

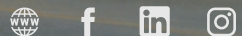
# FOR LEASE

**Free-Standing Retail / Office in Corrales**

4229 Corrales Rd, Corrales, NM 87048



**DIANE KAPPUS**  
505-292-9607  
diane@kingcapitalcre.com

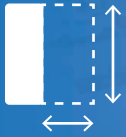


This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

# PROPERTY DETAILS



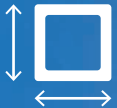
Address:  
**4229 Corrales Rd**  
**Corrales, NM 87048**



Lease Availability:  
**Building A: ± 1,617 SF**  
**Building B: ± 1,340 SF**



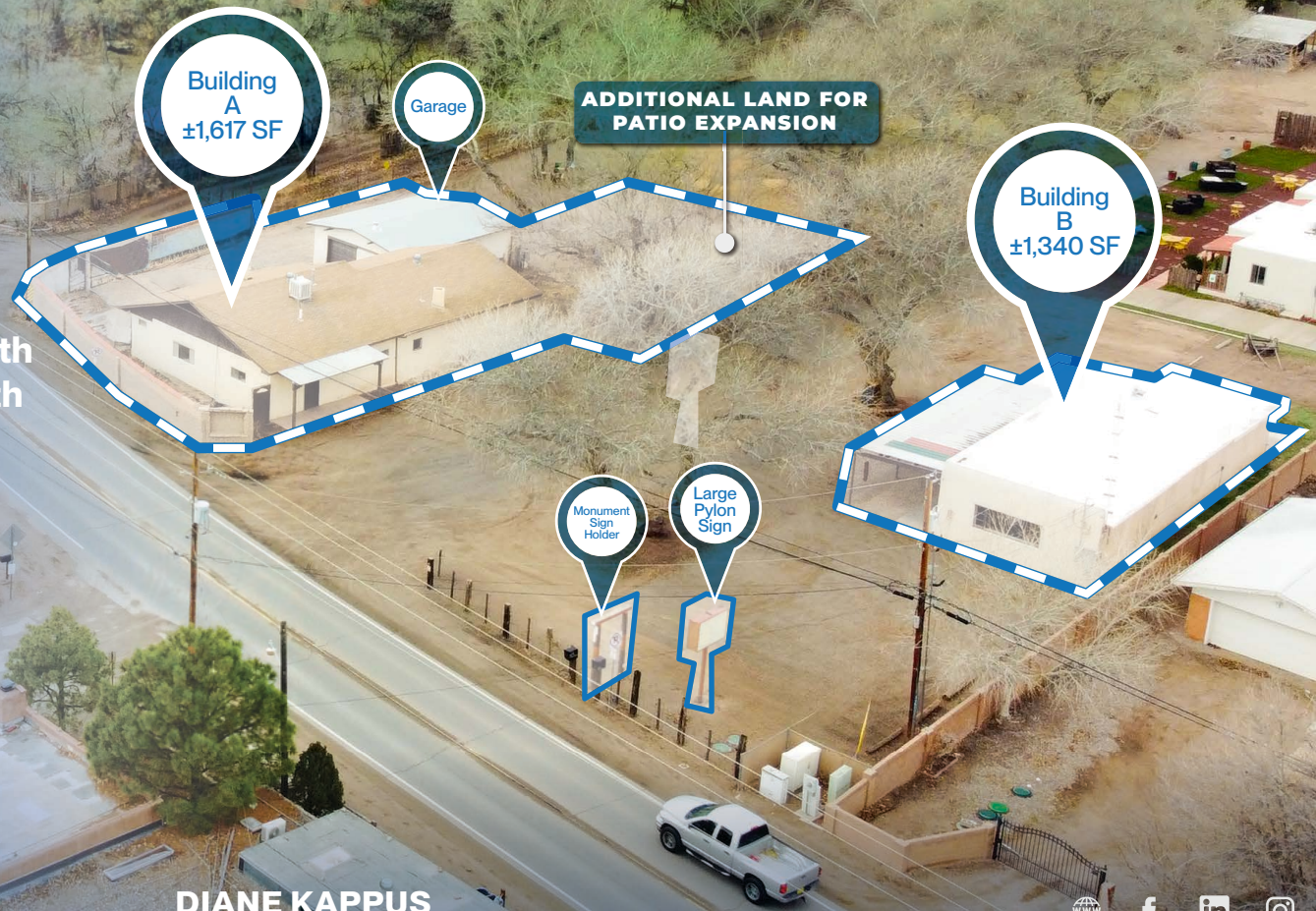
Lease Rate:  
**Building A: \$2,300 Per Month**  
**Building B: \$1,450 Per Month**  
**Modified Gross Lease Type**



Lot Size:  
**± 1.32 ac**



Zoning:  
**C - Village of Corrales**



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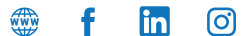


# PROPERTY BENEFITS

- ▲ Rare, free-standing commercial property in the Village of Corrales with upward potential
- ▲ Excellent visibility on Corrales Rd. with full access to property
- ▲ Large pylon + monument sign holder
- ▲ Ideal location for gallery, restaurant or professional office user
- ▲ Services high-end consumer with an average household income of \$164,000
- ▲ Zoning: C- Village of Corrales



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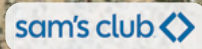


CORRALES ELEMENTARY SCHOOL

CORRALES COMMUNITY LIBRARY

HANNAH & NATE'S

CORRALES GROWERS MARKET



Ellison Dr

CIBOLA HIGH SCHOOL



**VILLAGE OF CORRALES**  
Corrales, NM boasts an impressive homeownership rate of 91.5%, reflecting a strong sense of stability and investment in the local housing market among its residents.

52,500 VPD

COTTONWOOD MALL

COORS BLVD

18,900 VPD

ALAMEDA BLVD



3,300 VPD

LOMA LARGA RD.

8,600 VPD

CORRALES RD.

12,400 VPD

13,100 VPD

48,400 VPD



# BUILDING A



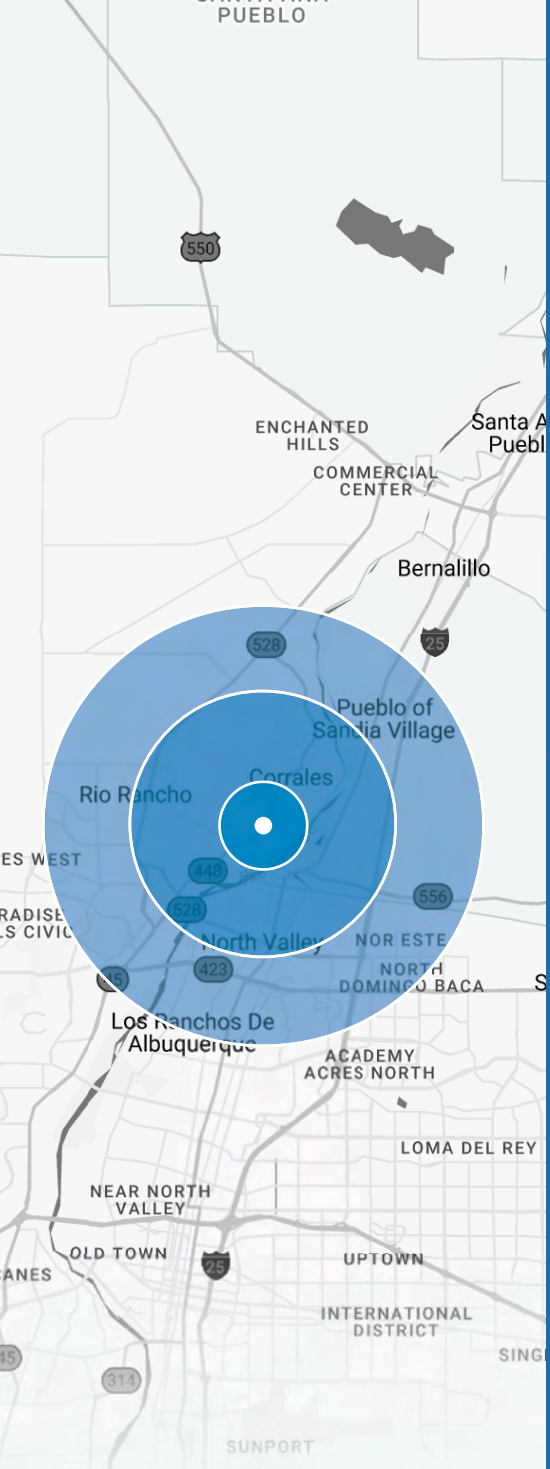
GARAGE





**BUILDING B**





## POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	1,557	30,019	131,724
2028 Projected Population	1,513	30,896	132,842
Projected Annual Growth 2023 to 2028	-0.6%	0.6%	0.2%
Historical Annual Growth 2020 to 2023	-2.6%	0.2%	0.7%

## HOUSEHOLDS

2023 Estimated Households	836	14,027	54,277
2028 Projected Households	819	14,472	54,896
Projected Annual Growth 2023 to 2028	-0.4%	0.6%	0.2%
Historical Annual Growth 2010 to 2023	1.1%	0.8%	1.0%

## RACE AND ETHNICITY

2022 Estimated White	67.0%	58.4%	57.4%
2022 Estimated Black or African American	1.4%	2.9%	3.2%
2022 Estimated Asian or Pacific Islander	1.8%	2.3%	4.1%
2022 Estimated American Indian or Native Alaskan	3.5%	5.0%	4.6%
2022 Estimated Other Races	26.3%	31.4%	30.7%
2022 Estimated Hispanic	38.2%	45.3%	43.2%

## INCOME

2023 Estimated Average Household Income	\$206,000	\$110,758	\$122,705
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## BUSINESS

2022 Estimated Total Businesses	245	2,391	8,323
2022 Estimated Total Employees	1,045	17,872	72,069



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