

For Sale]
or Lease]

Fully Equipped Freestanding Restaurant

GREAT VISIBILITY ALONG 4TH ST.



±1,774 SF Available

2501 4th St. NW | Albuquerque, NM 87102

NAISunVista] Got Space™

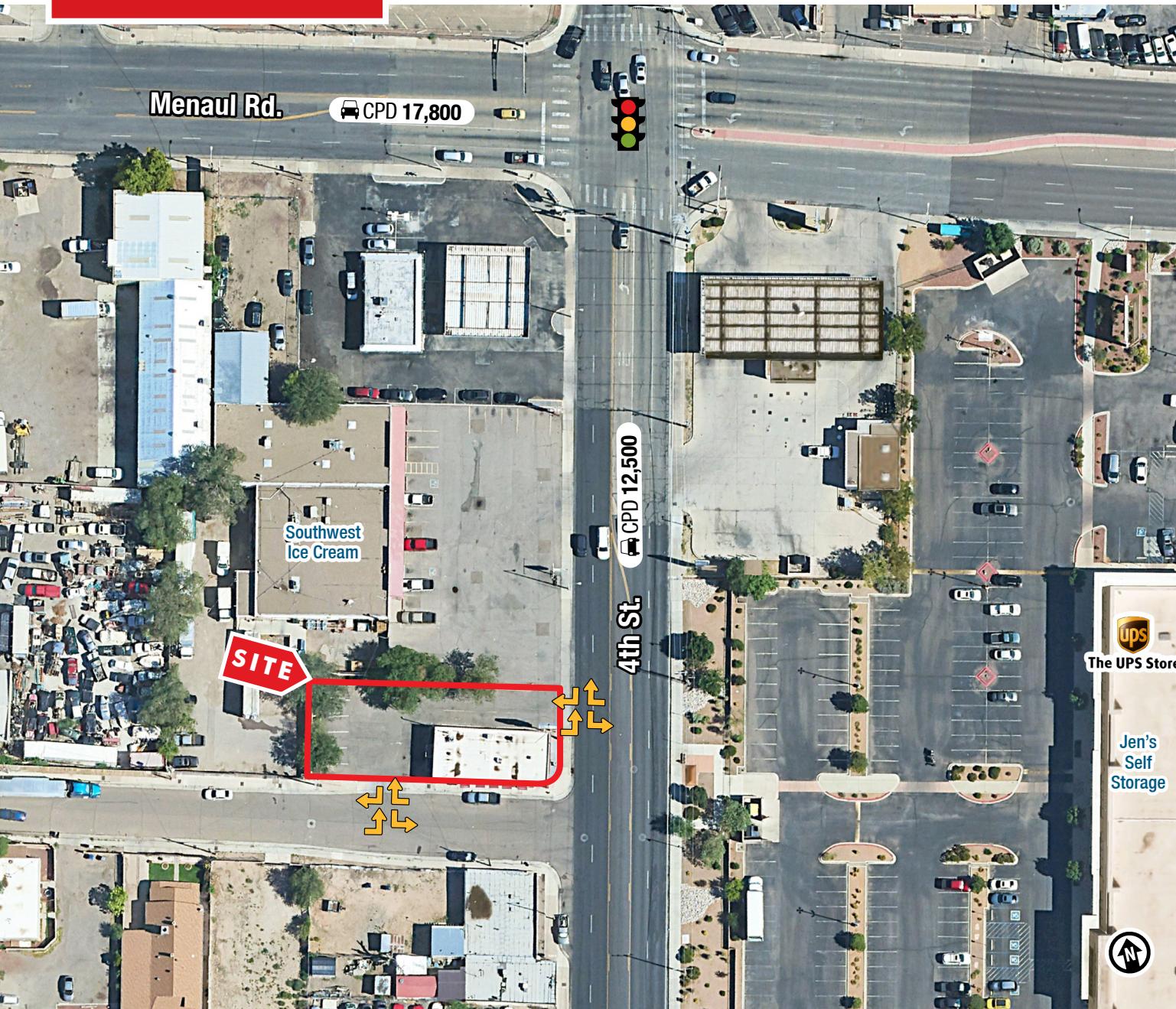
Opening the Door to Commercial Real Estate Excellence

Clay Azar CCIM
clay@sunvista.com | 505 480 9777

Shamy Slefo
shamy@sunvista.com | 505 998 1579

For Sale
or Lease

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

NAI SunVista

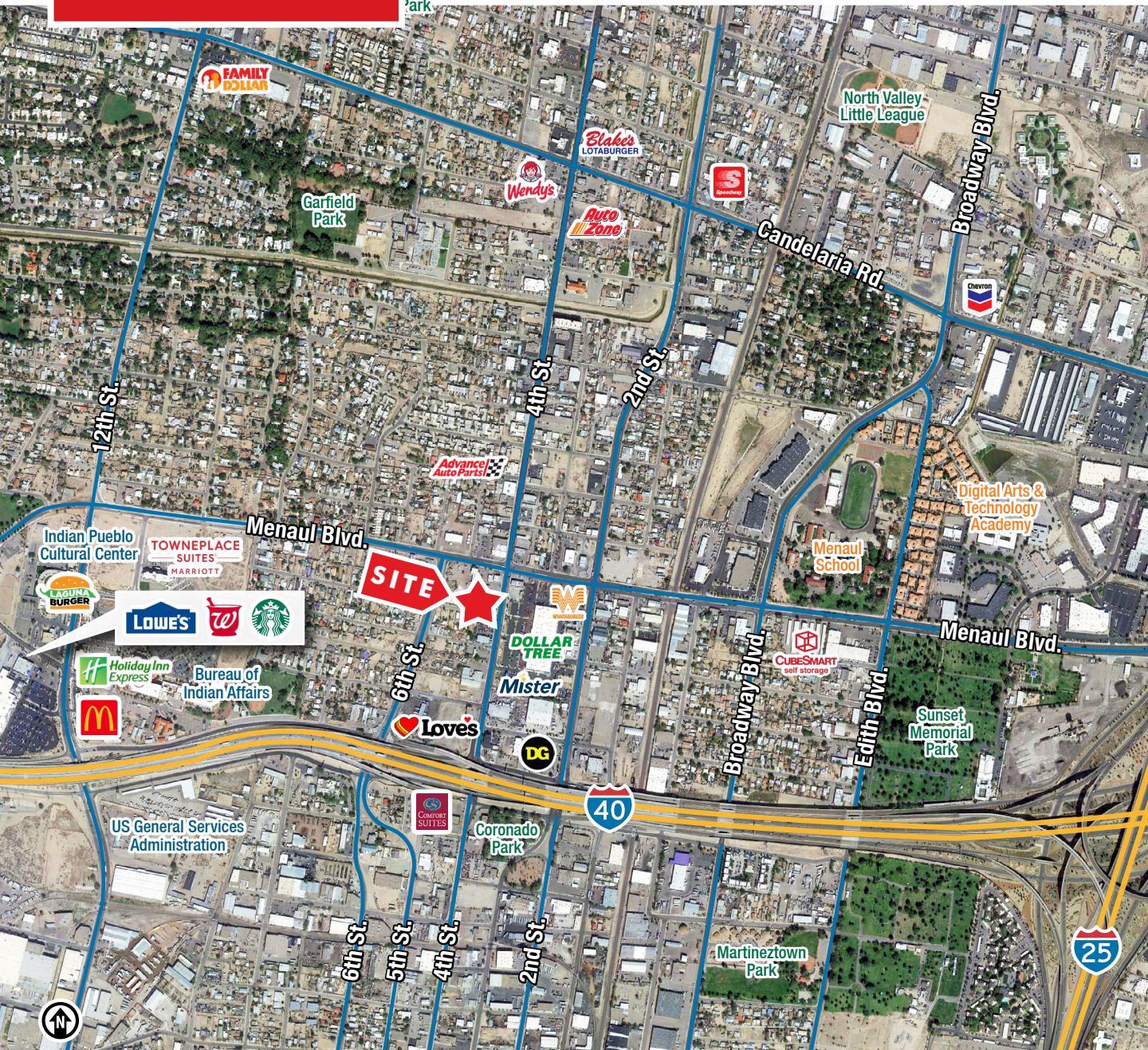
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Clay Azar CCIM
clay@sunvista.com
505 480 9777

Shamy Slefo
shamy@sunvista.com
505 998 1579

For Sale or Lease

2105 4th St. NW | Albuquerque, NM 87102



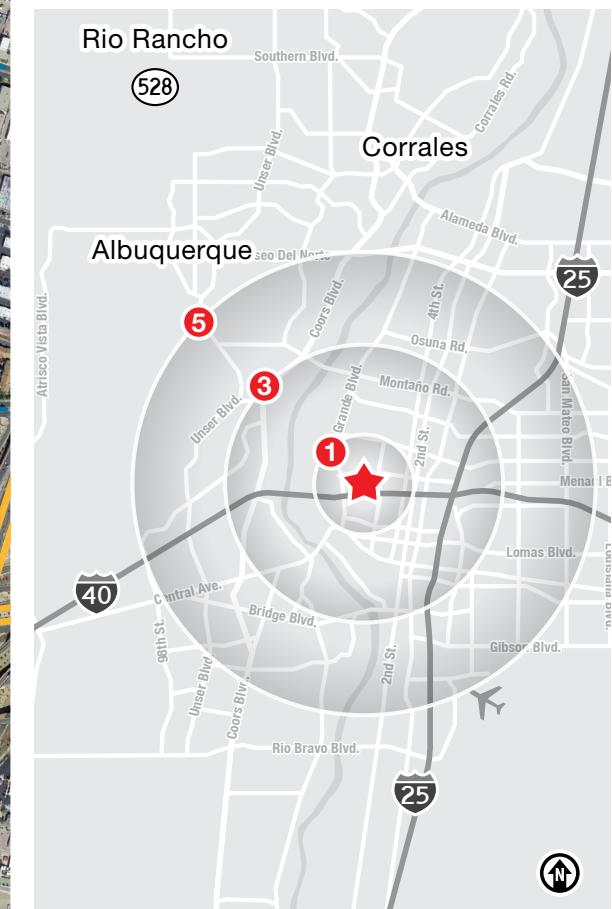
LOCATION

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

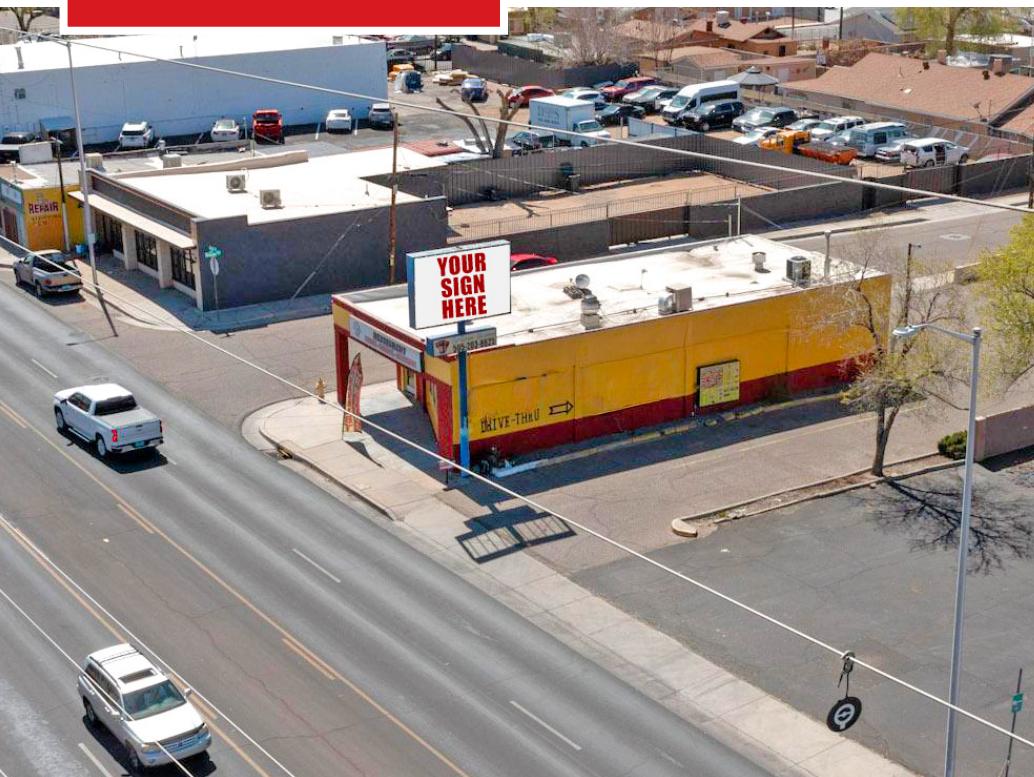
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Clay Azar CCIM
clay@sunvista.com
505 480 9777

Shamy Slefo
shamy@sunvista.com
505 998 1579

For Sale
or Lease

2105 4th St. NW | Albuquerque, NM 87102



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Clay Azar CCIM
clay@sunvista.com
505 480 9777

Shamy Slefo
shamy@sunvista.com
505 998 1579

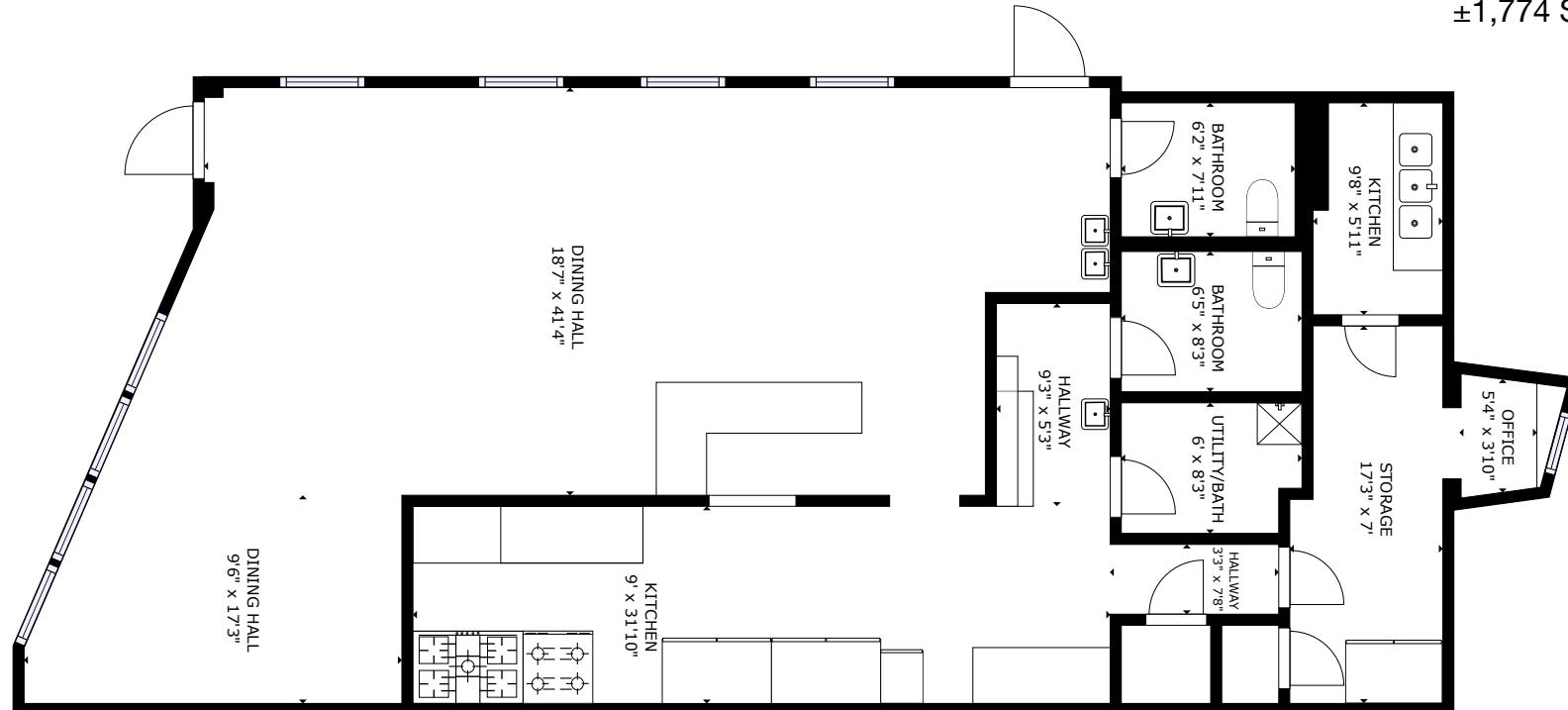
For Sale
or Lease

2105 4th St. NW | Albuquerque, NM 87102

FLOOR PLAN

AVAILABLE

±1,774 SF



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

Clay Azar CCIM
clay@sunvista.com
505 480 9777

Shamy Slefo
shamy@sunvista.com
505 998 1579