



Colliers

For Lease

Guadalupe Plaza  
6211 4th St NW  
Albuquerque, NM 87107

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# Property Profile

## Details

Lease Rate	\$14.00 PSF
NNN	\$3.02 PSF
Space Available	± 1,050 SF - 16,238 SF
Submarket	North Valley
Zoning	MX-M

## Features

- ± 9,240 SF turn-key medical office available
- ± 16,238 SF turn-key gym available
- Smith's anchored neighborhood center in the heart of the North Valley
- Signalized intersection
- Ideal for neighborhood retail, restaurant, services and medical uses

## Area Tenants





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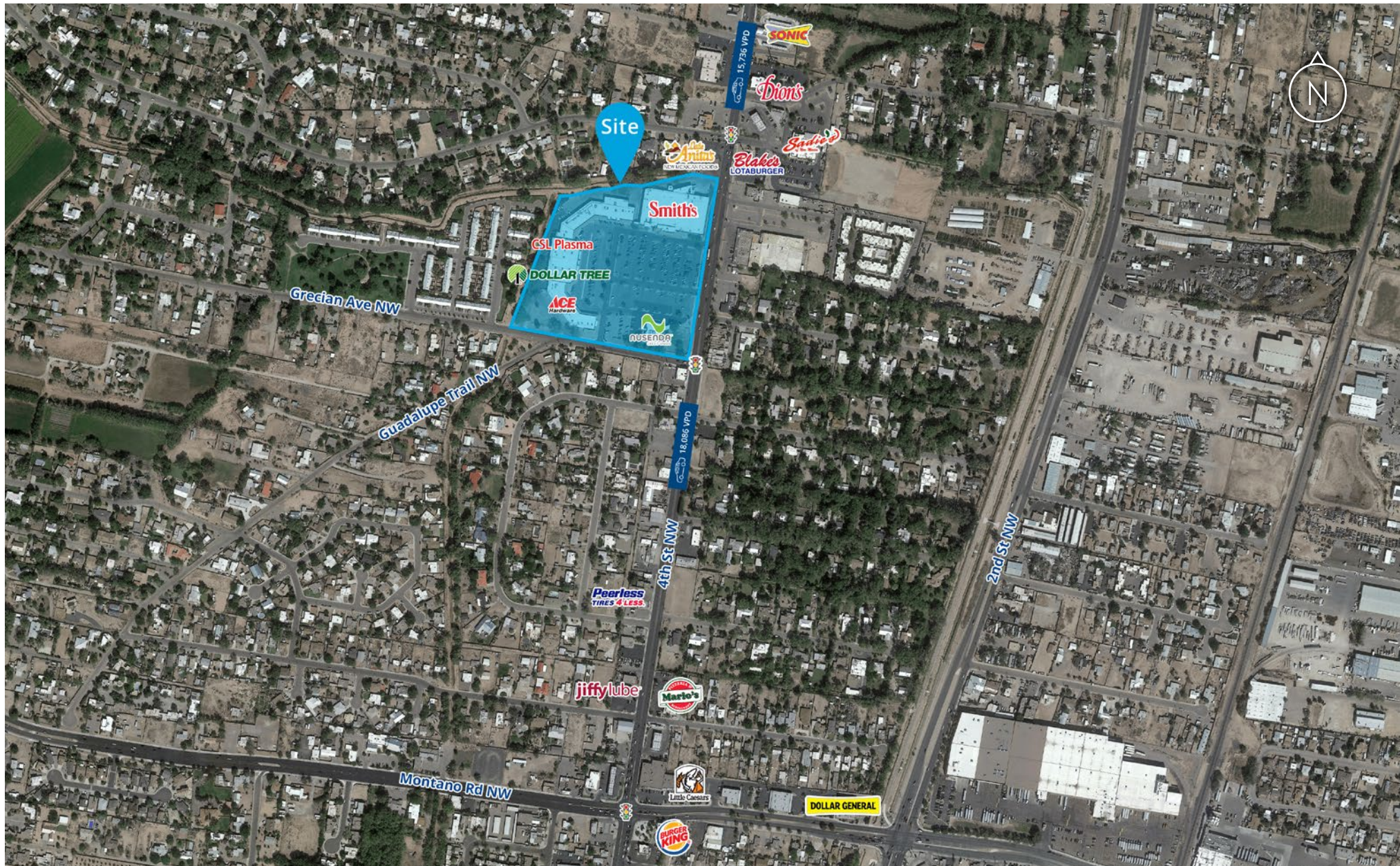
# Trade Area Aerial





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# Intersection Aerial





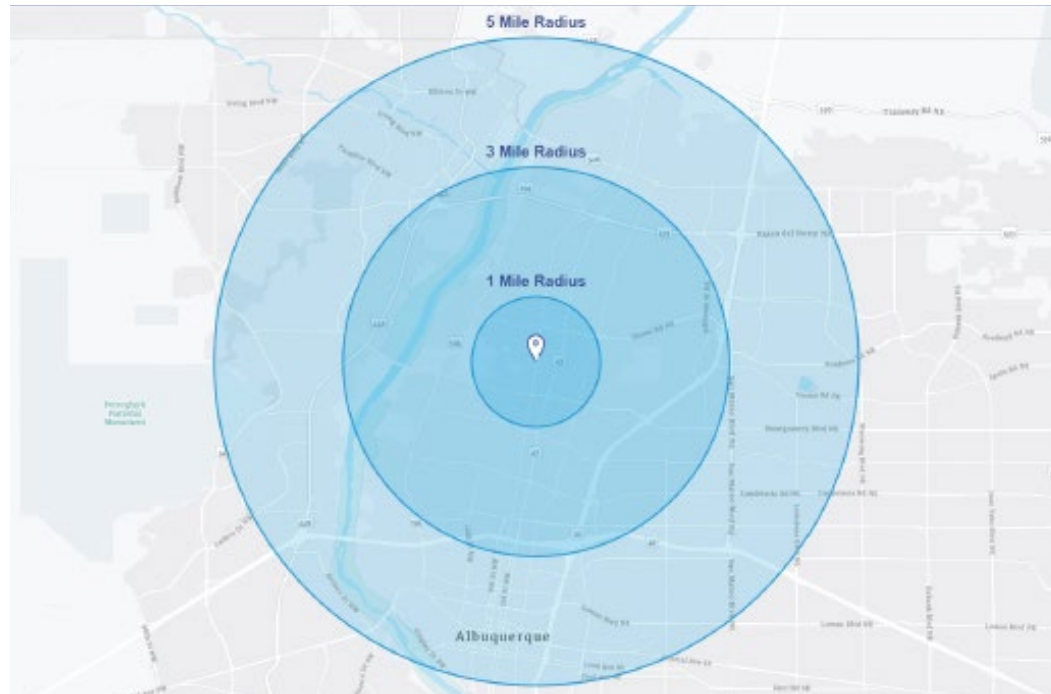
# Site Plan

Space	Tenant	± SQ.FT.
SHDW1	Smith's Food & Drug Stores	
SHDW2	Nusenda Credit Union	
00010	AVAILABLE	9,240 SF
00050	Beauty Oasis	1,050 SF
00060	ACE Hardware	12,795 SF
00130	Dollar Tree	10,507 SF
00135	Sunset Dental	5,023 SF
00150	CSL Plasma	13,630 SF
00170	Advanced American Insurance	1,321 SF
00180	AVAILABLE	2,483 SF
00190	Rent-A-Center	4,690 SF
00210	Metro PCS	1,050 SF
00220	Oceans Montessori Academy	4,200 SF
00250	Lovely Nails	2,112 SF
00260	AVAILABLE	16,238 SF
00320	AVAILABLE	1,050 SF
00330	Panda Reflexology	1,540 SF



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	6,965	56,974	225,643
Households	3,272	27,246	110,822
Median HH Income	\$67,190	\$60,935	\$62,046
Average HH Income	\$108,084	\$93,322	\$93,449





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