

For Lease Prime Retail Space Fronting Alameda

4801 Alameda NE, Albuquerque, NM 87109



Excellent Retail Space



Details

Lease Rate	\$16.00/SF NNN <i>Negotiable</i>
Space Available	653 - 3,668 +/- RSF
Space 1	653 +/- RSF
Space 2	1,774 +/- RSF
Space 3	1,834 +/- RSF
Space 4	2,016 +/- RSF
Space 5	3,668 +/- RSF
Zoning	SU-1, C-1
Convenient Parking	5:1,000

Highlights

- Prime RETAIL space finally available at the NWC of Alameda and Jefferson
- 46,800 vehicles per day at intersection
- Alameda frontage offering excellent visibility
- New lit building signage available
- Direct ingress and egress from Alameda and Jefferson
- *Across from the new CNM Campus:* 1,100+ students and 300+ faculty expected (Architectural & Art/Designs Dept. Opening this Fall)
- Co-tenants include Pella Windows & Doors, Jon Co., Creative Lighting and California Closets

To learn more, please contact:

Grubb & Ellis | New Mexico
2424 Louisiana Blvd. NE, Suite 300
Albuquerque, NM 87110
505.883.7676
www.genewmexico.com

Demographics 2010	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	4,096	53,128	165,923
Households	1,706	21,963	71,519
Median HH Income	\$47,031	\$56,525	\$53,395

John Ransom, CCIM, SIOR
Sr. Vice President|Principal
505.880.7011
john.ransom@grubb-ellis.com

Tim With, CCIM, SIOR
Sr. Vice President|Principal
505.880.7092
tim.with@grubb-ellis.com

Independently Owned and Operated

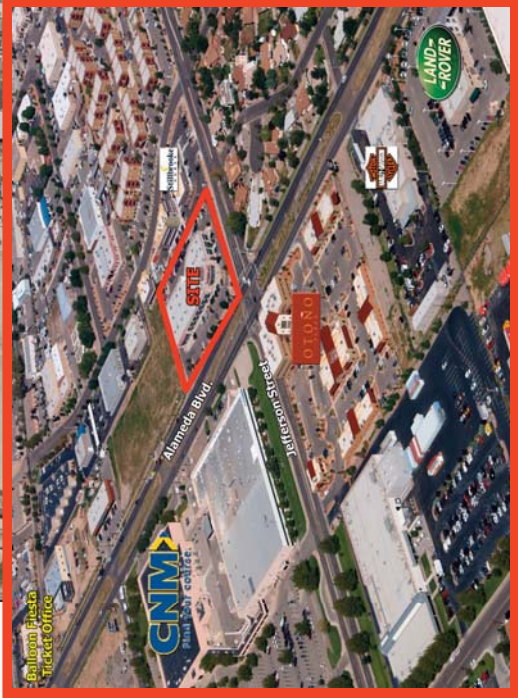


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