

RANCHITOS SHOPPING CENTER

Retail Strip Center

7901 4th St. NW, Village of Los Ranchos, NM 87114



LISTING
BROKER

Brandon Saylor, CCIM Owner/Broker
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6739 Academy Rd NE, Suite 380 • Albuquerque, NM 87109
505.807.0605 • WWW.BASE5RETAIL.COM



SITE PLAN

RANCHITOS SHOPPING CENTER

7901 4th St. Suite C NW, Village of Los Ranchos, NM 87114

AVAILABLE

Suite A - 2,400 SF

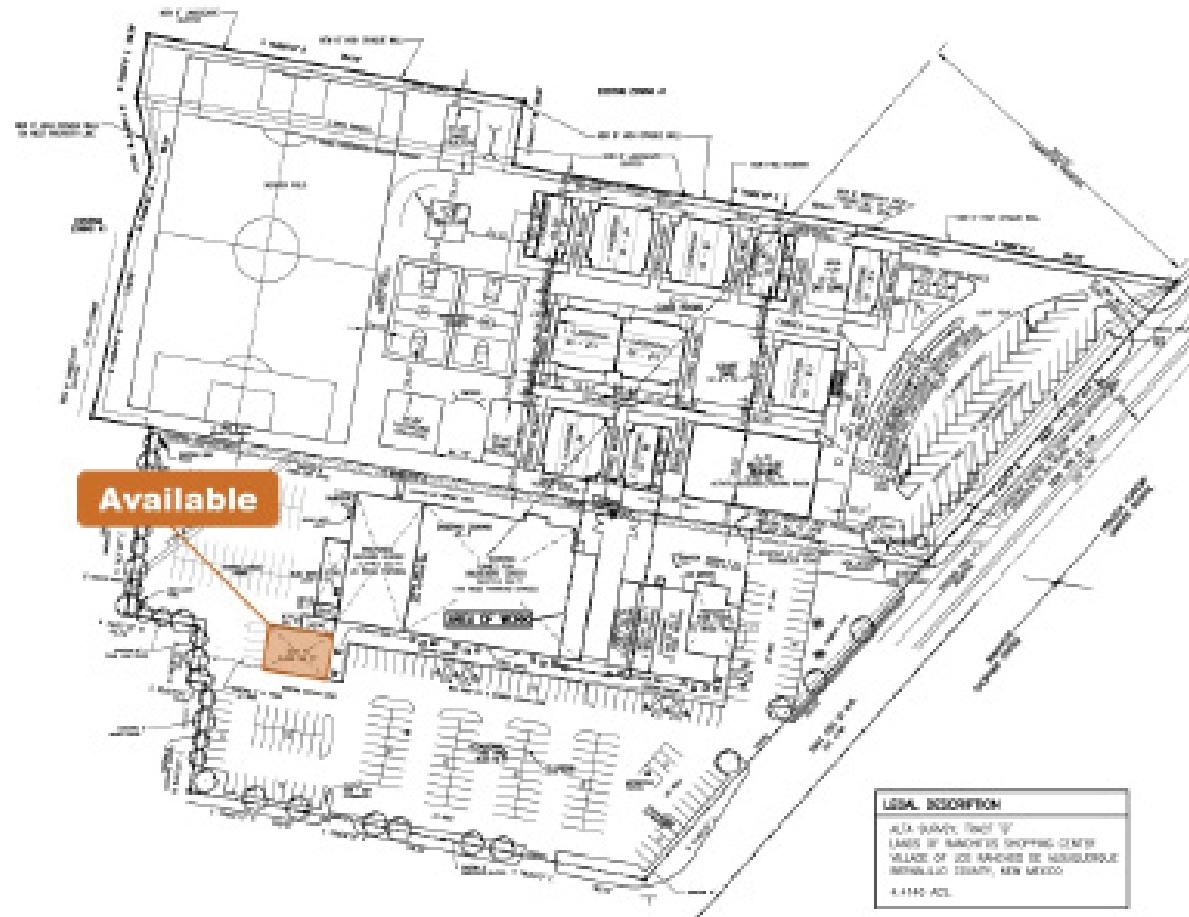
Asking Rate: \$12/SF NNN

2026 NNN: \$2.44/SF

End Cap with 10' Roll-Up Door

Ideal for Showroom or Warehouse Use

SPACE	TENANT	SF
Suite A	AVAILABLE	2,400
Suite B1	Antique Mall	16,131
Suite B2	Ult. Ninja Athlete Assoc.	11,260
Suite B3	North Valley Academy	3,113
Suite B4	Sudz Laundromat	3,144
Suite C	Immortal Wellness	750
Suite D	Arden White Esthetics	472
Suite C-2	La Potosina	2,739





AERIAL

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PHOTOS

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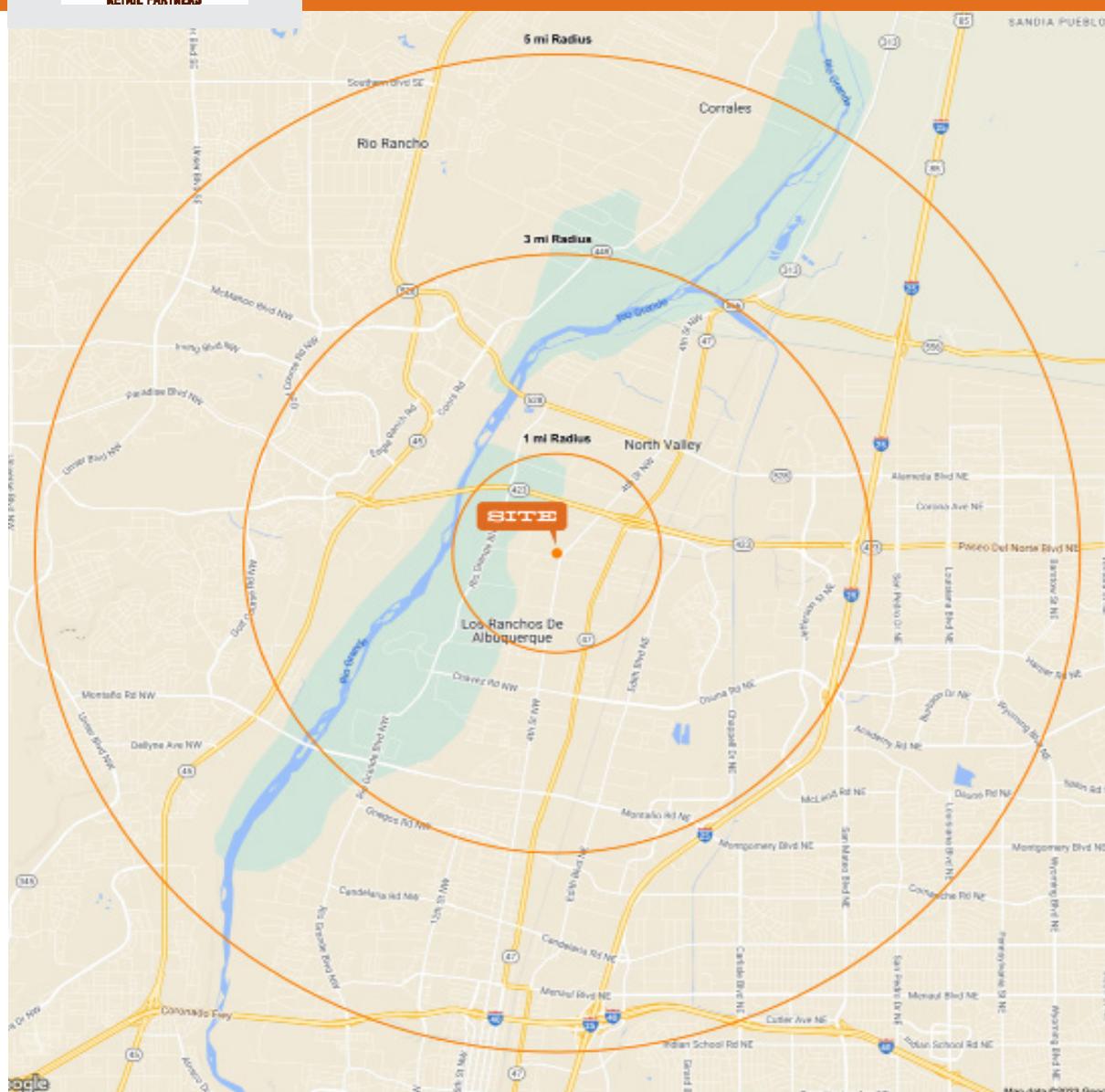




RADIUS MAP

RANCHITOS SHOPPING CENTER

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POPULATION

1 MILE 5,331	3 MILES 49,710	5 MILES 199,656
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INCOME

1 MILE \$127,194	3 MILES \$113,001	5 MILES \$106,964
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EMPLOYEES

1 MILE	3 MILES	5 MILES
4,507	41,148	164,543

TRAFFIC

FOURTH STREET
12,600 VPD



OVERVIEW

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- Ranchitos Shopping Center is located in the North Valley, just one mile from Paseo del Norte off the 2nd Street exit.
- Less than five minutes to the Los Ranchos/Journal Center, a park and ride station for the Railrunner, where one-quarter of all trips begin on the Railrunner.
- North Valley Academy uses the center's parking lot for student drop-off and pick-up, creating a huge traffic surge five days/week.



LET'S CHAT
BRANDON SAYLOR, CCIM

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