

FOR LEASE

Retail or Showroom

1,000 SF @ \$2,850/MO



1007-1011 4th Street NW

Next to Monroe's Restaurant || Newly Remodeled in 2024
Excellent Downtown Location walking distance to Courthouses
Zoned MX-L || 10 private parking spaces || Cannabis Friendly !!!
Easy Access to I-40 and I-25 || 0.23 Acres || Free Standing Building



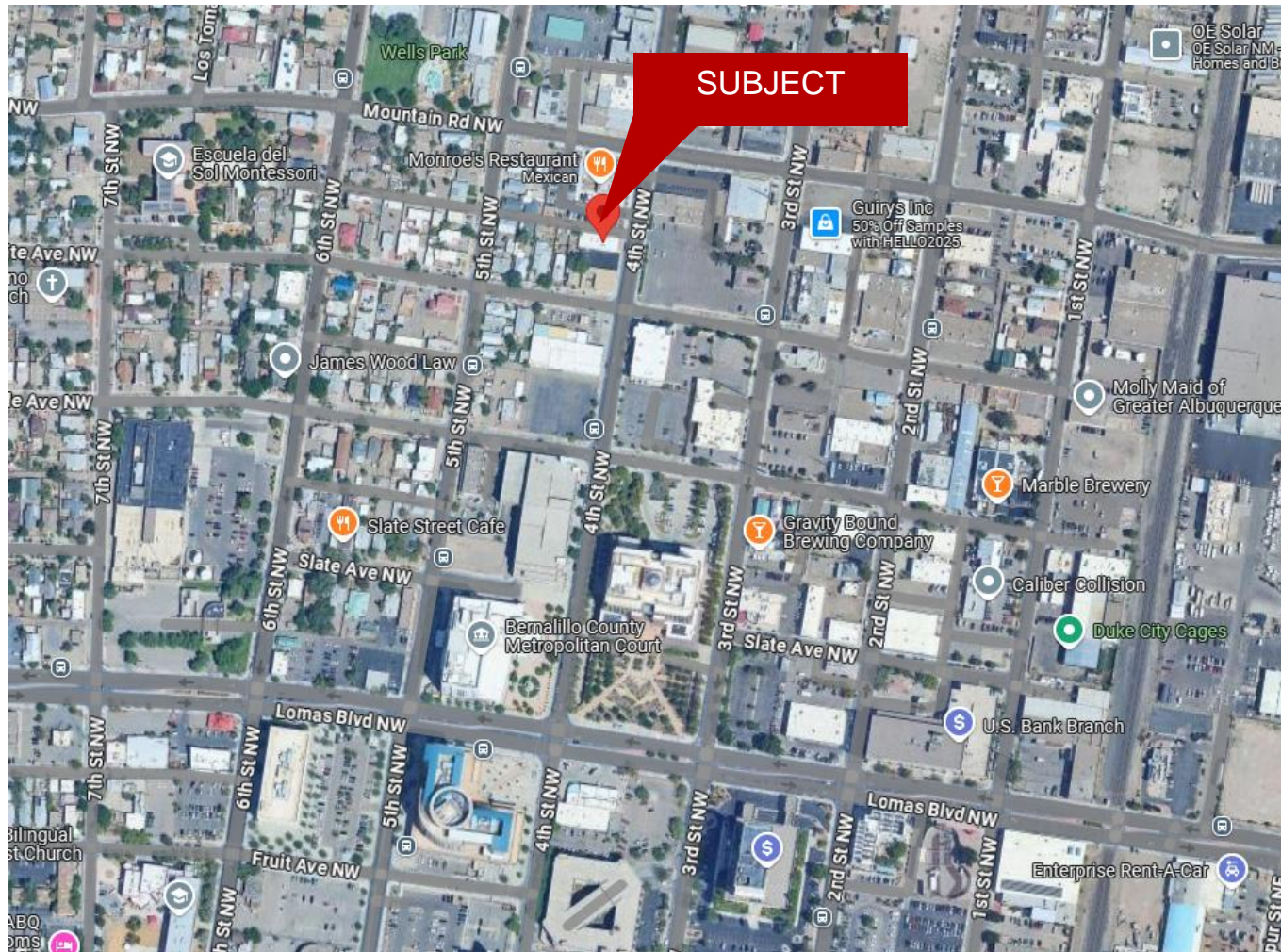
PHOTOS



Epic Real Estate
4811A Hardware Drive NE, Suite 5
Albuquerque, NM 87109
505.263.5350
www.epic-rec.com

Mark Thompson, CCIM
Qualifying Broker
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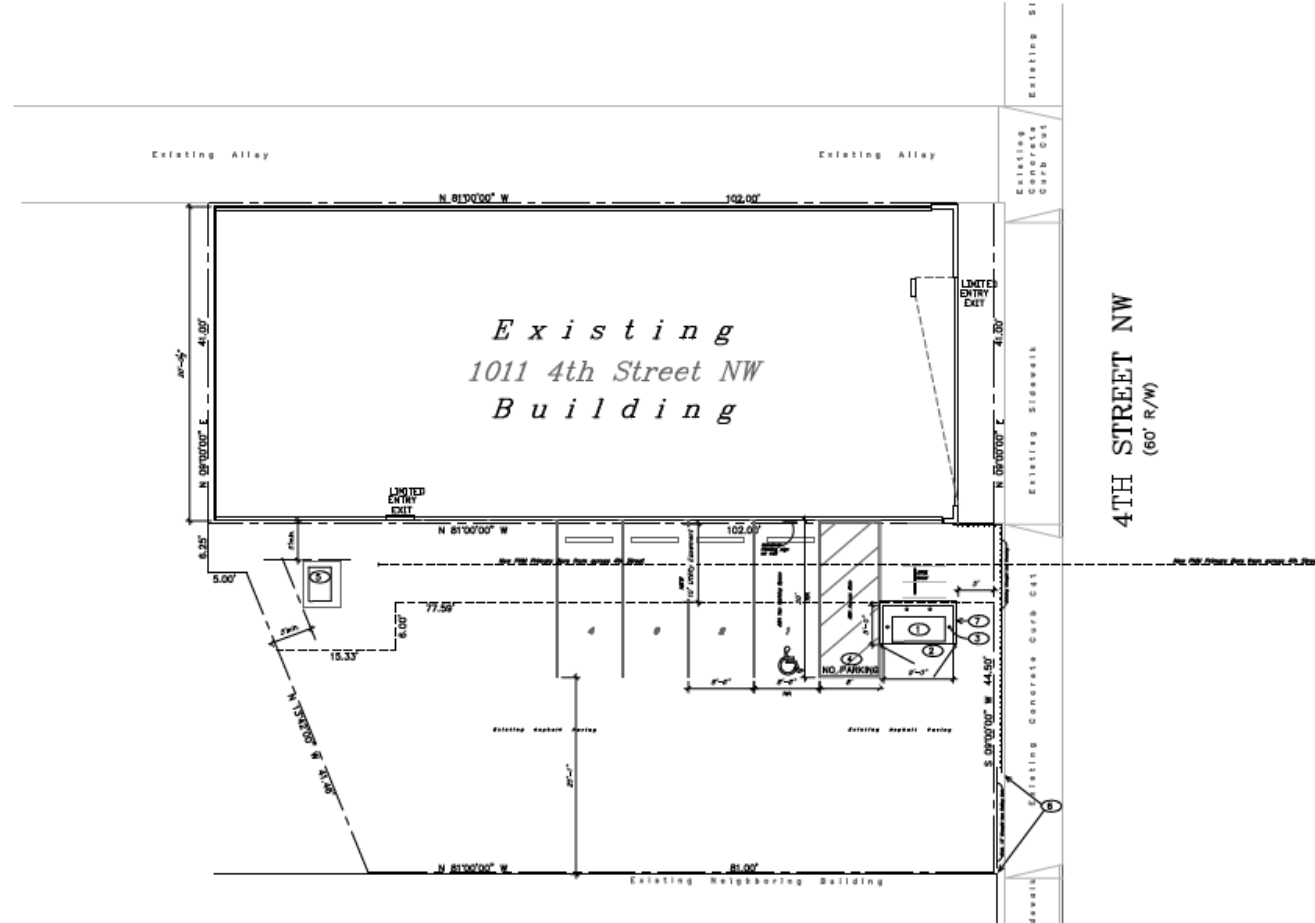
AERIAL MAP



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BROKER PROFILE



Mark Thompson, CCIM

For 25 years, Mark's broad range of real estate experience has included commercial and residential opportunities. As a broker, his first-hand experience with sales and leasing transactions furthers his understanding in all aspects of real estate. As an investor, he maintains investment credibility and shows confidence in our current market. Mark has developed multiple build-to-suit senior care facilities in Texas and continues to pursue Opportunity Zone investments in Arizona and New Mexico. While current investment holdings include senior care, medical facilities, retail stores, warehouses and land, his favorite asset class is comprised of industrial holdings. In the past 5 years, Mark has closed 82 transactions for over \$138,000,000 in sales.

Previous clients include:

Dion's Pizza	Optimum Building
Westway Homes	Dr. Alfredo Lopez, DDS
Speridian Technologies	High Altitude Investments LLC
Tesuque Stucco Company	High Altitude Properties LLC
Submaterial	5280 Investments LLC
Southwest Women's Oncology	Everest Investments LLC
Armada Physical Therapy	Agave Investments LLC
Precision Eye Care	San Marcos LLC
Harnick Orthodontics	Stockbauer LLC
Paseo RV Covered Storage	Durango Diamond LLC
PurLife	Smart Assets LLC
Natural RX	Vibranium LLC
Chocolate Cartel	Spartan Ventures LLC
Mother Road Mobile Canning	Spartan 2.0 LLC
Leaf & Flower Cannabis	Spartan 4.0 LLC
Sawmill Cannabis Company	Sawmill Station LLC



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Mark Thompson
Qualifying Broker & Principal