TRAILHEAD AT CHAMIZAL

350 Osuna Rd NW, Los Ranchos de Albuquerque, NM 87107

RETAIL & GROCERY FOR LEASE



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'GLASSDOOR'S 2025 BEST PLACES TO WORK

eXp REALTY®

PROPERTY OVERVIEW

Build to Suit Grocery Space:	+/-10,500–16,000 SF
Retail Space:	+/-350–700 SF
Parking:	424 Spaces upon completion
Lease Rates:	$20–34 SF/YR
Planned Micro Restaurants:	$1800 mo.
Micro Retail:	$975–$1800 mo.
Zoning:	Village Center





DETAILS:

- Prompt delivery for build to suit grocery space
- First generation retail spaces
- Equipped micro-restaurants planned
- Walkable Los Ranchos location
- 204 apartments onsite, 60 ADA adaptable
- Planned orchard, beehives, farm & amphitheater
- 18,500 4th St VPD
- 11,300 Osuna Blvd VPD
- 29,800 total VPD

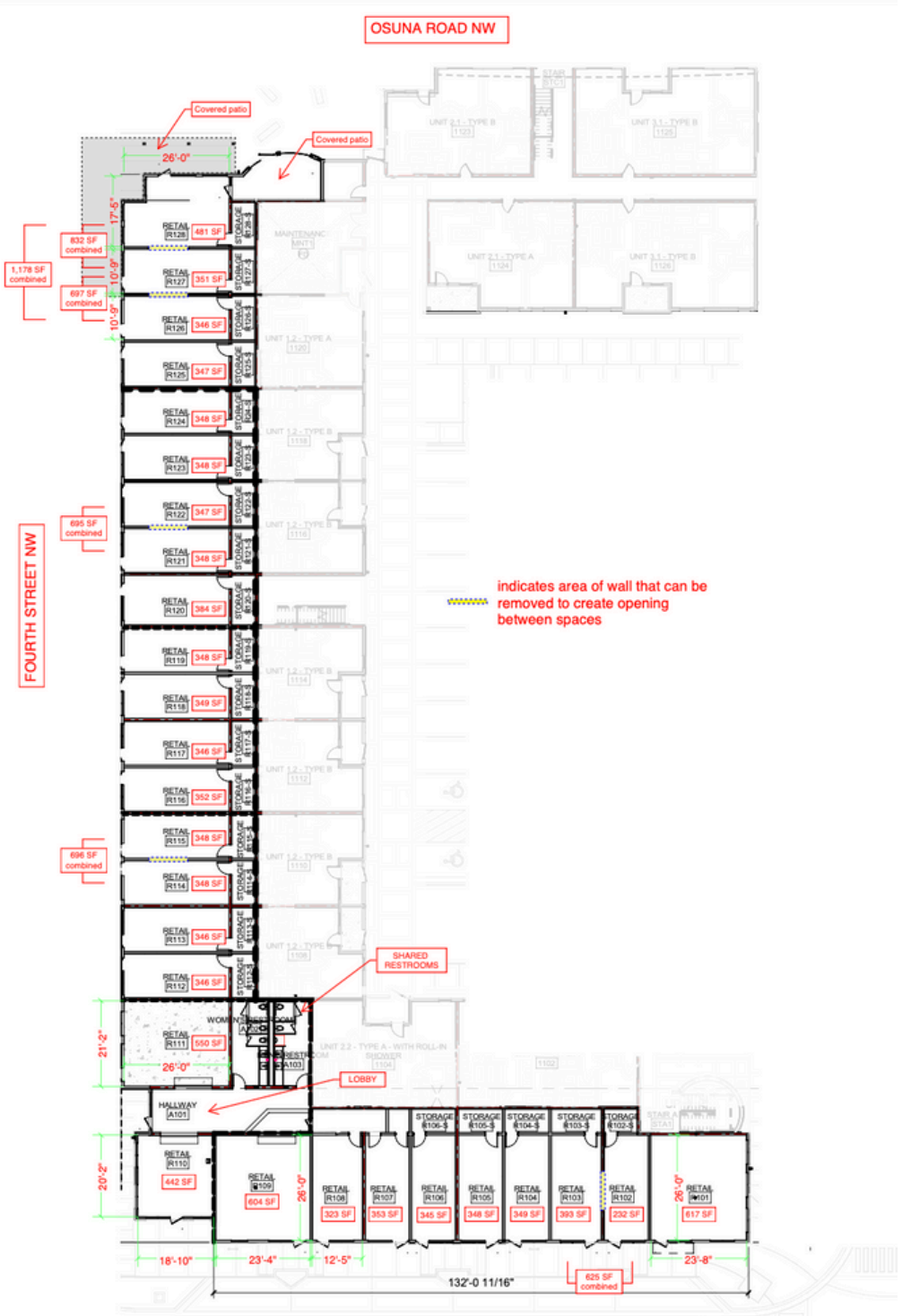
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RETAIL SPACES

DETAILS:

- +/-350 SF move-in ready micro-retail
- Up to 1,800 SF build to suit
- Locations facing 4th Street available





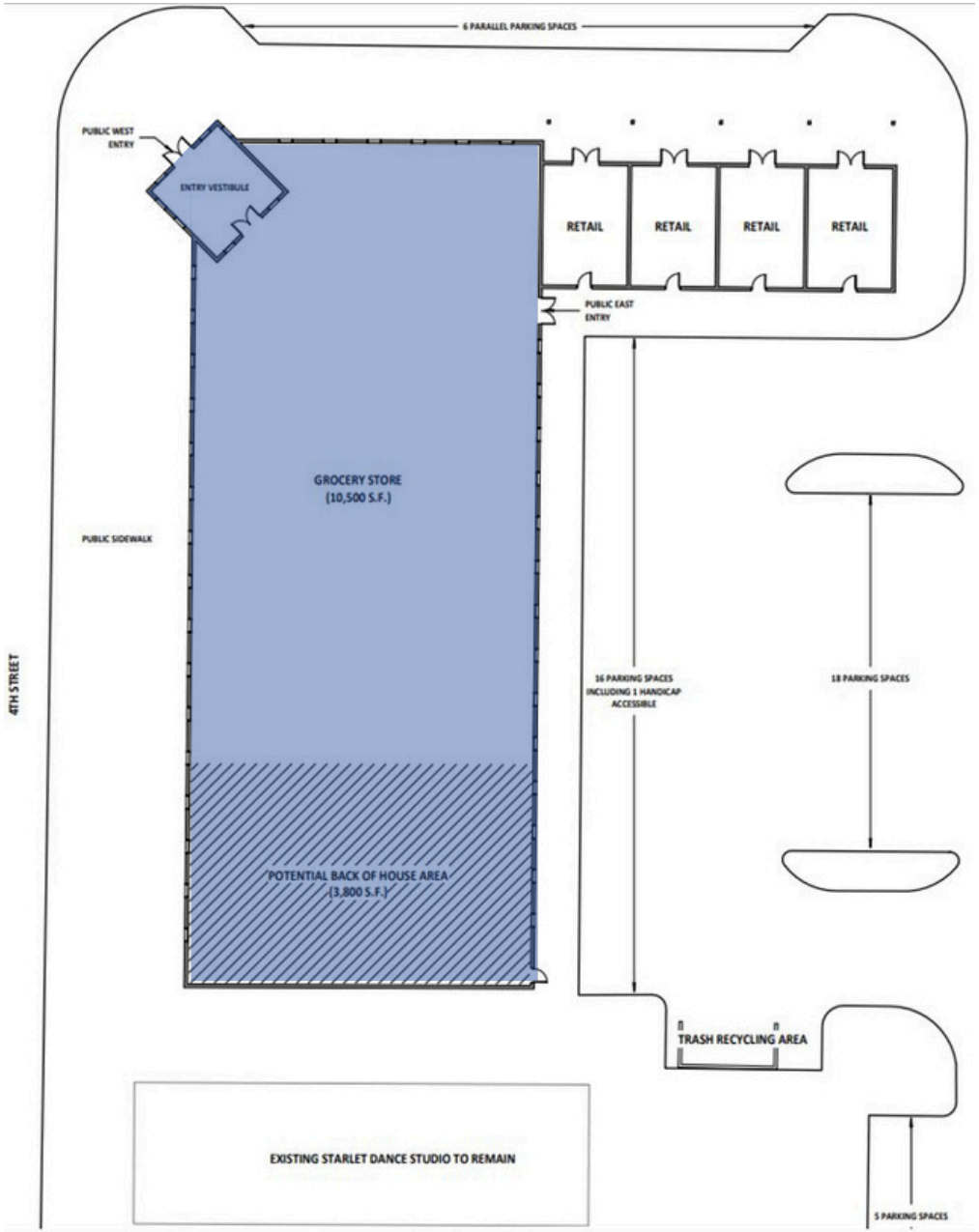
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GROCERY CONCEPT

DETAILS:

- +/-10,500-16,000 SF build to suit
- Prompt delivery for grocery anchor
- Ample parking
- Adjacent retail spaces
- Entry from 4th Street or from parking lot

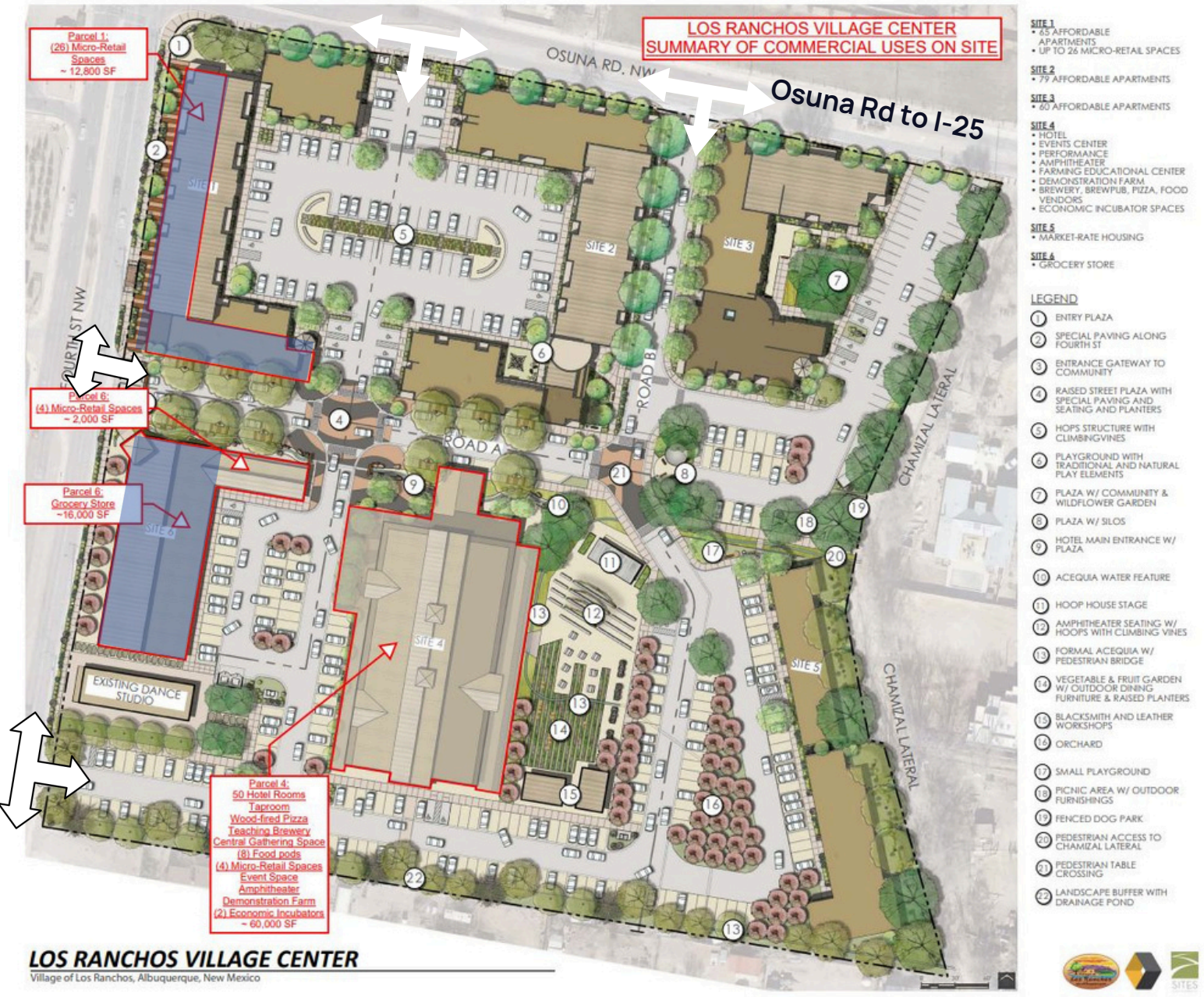




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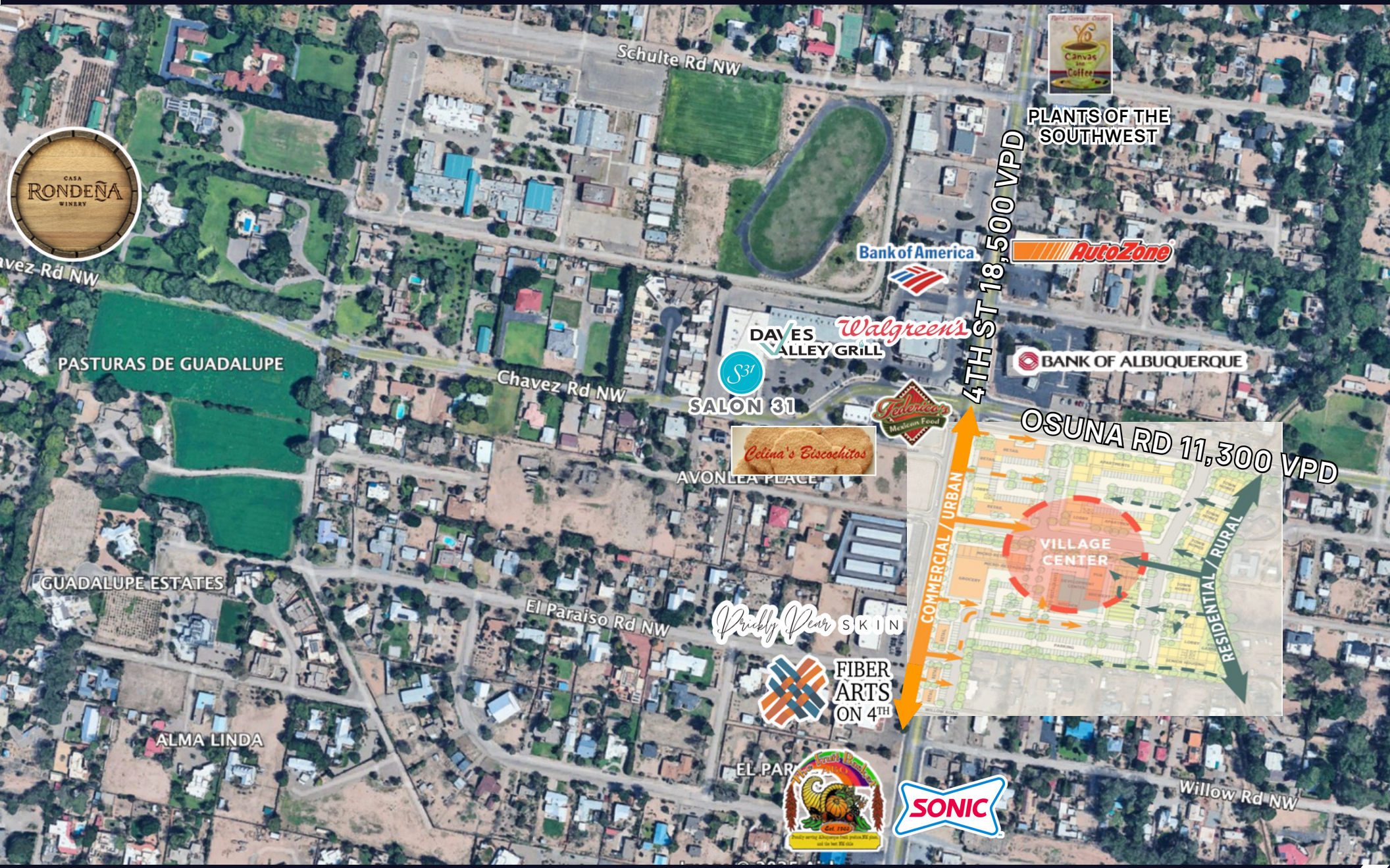
SITE PLAN

eXp Realty is proud to the be exclusive representative of this wonderful Trailhead at Chamizal development on the historic royal road from Santa Fe to Mexico City known now as north 4th Street in Albuquerque. This new Los Ranchos project offers beautiful affordable and ADA apartments. The development will include shops, a village farm, bees, restaurants, an amphitheatre, micro-retail, a brewery, hotel and much more. Surrounded by Los Ranchos local dining and shopping, this is a wonderful place to do business. Area tenants include Walgreens, Bank of America, Bank of Albuquerque, Federico's Mexican Food, Autozone, Vernon's Steakhouse, El Camino Motor Hotel, Casa Rondeña Winery and more…



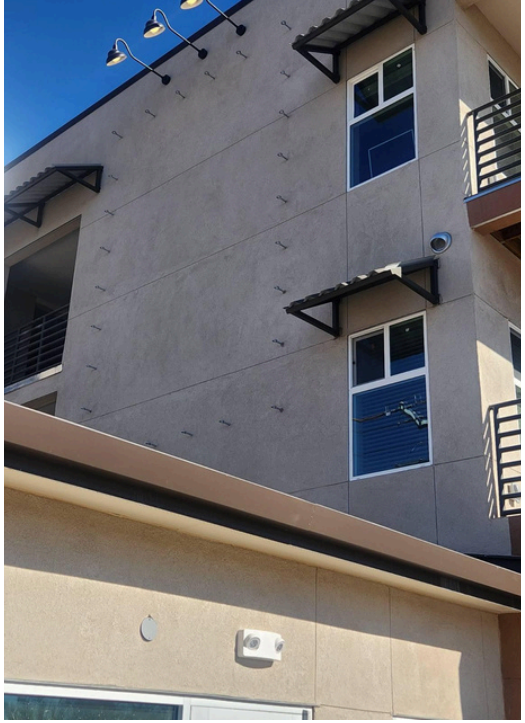
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TRADE AREA



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DEMOGRAPHICS

Population

1 Mile	16,100
3 Miles	108,700
5 Miles	330,100

Age

Median Age	41
Under 20	70,200
25 - 45	93,100
45 - 65	82,400
Over 65	53,600

Household Income

Median Income	$66,000
2028 Estimate	$80,400
$25k - 50k	28,100
$50k - 75k	43,400
Over $100k	46,600



4th & Osuna Rendering

Employees

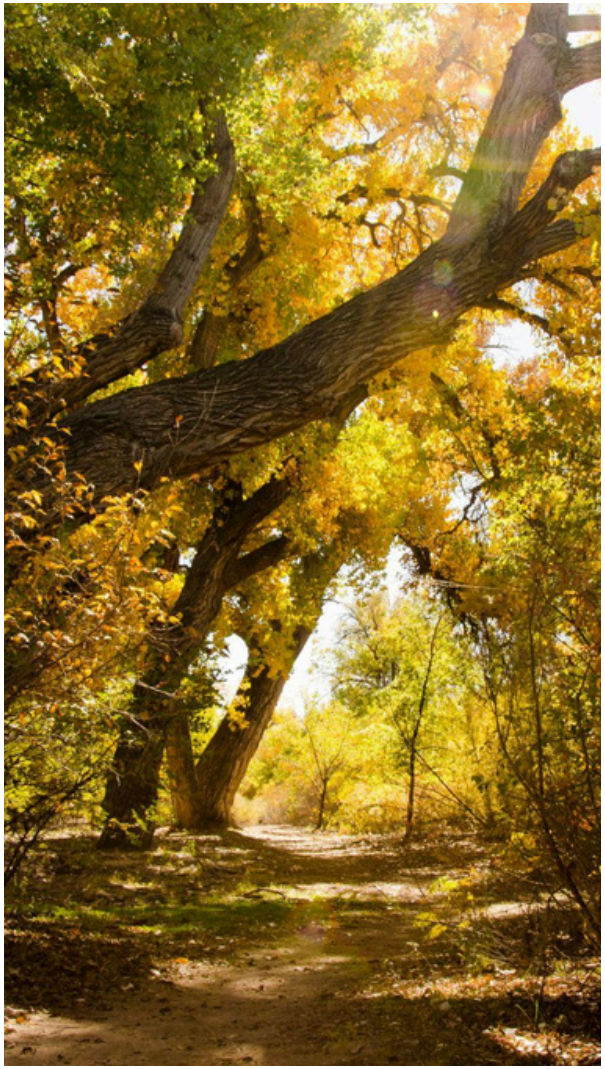
Total	276,000
Top Industries	Management, Business, Science, Arts, Educational Services, Health Care

Housing Occ. Ratio

Occupied	146,300
Vacant	10,000

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LOCATION SUMMARY: LOS RANCHOS



The area containing the Village of Los Ranchos has been settled for at least 2,500 years. During the Spanish Colonial period, there were a series of adobe villages scattered throughout the North Valley, including a community settled around a small plaza called San Jose de Los Ranchos. After New Mexico became United States territory, this community was actually the Bernalillo County seat from 1850 to 1854. Los Ranchos and the North Valley were historically agricultural settlements. By 1920, however, much land was out of production because of recurrent flooding and poor drainage. In response to this problem, the Middle Rio Grande Conservancy District was formed in the 1920's to implement drainage and flood control improvements in the area. A vast system of levees, ditches, laterals, drains and canals was created. Besides improving the situation for agriculture, this opened the area to increased development. Thus, when World War II and its aftermath brought a population explosion in the Albuquerque region, the Los Ranchos area became ripe for development associated with the growth boom. Concern over this growth on the part of local residents helped lead to the incorporation of the modern Village of Los Ranchos in the late 1950's. The Village of Los Ranchos is an incorporated municipality, which was formed under the laws of the State of New Mexico on December 29, 1958. The original Los Ranchos town site in 1958 was located between Guadalupe Trail and Rio Grande, north of Chavez, and south of Los Ranchos. The character of the community was largely homogeneous, rural and agricultural. Over the past 40 years, additional territory has been annexed into the Village. During that time, the Village has lost considerable open expanses and agricultural usage to residential development. The Village has more than tripled in population since 1970. The 2010 population of Los Ranchos was about 6,000. http://losranchosnm.gov/history

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