

RANCHITOS SHOPPING CENTER

Retail Strip Center

7901 4th St. Suite C NW, Village of Los Ranchos, NM 87114



BASE 5

RETAIL PARTNERS

North Valley Academy
500 Student School

La Potosina

North Valley Academy

Available

Ultimate Ninja Athlete Association

Antique Mall

Red Shovel

Sudz Laundromat

**LISTING
BROKER**

Brandon Saylor, CCIM Owner/Broker
brandon@base5retail.com - 505.350.0296

6739 Academy Rd NE, Suite 380 • Albuquerque, NM 87109
505.807.0605 • WWW.BASE5RETAIL.COM



BASE 5
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SITE PLAN

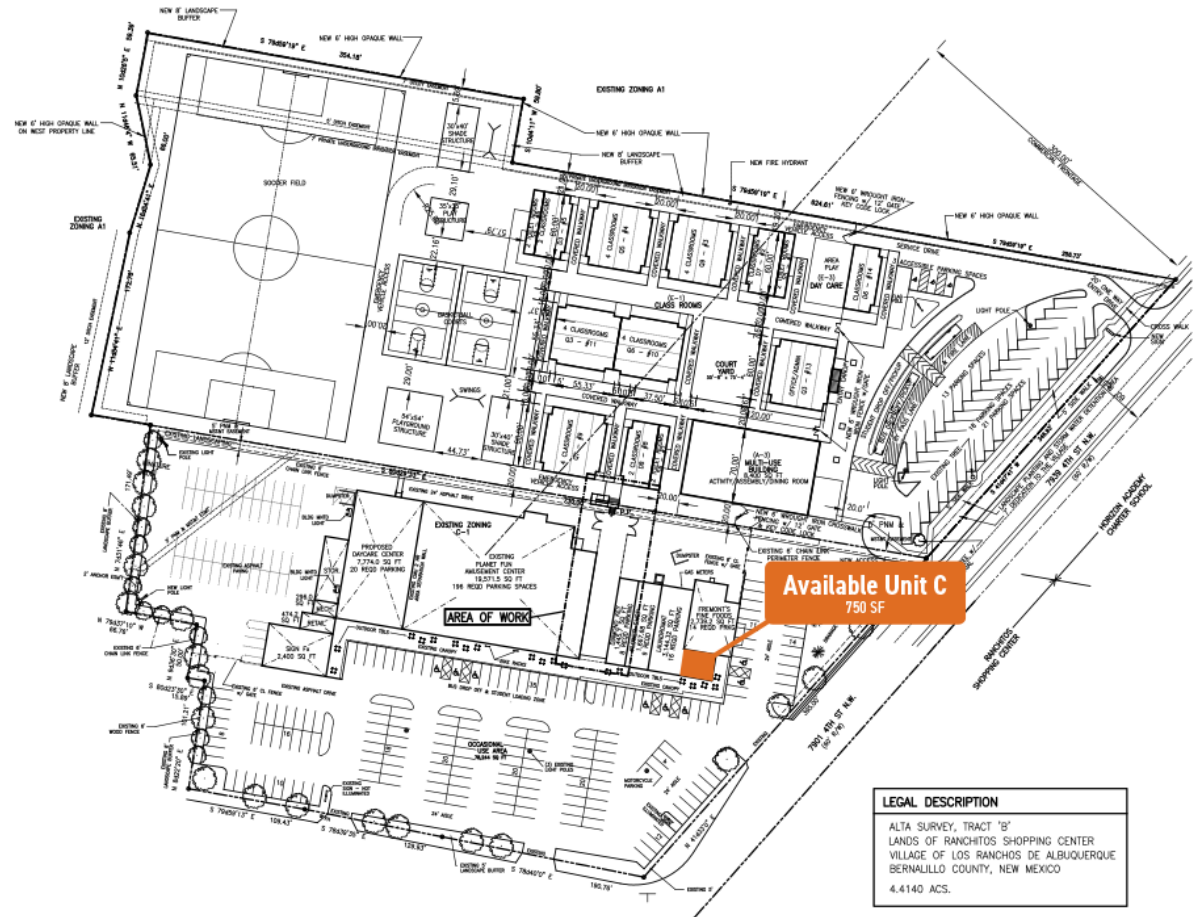
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AVAILABLE

±750 SF End Cap Shop Space
Asking \$12.00/SF NNN
2023 NNN= \$3.00/SF
Zoning- SU-1 for C-1 uses

SPACE	TENANT	SF
Suite A	Red Shovel Landscape	2,400
Suite B1	Antique Mall	16,131
Suite B2	Ult. Ninja Athlete Assoc.	11,260
Suite B3	North Valley Academy	3,113
Suite B4	Sudz Laundromat	3,144
Suite C	Available	750
Suite D	Arden White Esthetics	472
Suite C-2	La Potosina	2,739



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AERIAL

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PHOTOS

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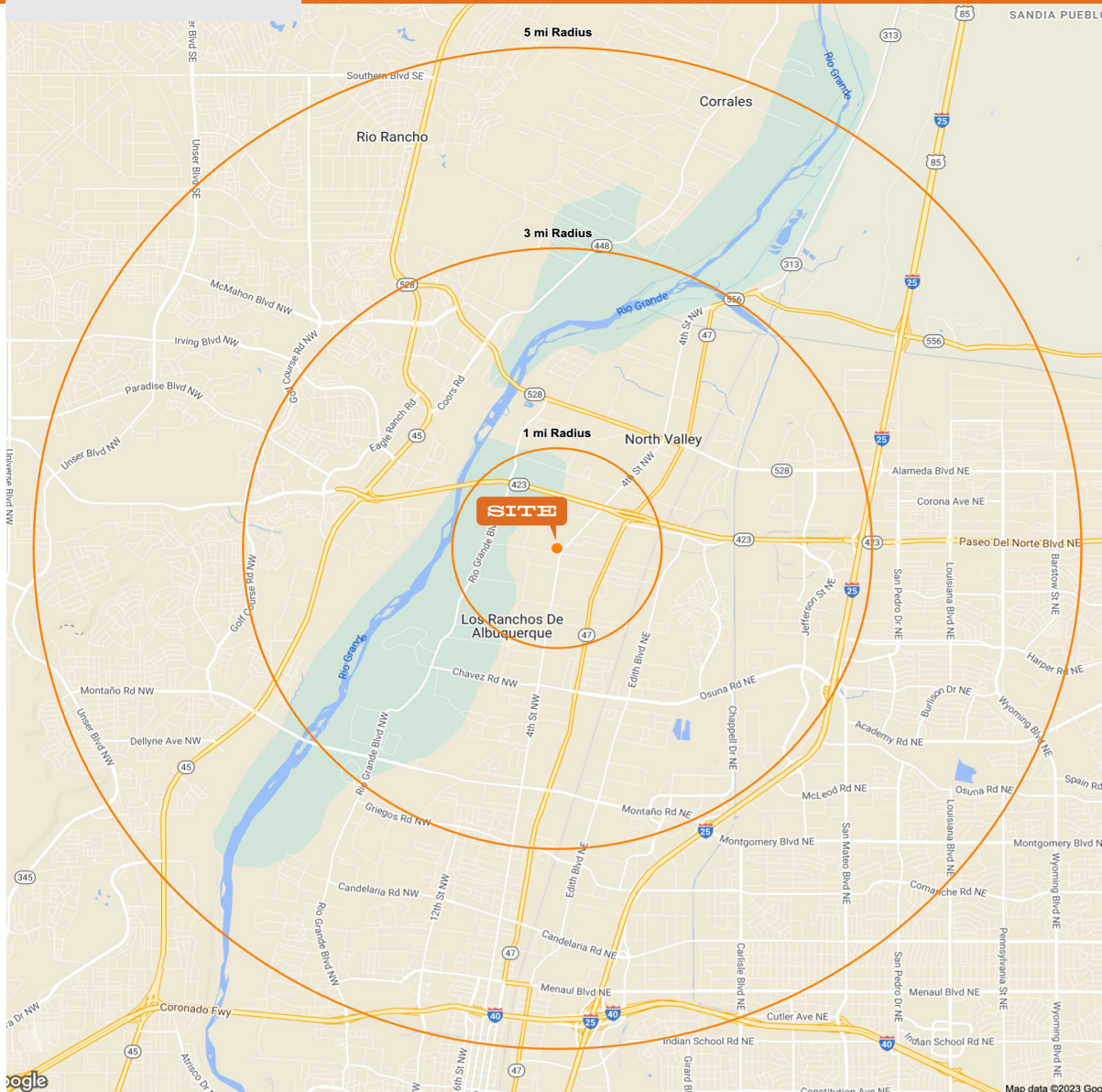


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RADIUS MAP

RANCHITOS SHOPPING CENTER

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POPULATION

1 MILE
5,331

3 MILES
49,710

5 MILES
199,656



INCOME

1 MILE
\$127,194

3 MILES
\$113,001

5 MILES
\$106,964



EMPLOYEES

1 MILE
4,507

3 MILES
41,148

5 MILES
164,543



TRAFFIC

FOURTH STREET
12,600 VPD

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OVERVIEW

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- Ranchitos Shopping Center is located in the North Valley, just one mile from Paseo del Norte off the 2nd Street exit.
- Less than five minutes to the Los Ranchos/Journal Center, a park and ride station for the Railrunner, where one-quarter of all trips begin on the Railrunner.
- North Valley Academy uses the center's parking lot for student drop-off and pick-up, creating a huge traffic surge five days/week.

REALTY
RESOURCES
MEMBER

LET'S CHAT
BRANDON SAYLOR, CCIM

brandon@base5retail.com
505.350.0296



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