

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

Jeremy Nelson
Vice President
jeremy@kingcapitalcre.com

505-292-9607
kingcapitalcre.com

Property Details



PARCEL 1
± 1.48 acres

PARCEL 2
± 2.92 acres

\$ Sale Price
\$2,990,000



Property Size

Parcel 1	1.48 acres
Parcel 2	2.92 acres



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Market Overview

The Albuquerque International Balloon Fiesta—the world's largest hot air balloon festival—welcomes approximately **851,994 guests annually**



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Retail

About:

- Former cannabis cultivation operation with extensive existing infrastructure
- Nine (9) hoophouses 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 highpower 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



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Warehouse



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Hoop Houses

3 - 80x30

6 - 60x20

Climate Controlled



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AUX Buildings



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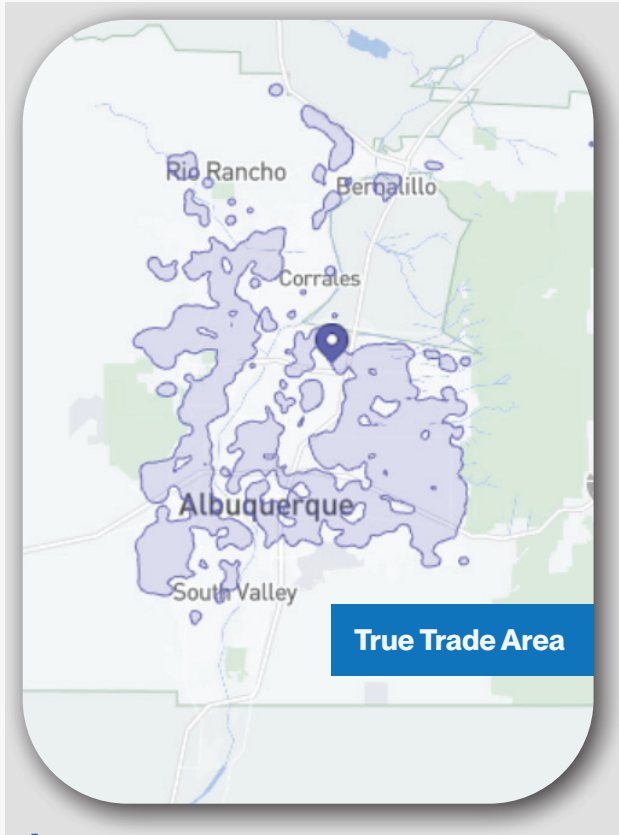
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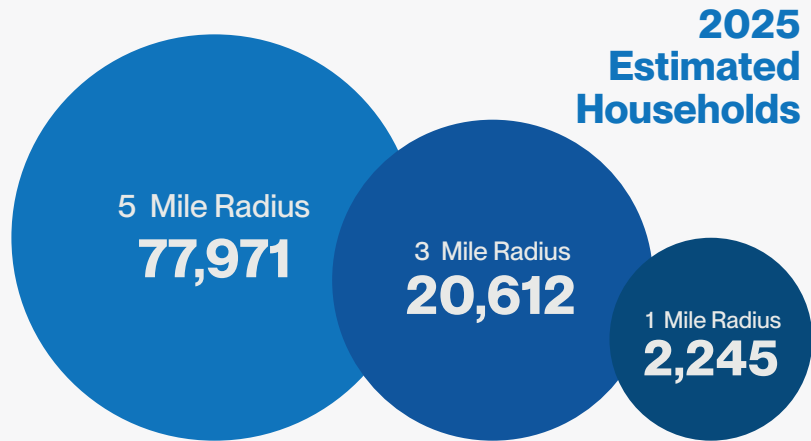
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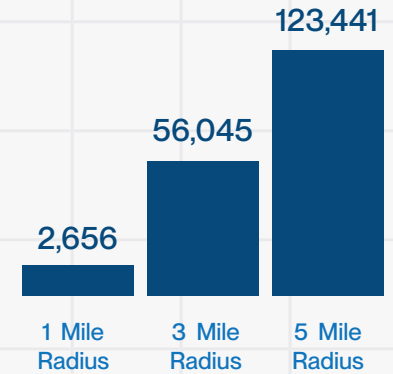


Average Household Income

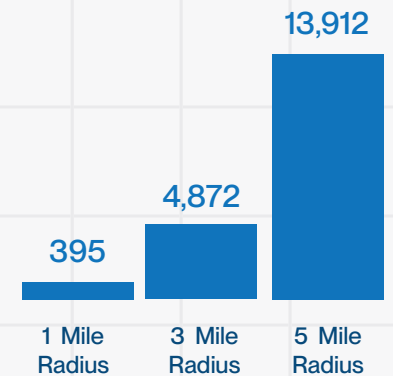
93K



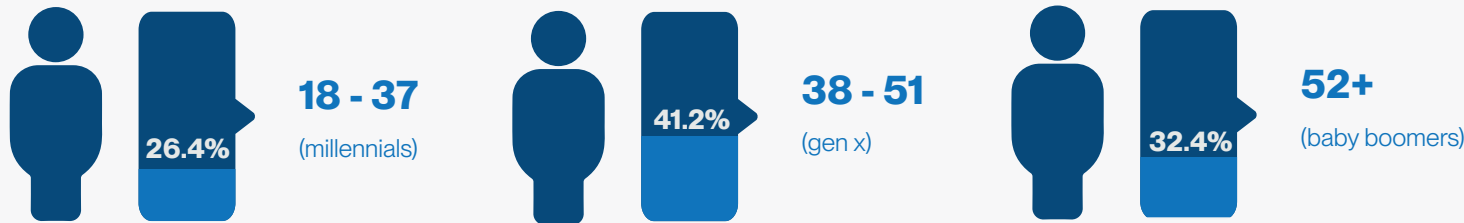
2025 Estimated Total Employees



2025 Estimated Total Businesses



Age



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4811A Hardware Dr NE Suite 1
Albuquerque, NM 87109

505-292-9607
kingcapitalcre.com



Kyla Stoker
Senior Vice President

505-980-5614
kyla@kingcapitalcre.com



Jeremy Nelson
Vice President

505-610-1655
jeremy@kingcapitalcre.com