



Busy West Side Retail Space

FOR LEASE

4411 Montano Rd. NW, Suite 7
Albuquerque, NM 87120

LOCATION

- Situated to Serve Busy West Side Trade Area at the High Traffic Intersection of Coors Blvd and Montano Rd in the Montano Crossing Shopping Center

AVAILABLE

- Suite 7 - 1,200± SF
- Lease Rate \$22.00/SF - NNN (Estimated at \$7.06/SF)

FEATURES

- Building and Monument Signage Available
- Former Little Caesars Pizza
- Some Infrastructure in Place
- Great Tenant Mix
- Zoned MX-L



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

CONTACT

Ed Anlian, CCIM
NM Lic. 14869
Mobile (505) 250-9661
ed@jcrenm.com



4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109

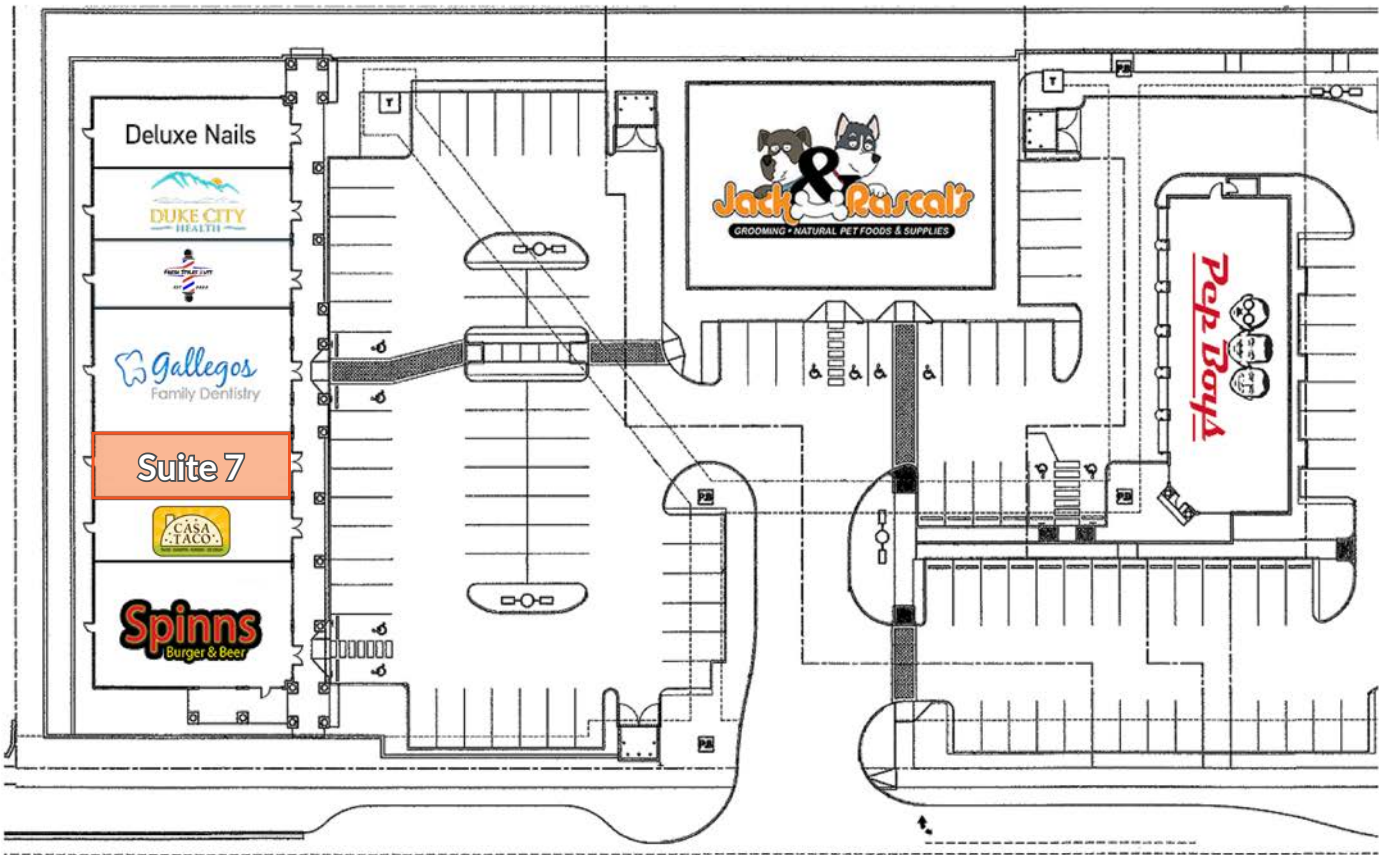


Aerial Map





Site Plan

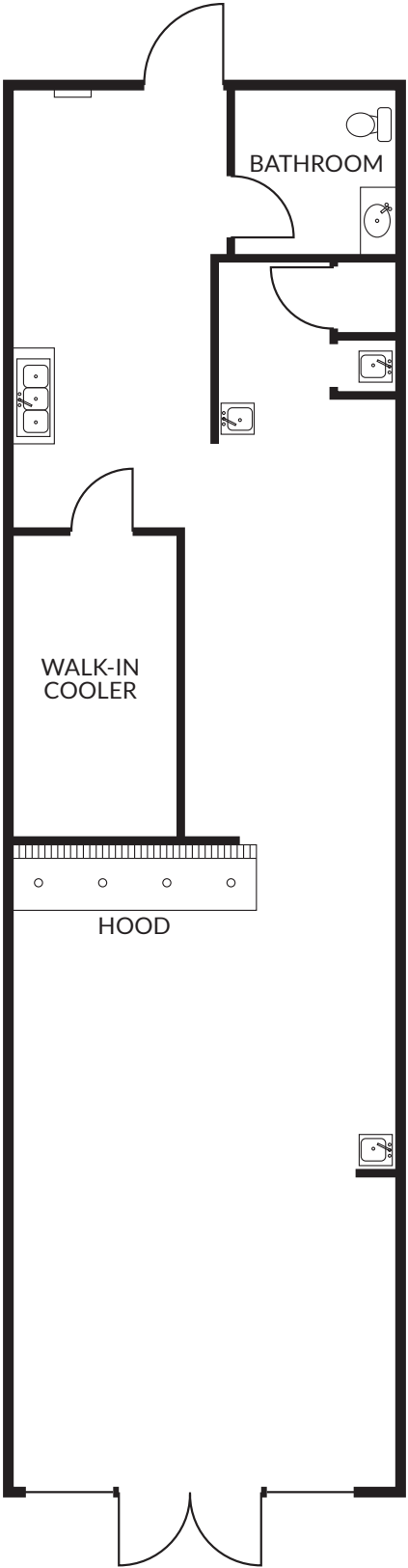


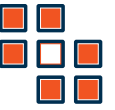
■ Suite 7 - 1,200± SF





Floor Plan



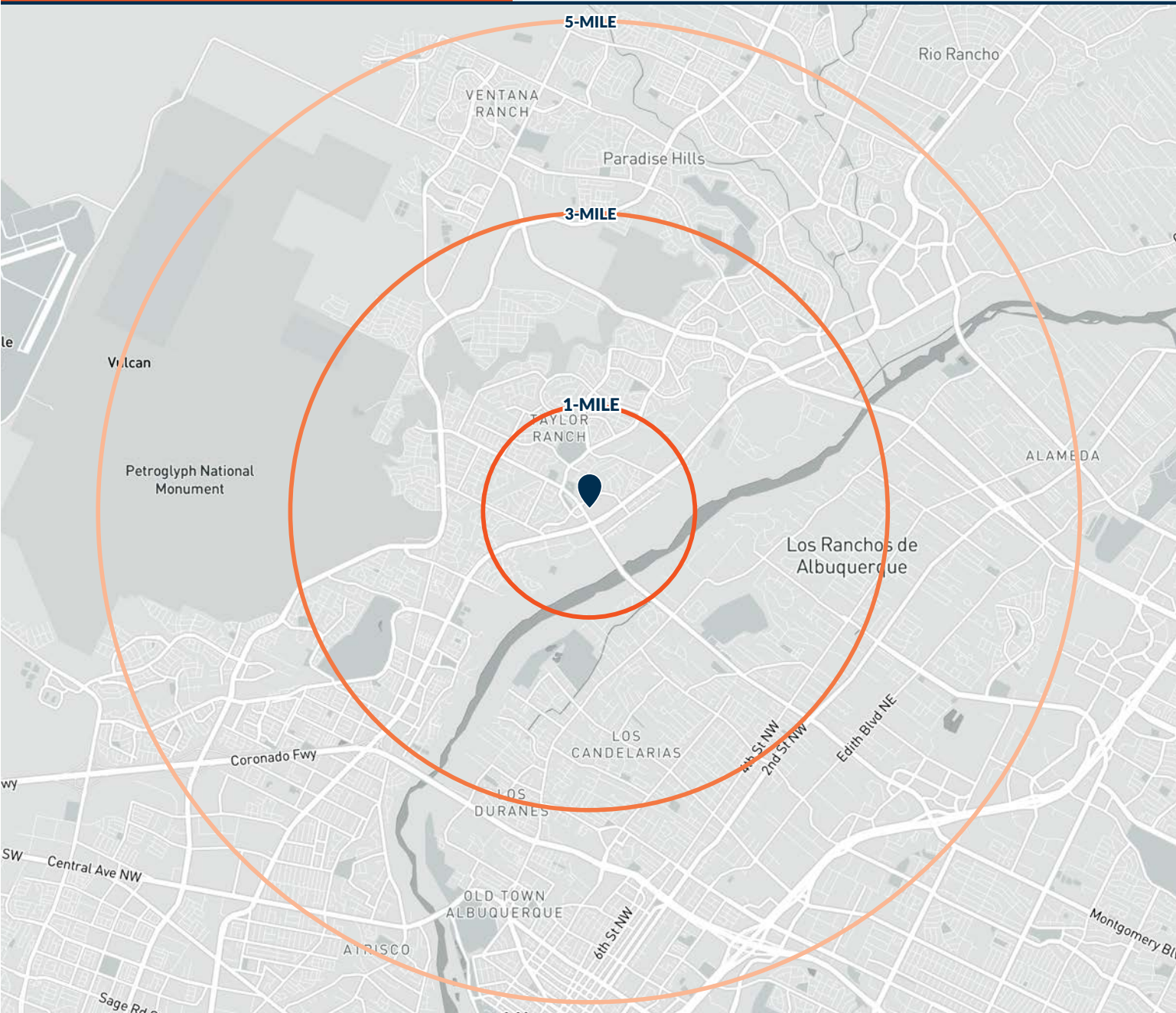


Property Photos





Demographics



2025 SUMMARY (ESRI®)	1-MILE	3-MILE	5-MILE
Population	9,717	71,641	201,704
Median Age	41.2	42.8	40.1
Families	6,882	54,208	152,376
Average Household Size	2.15	2.33	2.38
Median Household Income	\$81,552	\$84,294	\$77,002
Average Household Incomes	\$97,616	\$113,344	\$102,711



Property Information

PROPERTY TYPE	Retail
ADDRESS	4411 Montano Rd. NW, Suite 7, Albuquerque, NM 87120
CROSS STREETS	Montano and Coors

Property Details

BUILDING SIZE (SF)	12,000 SF
LOT SIZE	1.28 AC
STORIES	1
CONSTRUCTION TYPE	Steel frame/ Stucco
CONDITION	Excellent
ROOF COVERING	TPO
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	2005
ZONING	MX-L

Suite 7 Details

AVAILABLE SF	1,200±
RENT PER MONTH	\$2,200
LEASE TYPE	NNN (est. at \$7.06/SF)
LEASE RATE	\$22.00/SF
RESTROOMS	1
HEAT TYPE	Central - Natural Gas
AC TYPE	Other
LIGHTING	Fluorescent
PARKING	5:1,000

Notes: Former Little Caesars Pizza situated to serve busy west side trade area at the high traffic intersection of Coors Blvd and Montano Rd.

Tenant’s Responsibilities: Tenant pays gas, electric and janitorial and NNN’s

CONTACT

Ed Anlian, CCIM
NM Lic. 14869
Mobile (505) 250-9661
ed@jcrenm.com

