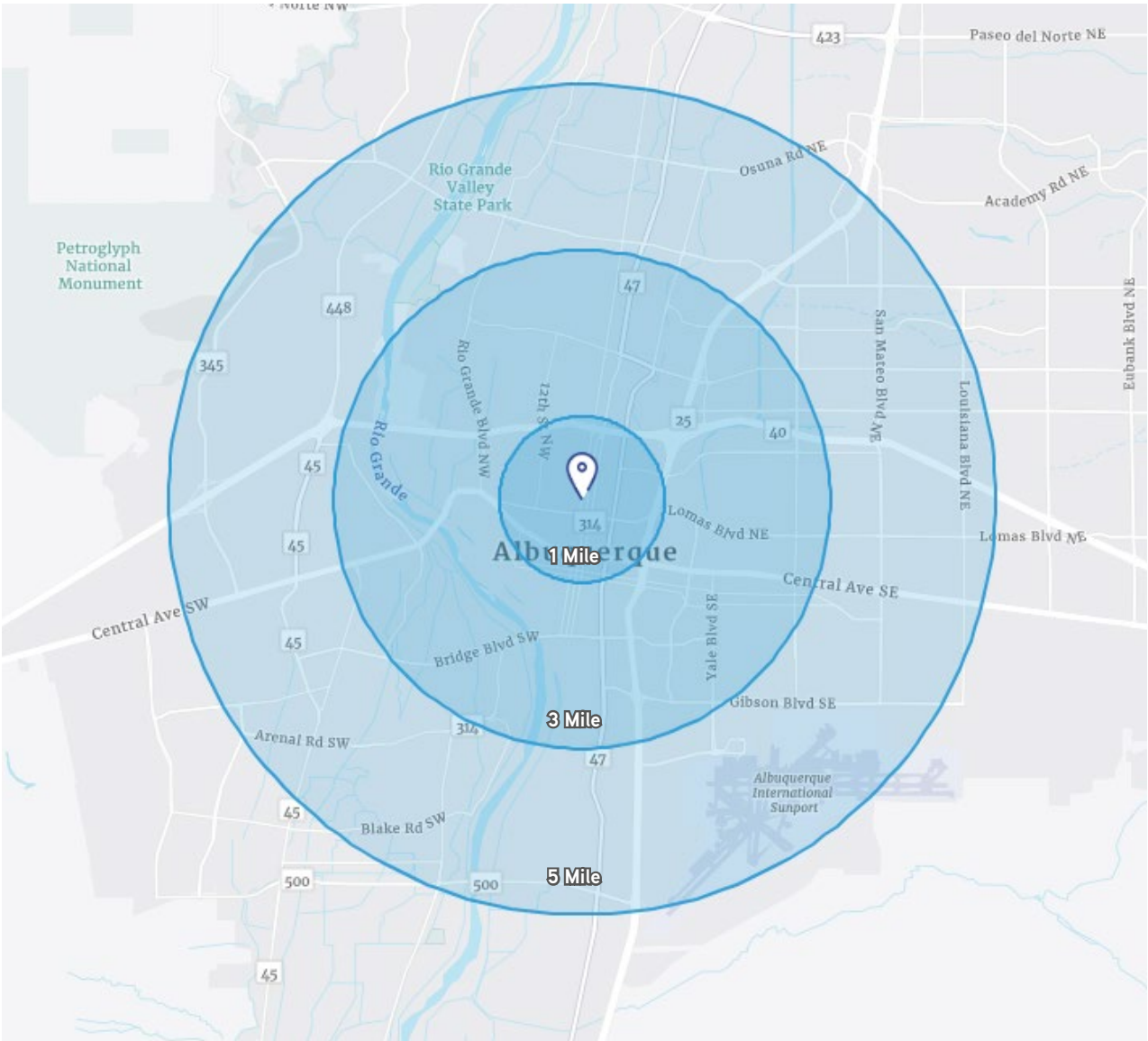
FLOOR PLAN - 3RD FLOOR



AERIAL MAP



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	11,437	92,140	241,405
Households	6,402	41,959	106,767
Median Age	38.2	36.7	36.7
Average HH Income	\$64,989	\$77,993	\$77,518
Per Capita Income	\$36,030	\$35,768	\$34,333
Daytime Population	42,950	165,580	342,381
College Education	54.4%	51.2%	45.1%
Average Family Size	2.76	2.96	3.01
Owner Occupied Housing	34.5%	48.7%	51%
Rental Occupied Housing	55.3%	42.7%	40.6%

* Demographic data derived from esri® 2020





Terrie Hertweck, CCIM
Vice President
+1 505 880 7022 Direct
+1 505 228 8818 Mobile
terrie.hertweck@colliers.com
Lic. No. 13730

Colliers International | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE | Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676

