

**For
Sale**



Hard-Corner Restaurant/Retail Opportunity

LOCATED IN A PRIME NORTH VALLEY RETAIL CORRIDOR



**±4,750 SF on ±0.95 Ac.
Available**

5209 4th St. NW | Albuquerque, NM 87107

Genieve Posen

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John Algermissen CCIM

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NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

5209 4th St. NW | Albuquerque, NM 87107

PROPERTY

AVAILABLE

Building: ±4,750 SF

Land: ±0.95 Acres

SALE PRICE \$825,000

ZONING MX-M 

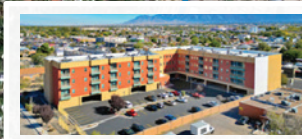
HIGHLIGHTS

- Iconic restaurant location - Former home of longtime local favorite Mr. Powdrell's BBQ
- Highly-visible to 24,400 cars per day with 4th St. frontage
- Hard-corner pad site
- Dense daytime population
- Surrounded by retail services
- New residential growth nearby - over 240 new units within 2.5 miles
- Ample parking, patio areas and outdoor storage unit
- Brick multi-story building with historic charm and corner presence
- Turn-key restaurant with kitchen infrastructure including multiple walk-in freezers and fridge, cooking hoods and BBQ pit
- Building is listed on the National Historic Register, but redevelopment options exist
- Zoning and layout support conversion to brewery or event space



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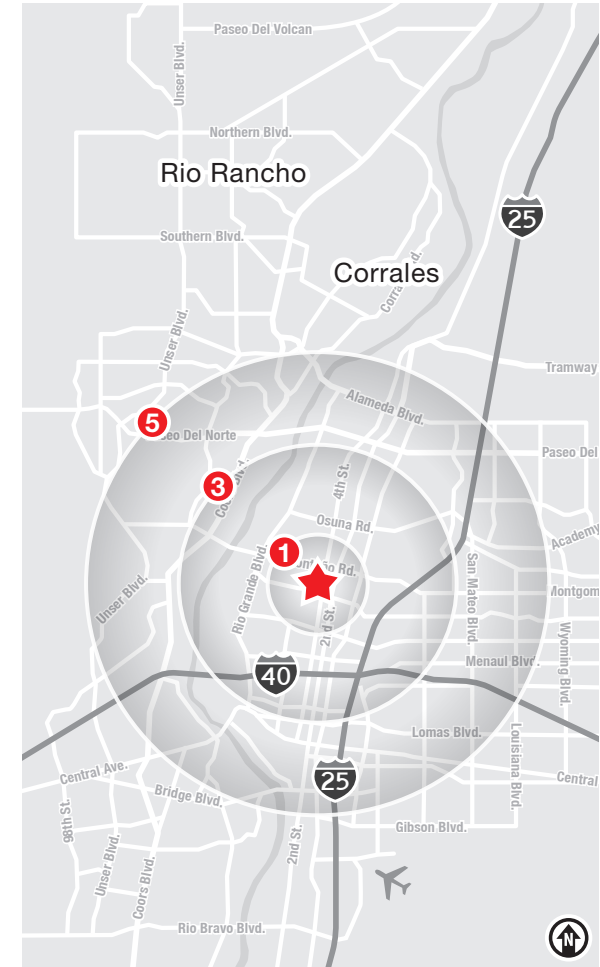
Near a wave of new multifamily developments that drive demand for services and long-term value.



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,539	65,911	239,325
Average HH Income	\$84,570	\$91,116	\$91,968
Daytime Employment	6,878	64,201	203,024

2025 Forecasted by Esri



NAI SunVista

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FLOOR PLAN

AVAILABLE

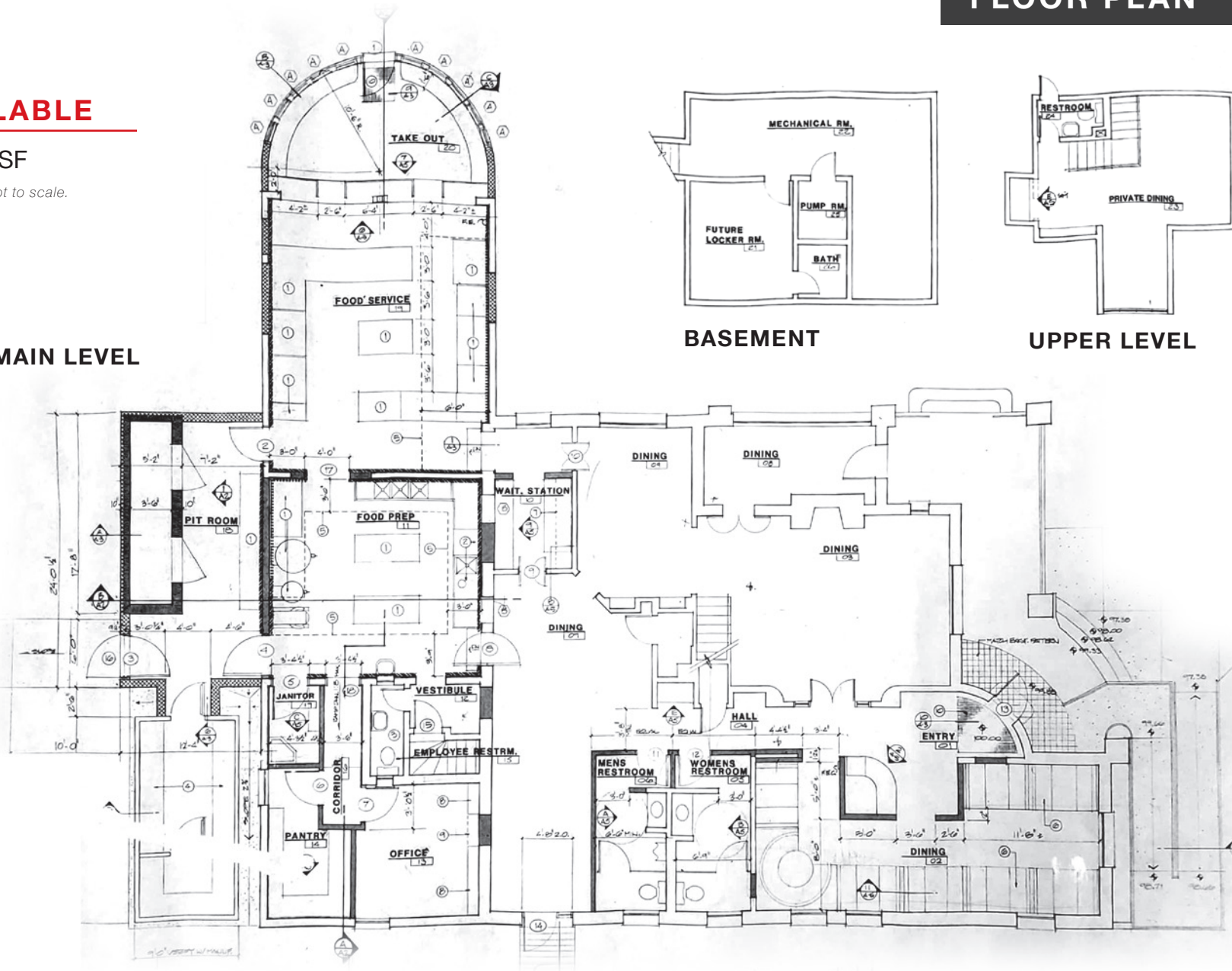
±4,750 SF

Floor plan not to scale.

MAIN LEVEL

BASEMENT

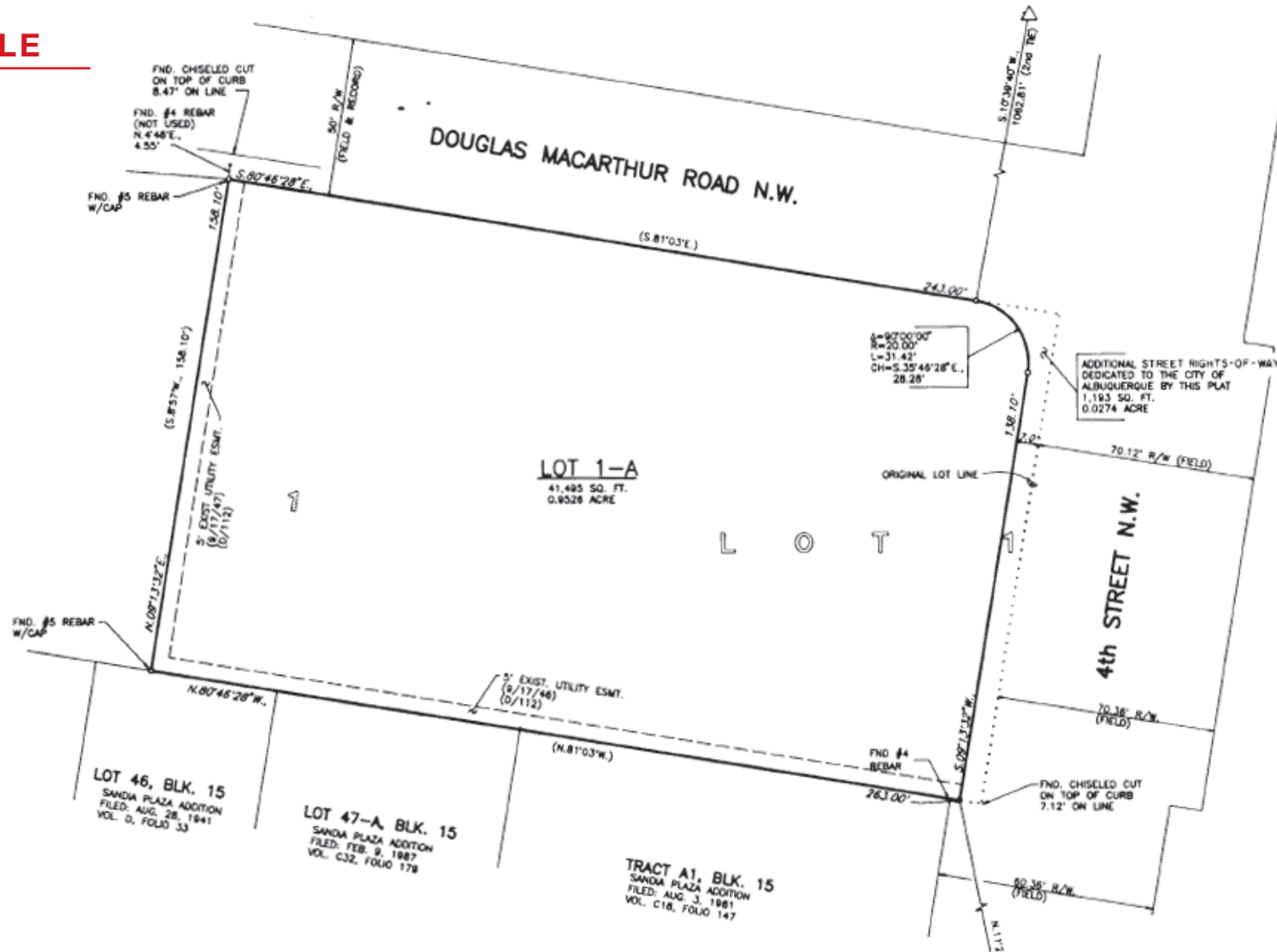
UPPER LEVEL



1

SITE SURVEY

±0.95 Acres



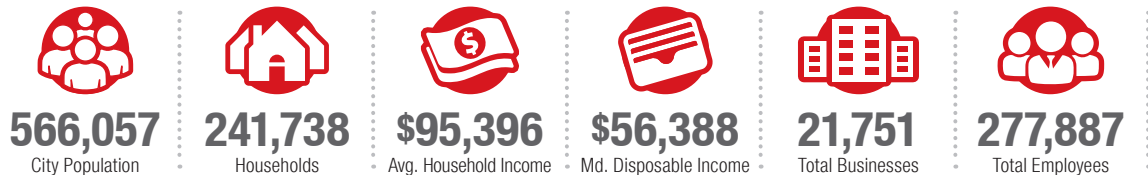
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.