

Turn-Key Café, Bar & Gathering Space

FLEXIBLE SPACE DESIGNED FOR HOSPITALITY CONCEPTS

For Sale or Lease

YOUR
SIGN
HERE

YOUR SIGN HERE

PRICE REDUCED!

**±4,268 SF on ±0.26 Ac.
Available**

2701 4th St. NW | Albuquerque, NM 87107

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Lisa Mercer CCIM

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Martha Carpenter

martha@sunvista.com | 505 228 0154

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or Lease**

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PROPERTY

AVAILABLE

Building: $\pm 4,268$ SF
Land: ± 0.26 Acres

SALE PRICE

\$811,000 (\$190/SF)

LEASE RATE

\$15.00 - 17.00/SF + NNN

HIGHLIGHTS

- Built-in counter seating & high-top seating areas
- Dedicated coffee/bar lounge seating
- Enclosed patio space
- Gated yard
- Phase-3 power
- FF&E available & negotiable
- Walk-in 10'x16' cooler
- Flexible layout for coffee, brewery, hospitality or creative concept
- Kitchen expansion opportunity with hood rough-in, floor drain and grease trap installed

ZONING [MX-M](#) 

LOCATION

NWQ 4th St. & Menaul Blvd. NW



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NAISunVista

505 878 0001 | sunvista.com
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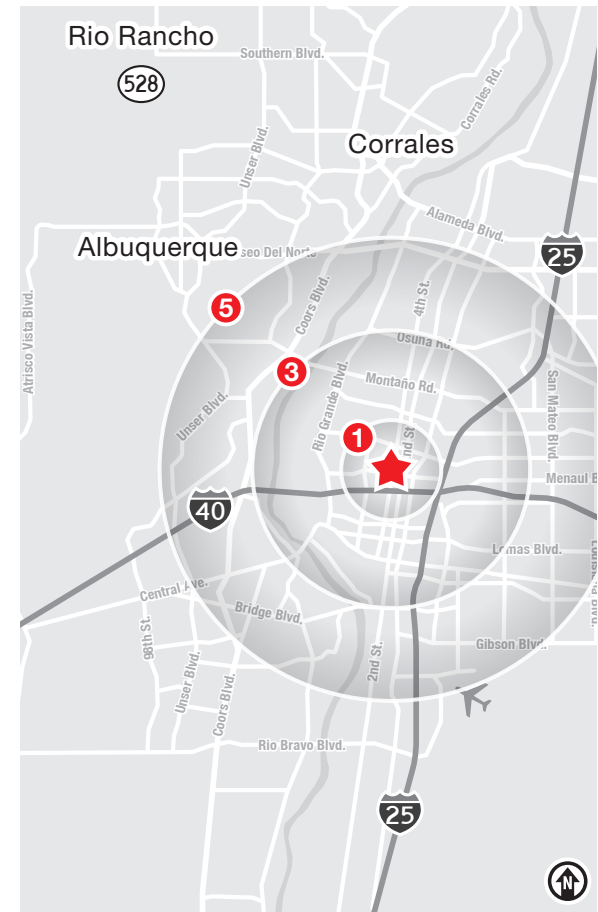


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,038	81,106	248,396
Average HH Income	\$70,368	\$85,873	\$85,069
Daytime Employment	9,209	97,242	198,078

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)



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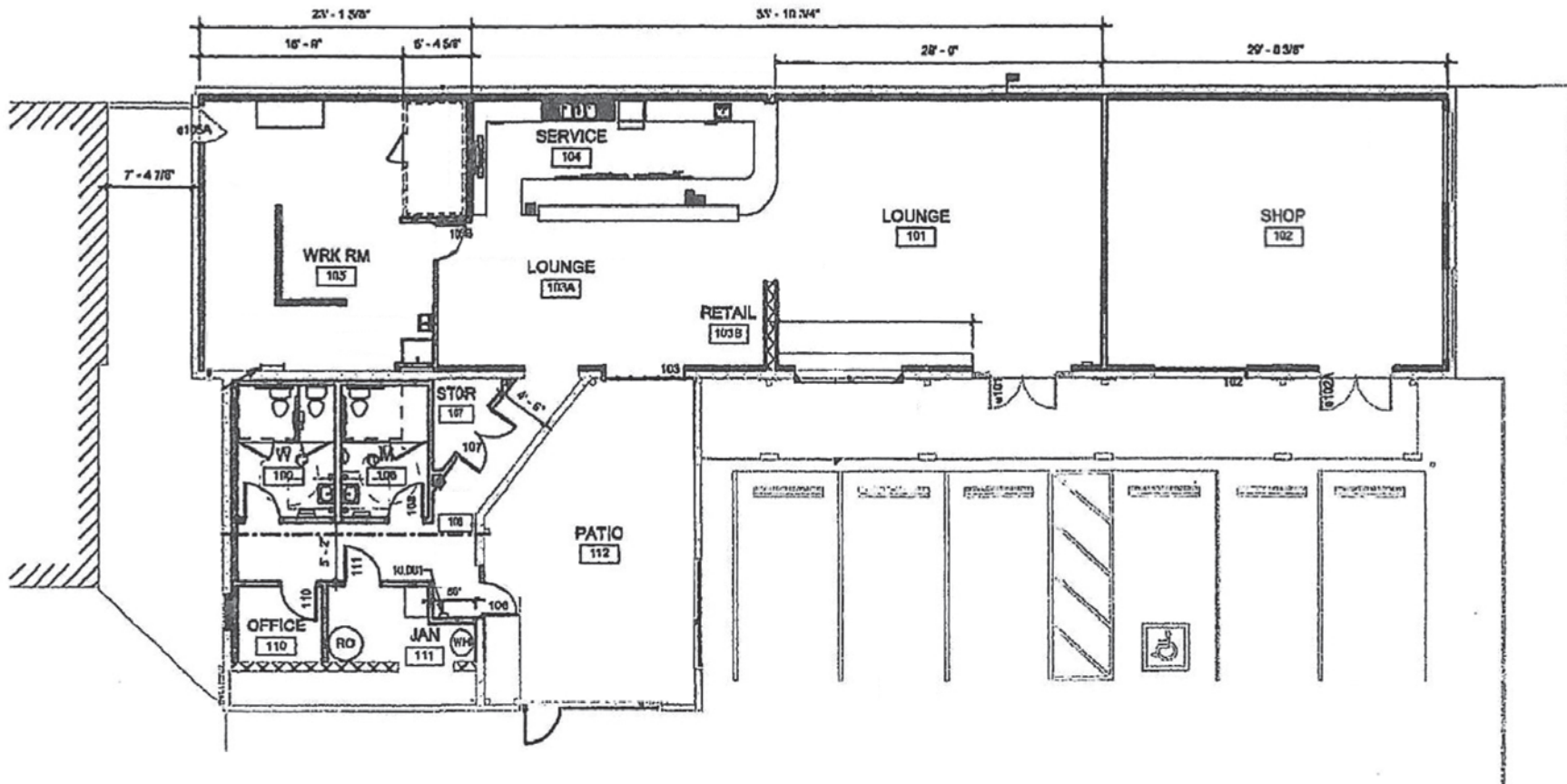
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FLOOR PLAN

AVAILABLE

Building: ±4,268 SF



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SITE PLAN

AVAILABLE

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