

# Retail, Warehouse and Agricultural

9237 4th St NW and 420 Patriots Pl NW | Albuquerque, NM 87114



**KING  
CAPITAL**  
COMMERCIAL REAL ESTATE

For Sale

**Kyla Stoker**  
Senior Vice President  
[kyla@kingcapitalcre.com](mailto:kyla@kingcapitalcre.com)

**Jeremy Nelson**  
Vice President  
[jeremy@kingcapitalcre.com](mailto:jeremy@kingcapitalcre.com)

**505-292-9607**  
[kingcapitalcre.com](http://kingcapitalcre.com)

# Property Details



Sale Price  
See Broker

## Property Size

Parcel 1  
Parcel 2

**1.48 acres**  
**2.92 acres**



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We have not verified it and make no guarantee about it.

# Market Overview



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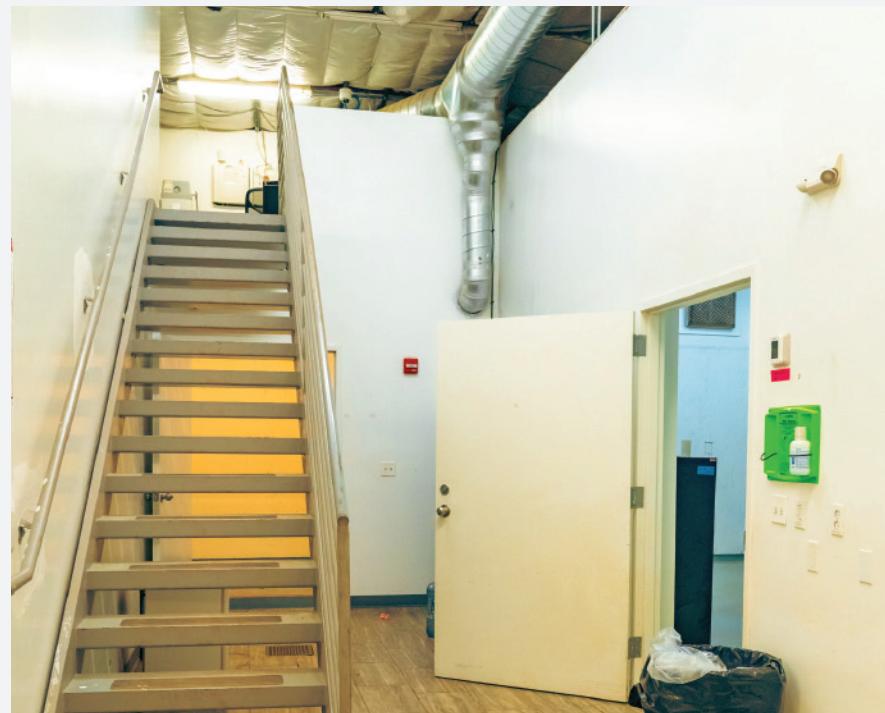
# Retail

## About:

- Former cannabis cultivation operation with extensive existing infrastructure
- Nine (9) hoop houses structures previously utilized for cultivation
- On-site well, supporting agricultural and high-water-demand uses (subject to verification)
- Retail building with frontage along 4th Street NW, providing visibility, access, and potential showroom or office use
- Additional support buildings suitable for processing, storage, office, or equipment areas
- Utility infrastructure designed to accommodate high power demands (subject to verification)
- Located in Albuquerque's North Valley corridor with convenient access to I-25 and Paseo del Norte
- Combination of agricultural and urban adjacency allowing for a wide range of potential uses
- Suitable for agricultural production, specialty cultivation, indoor farming, research, processing, storage, light industrial, or adaptive reuse
- Existing improvements may significantly reduce redevelopment and startup costs
- Zoning and allowable uses subject to City of Albuquerque/Bernalillo County and applicable regulatory approvals
- Operation well for irrigation



# Warehouse



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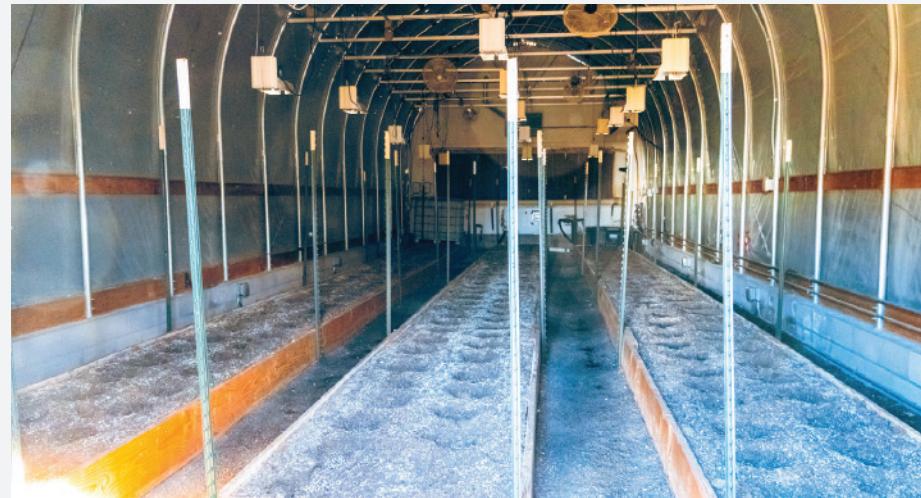
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# Hoop Houses

3 - 80x30

6 - 60x20

Climate Controlled



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# AUX Buildings



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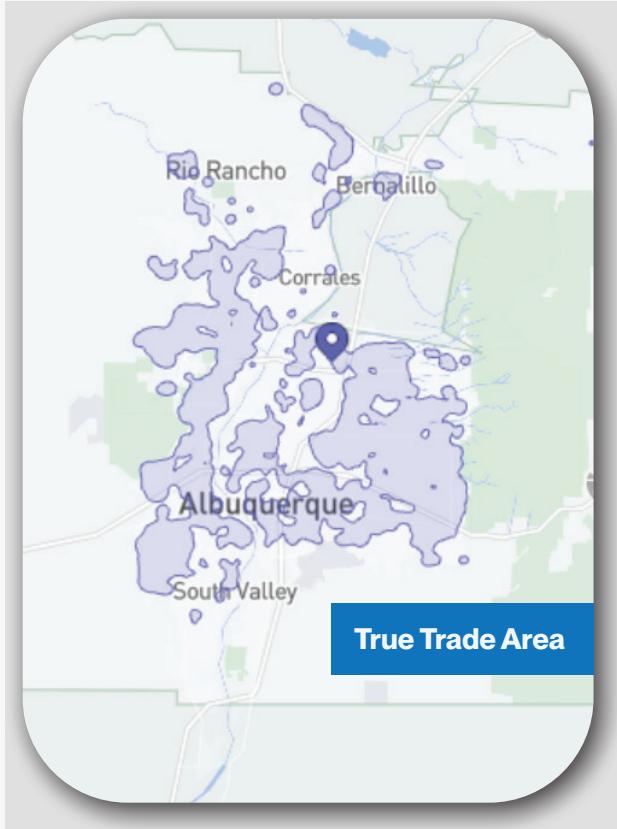
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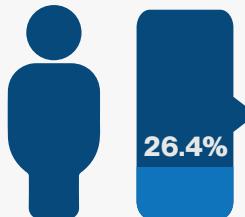


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# Market Overview



## Age



18 - 37  
(millennials)

26.4%



38 - 51  
(gen x)

32.4%

52+  
(baby boomers)

## Average Household Income

93K

2025  
Estimated  
Households

5 Mile Radius  
77,971

3 Mile Radius  
20,612

1 Mile Radius  
2,245

## 2025 Estimated Total Employees



## 2025 Estimated Total Businesses



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