

GROUND LEASE OPPORTUNITY

HARD CORNER PAD SITE

5565 4TH ST NW, ALBUQUERQUE, NM



0.89± AC

Size

\$125,000/YR

Lease Rate

MX-M

Zoning

SIGNALIZED

Intersection

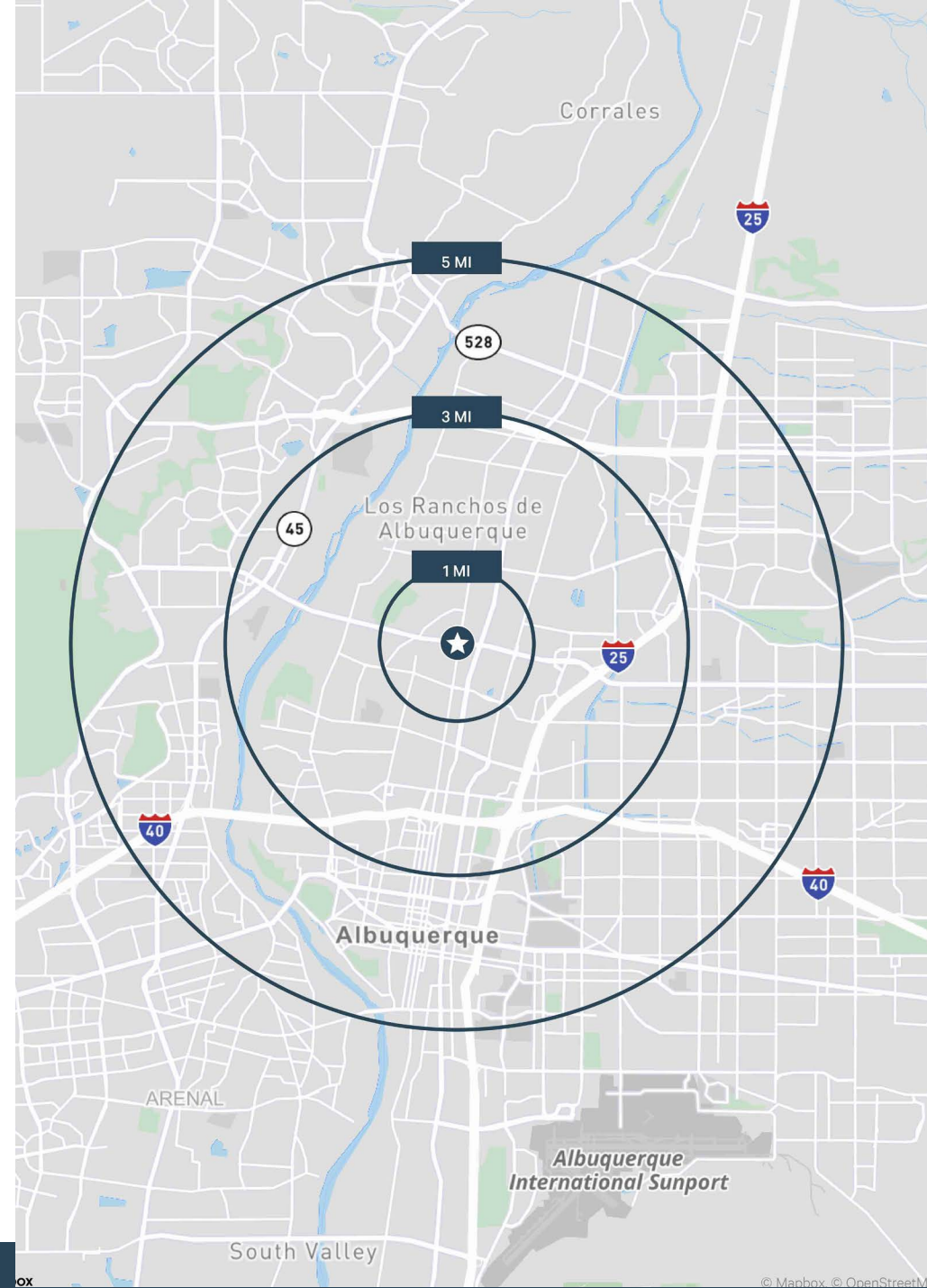
PROPERTY OVERVIEW

- 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



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



GROUND LEASE OPPORTUNITY

HARD CORNER PAD SITE

5565 4TH ST NW, ALBUQUERQUE, NM

CONTACTS

Chase Ruffin

Senior Associate

+1 505 837 4904

chase.ruffin@cbre.com

CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1 505 837 4999

www.cbre.com/abq

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.