

**For Sale  
or Lease**

# Fully Equipped Freestanding Restaurant

GREAT VISIBILITY ALONG 4TH ST.



2501 4th St. NW | Albuquerque, NM 87102

**NA SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,774 SF Available**

**Clay Azar** CCIM

clay@sunvista.com | 505 480 9777

**Shamy Slefo**

shamy@sunvista.com | 505 998 1579



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2105 4th St. NW | Albuquerque, NM 87102

## PROPERTY

### AVAILABLE

±1,774 SF

### SALE PRICE

\$350,000

### LEASE RATE

\$17.00/SF + NNN

### HIGHLIGHTS

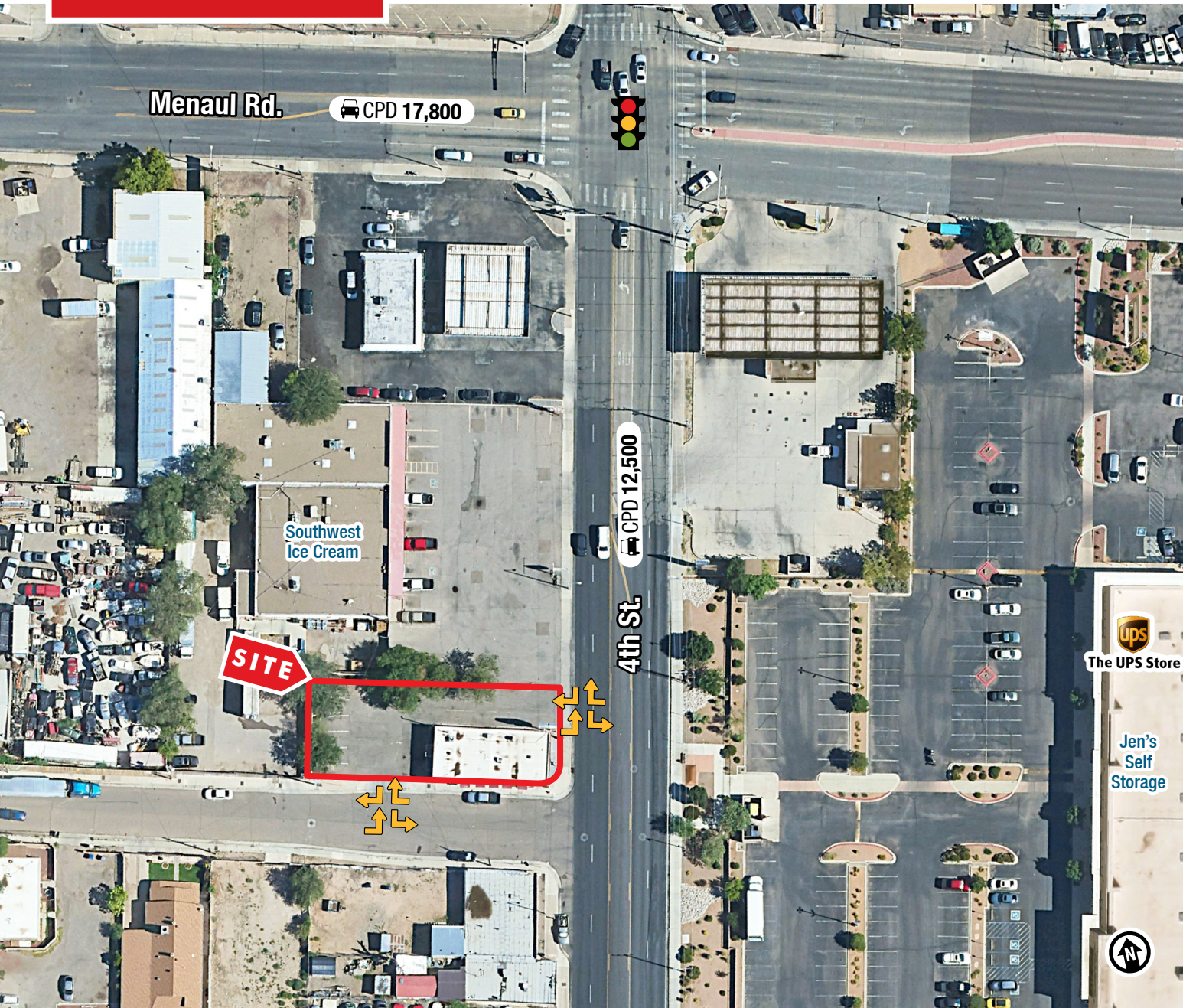
- Busy area with high visibility
- Large monument signage
- Fast access to I-40
- Restaurant infrastructure in place
- FF&E negotiable
- Great parking with 19 spaces

### ZONING

- [MX-M](#) 

### LOCATION

SWQ Menaul Blvd. & 4th St. NW





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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,471	82,178	247,605
Average HH Income	\$72,059	\$85,834	\$84,449
Daytime Employment	8,612	97,263	195,544

2025 Forecasted by Esri

**HUB Zone** [MORE INFO](#)



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

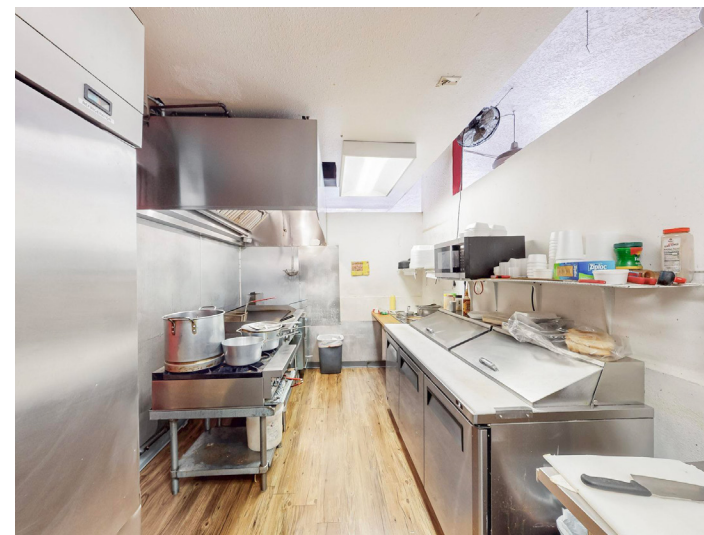
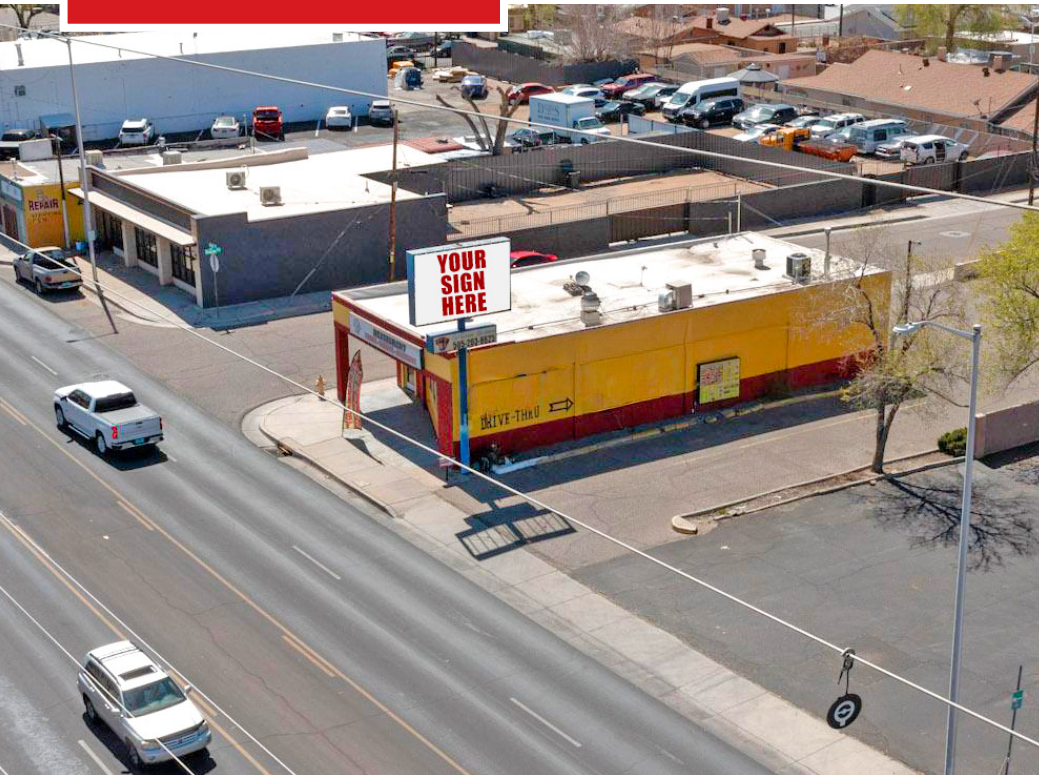
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## FLOOR PLAN

**AVAILABLE**

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