

GROUND LEASE OPPORTUNITY

HARD CORNER PAD SITE

5565 4TH ST NW, ALBUQUERQUE, NM



PROPERTY OVERVIEW

- Prime drive thru opportunity located on the hard corner of Montano Rd and 4th Street
- Signalized intersection with multiple access points
- Excellent visibility
- High traffic counts - 24,900 VPD on Montano Rd and 20,900 VPD on 4th St
- Ideal for quick-service restaurant, fast casual, or retail oriented user
- Located in the desirable North Valley corridor

0.89± AC

Size

\$125,000/YR

Lease Rate

MX-M

Zoning

SIGNALIZED

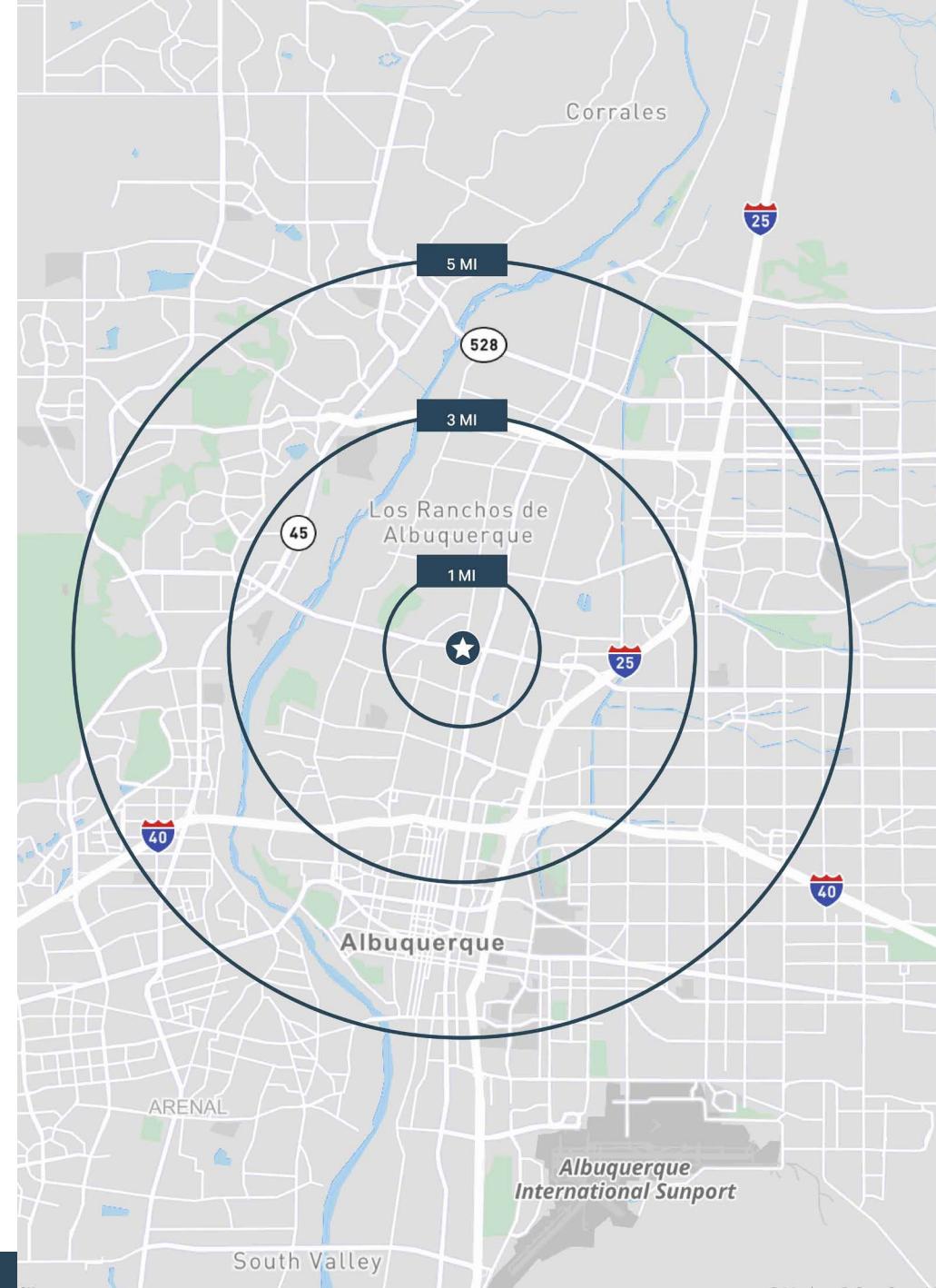
Intersection





AREA DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population			
2025 Population	9,204	64,627	235,807
2030 Pop - 5 Year Projection	9,187	64,526	235,804
Households			
2025 Households	4,180	29,371	108,231
2025-2030 Annual HH Growth	0.20%	0.20%	0.25%
2025 Avg Household Size	2.17	2.16	2.13
Household Income			
2025 Average HH Income	\$90,684	\$91,950	\$92,618
2030 Average HH Income	\$102,615	\$103,367	\$104,276
2025 Median HH Income	\$65,383	\$65,805	\$66,749
2030 Median HH Income	\$72,584	\$72,931	\$74,235
Education			
Bachelor's Degree or Higher	44.6%	44.2%	44.7%
Daytime Population			
2025 Employees	6,802	66,304	202,689



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CONTACTS

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