RESOLUT RE

4604 CORRALES RETAIL / OFFICE

CORRALES ROAD AND LA PASADA DE ANACIETO

4604 Corrales Road Corrales, NM 87048



FOR LEASE

AVAILABLE SPACE

Suite A: 1,800 SF

Suite B: 2,772 SF

RATE

$25.00 PSF NNN

NNNs* $3.00

* Estimate provided by Landlord and subject to change

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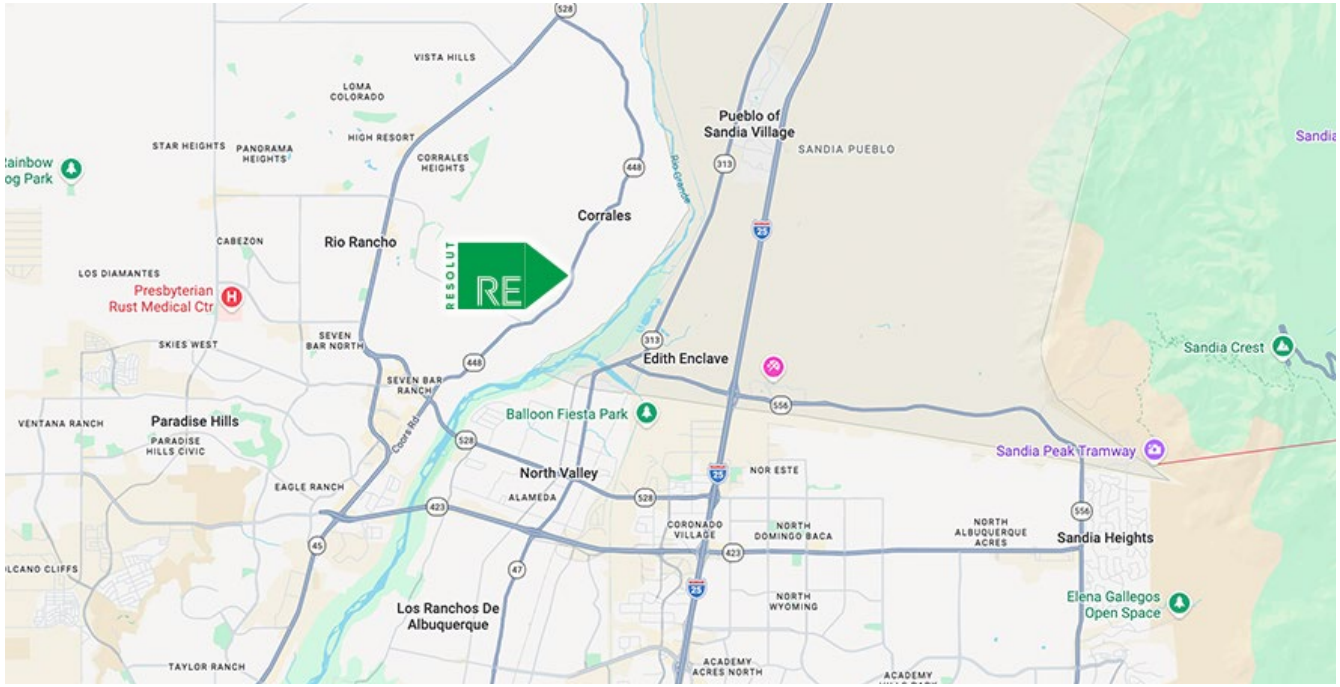
PROPERTY HIGHLIGHTS

- **Prominent Corrales Road location:** Direct frontage and visibility along the village's main commercial corridor, with convenient access to the property.
- **Authentic Southwest architecture:** Distinctive adobe construction creates a memorable presence and reflects the character of Corrales.
- **Renovated interiors:** Fully remodeled in 2019, blending traditional architectural appeal with high-end, modern finishes.
- **Flexible tenant configuration:** Separate entrances, multiple offices, and multiple restrooms accommodate a variety of office and retail layouts.
- **Inviting courtyard entrance:** An enclosed courtyard with native landscaping provides an attractive arrival experience for customers and clients.
- **Outdoor amenities:** Balcony and patio areas complement the interior space and enhance the property's appeal.
- **On-site parking:** Convenient parking serves customers, employees, and visitors.
- **Versatile commercial potential:** A compelling setting for boutique retail, professional offices, galleries, studios, and service businesses, subject to applicable approvals.



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DEMOGRAPHIC SNAPSHOT 2026

28,469
POPULATION
3-MILE RADIUS

$125,549.00
AVG HH INCOME
3-MILE RADIUS

29,151
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Corrales: 10,815 VPD
La Pasada de anacieto: 3,630 VPD
(Sites USA 2026)

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PROPERTY OVERVIEW

4604 Corrales Road offers a distinctive commercial ownership opportunity in the heart of Corrales, New Mexico. With direct frontage along the village's main commercial corridor, this adobe property combines authentic Southwest character with modern interiors following a full remodel in 2019. Separate entrances, multiple offices, and restrooms provide a flexible layout for office, boutique retail, studio, or service uses, subject to applicable approvals. An enclosed courtyard with native landscaping, balcony and patio areas, and convenient on-site parking enhance the customer and tenant experience. The property's adaptable configuration presents opportunities for investors or owner-users seeking a memorable business setting within Corrales' established commercial district.

LOCATION OVERVIEW

Located along Corrales Road near Rincon Road, 4604 Corrales Road occupies a prominent position within the Village of Corrales' established commercial corridor. The setting blends the village's distinctive rural character with a mix of local shops, restaurants, galleries, and community amenities. Direct visibility from Corrales Road provides valuable exposure to residents and visitors, while the location offers access to the broader Albuquerque and Rio Rancho markets. This combination of village atmosphere and regional connectivity makes the property an appealing setting for businesses seeking a recognizable Corrales address.



PROPERTY OVERVIEW

Lease Rate:	$25.00 PSF
Available SF:	Suite A: 1,800 SF
	Suite B: 2,772 SF
Submarket:	Corrales

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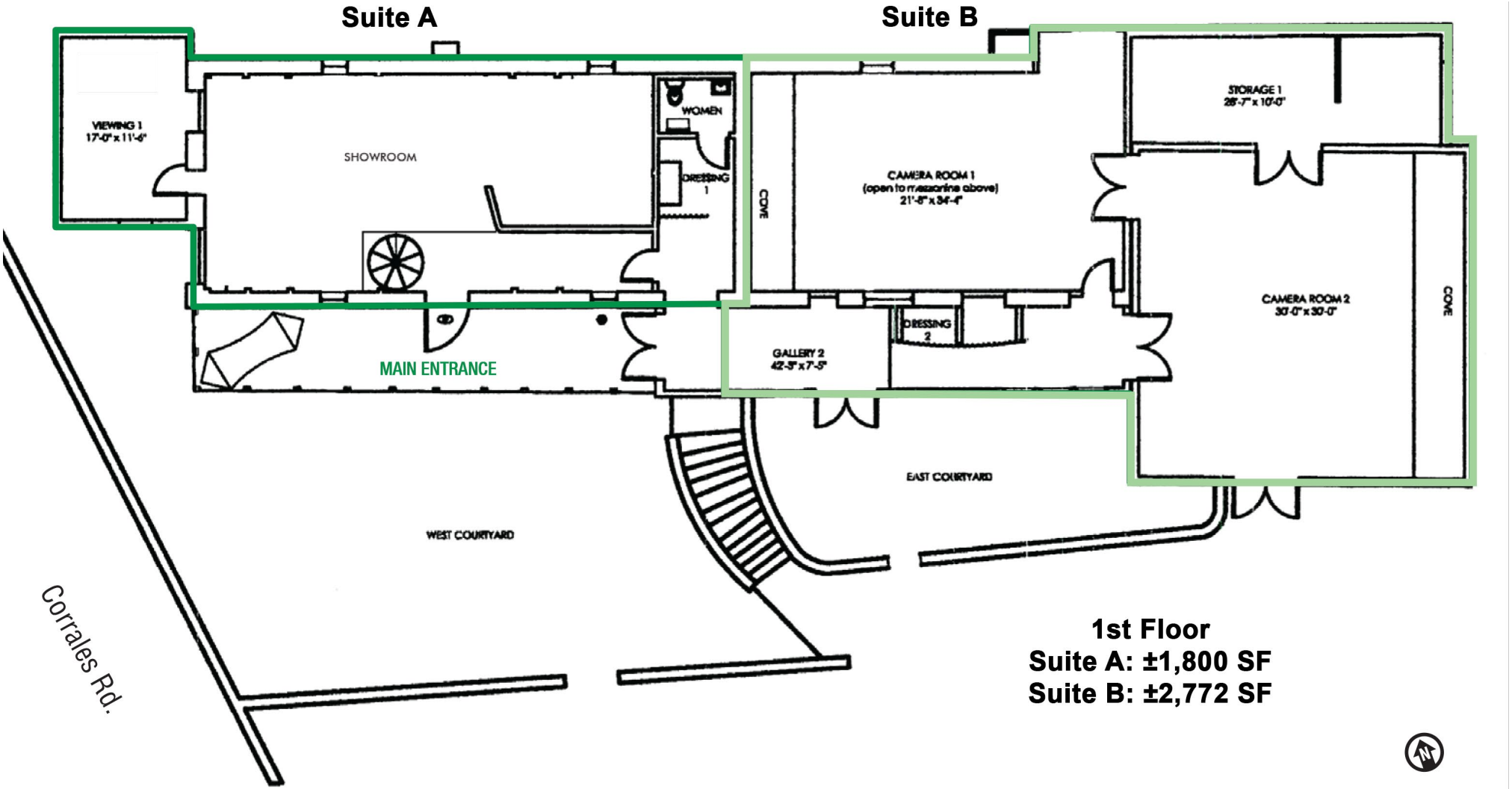

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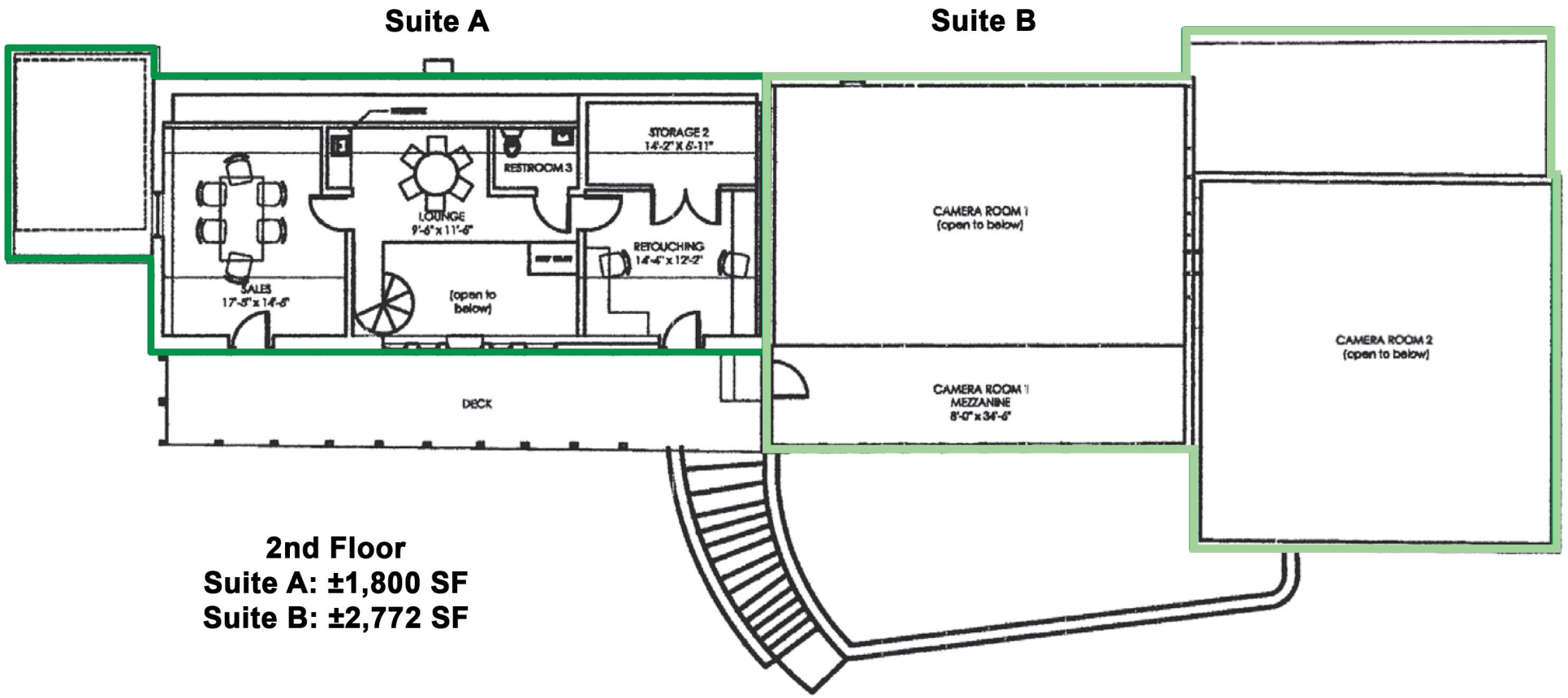

2nd Floor
Suite A: ±1,800 SF
Suite B: ±2,772 SF

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