

NOB HILL HIGH VISIBILITY RETAIL

NWQ LOMAS BLVD & WASHINGTON ST
4203 Lomas Boulevard Northeast Albuquerque, NM 87110



FOR LEASE

AVAILABLE SPACE
1,264 SF

RATE
\$14.00 PSF
Modified Gross

Remsa Troy
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PROPERTY HIGHLIGHTS

- **Prime Location:** Situated among high-traffic, popular neighbors like Humble Coffee, Starbucks, High & Dry Brewing, Sprouts, True Value, and Ace Hardware.
- **Outstanding Visibility:** Enjoy prime building signage fronting Lomas Boulevard, exposed to over 19,150 vehicles daily.
- **Plentiful Parking:** Ample parking space available at the rear of the property for your customers and staff.
- **Accessible Entry Points:** Easy vehicle access from Lomas Boulevard and a back alley connecting to Washington Street or Montclair Drive.
- **Flexible Layout:** Suites are currently open but can easily be demised for two tenants.
- **Potential Co-Tenancy:** Ideal location for a donut shop or other food and beverage concepts.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



117,564
POPULATION
3-MILE RADIUS



\$78,105.00
AVG HH INCOME
3-MILE RADIUS



134,470
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Lomas Blvd: 20,901 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

4203 Lomas presents an excellent opportunity for businesses looking to establish themselves along one of Albuquerque's well-traveled corridors. This ±1,200 SF space offers functional floor plans with ceiling heights ranging from 8–10 feet, making it suitable for a wide range of retail or service-based uses. The property benefits from strong visibility on Lomas Blvd and is complemented by two exciting new tenants: Burque Licks, a new-to-market ice cream shop opening soon, and 8-Bit Retro Video Games. Their presence is expected to drive additional foot traffic and energy to the building. Located in the desirable University submarket and just minutes from Nob Hill, this space offers convenience, steady traffic, and a dynamic customer base—an ideal setting for businesses looking to grow.

LOCATION OVERVIEW

The University submarket has undergone some big changes over the past couple of years with both local and national retail investment. Starbucks constructed a new location directly to the east of this building at the corner of Lomas and Washington and High and Dry Brewing opened their doors to the SE on Adams St, both bringing more customers to this specific area. This building sits right up on Lomas Blvd with exposure to over 19,000 cars per day with excellent monument and building signage. Access is great with left in/left out from the west end of the property where parking is currently located outside of the fenced area.



PROPERTY OVERVIEW

Lease Rate:	\$14.00 PSF
Lease Structure:	Modified Gross
Available Suites:	4203 Lomas - 1,264 SF
Zoning:	MX-M
Submarket:	University



Suite 202 - 1,264 SF



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