

Fiesta Crossings Retail Center

RETAIL SHOPS ALONG BUSY MONTGOMERY BLVD.

For Lease



4770 Montgomery Blvd. NE | Albuquerque, NM 87109

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,400 SF - 3,640 SF
Available**

Martha Carpenter

martha@sunvista.com | 505 228 0154

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

For Lease

4770 Montgomery Blvd. NE | Albuquerque, NM 87109



PROPERTY

AVAILABLE

Suite C115-116: ±2,240 SF
Suite C117: ±1,400 SF

LEASE RATE

\$14.00/SF + CAM (\$4.17/SF)

HIGHLIGHTS

- Co-tenancy with national and local retailers
- Located within a dense trade area
- Excellent access along busy Montgomery & San Mateo Blvds.
- No cannabis please

ZONING

- [MX-M](#)

LOCATION

SWQ Montgomery & San Mateo Blvds. NE

4770 Montgomery Blvd. NE | Albuquerque, NM 87109



For Lease

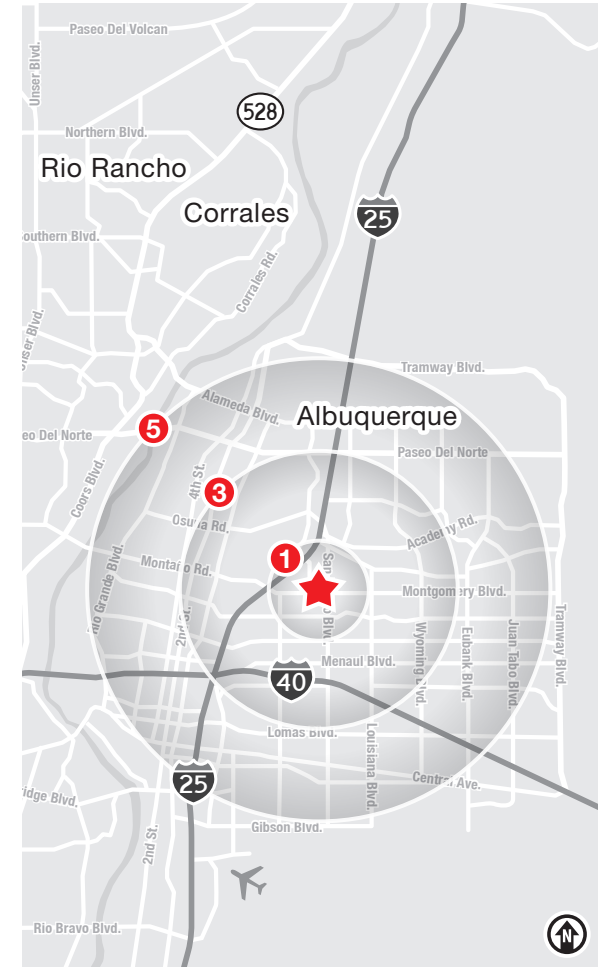
4770 Montgomery Blvd. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,977	102,720	294,801
Average HH Income	\$70,285	\$86,542	\$93,062
Daytime Employment	11,093	100,327	225,521

2025 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

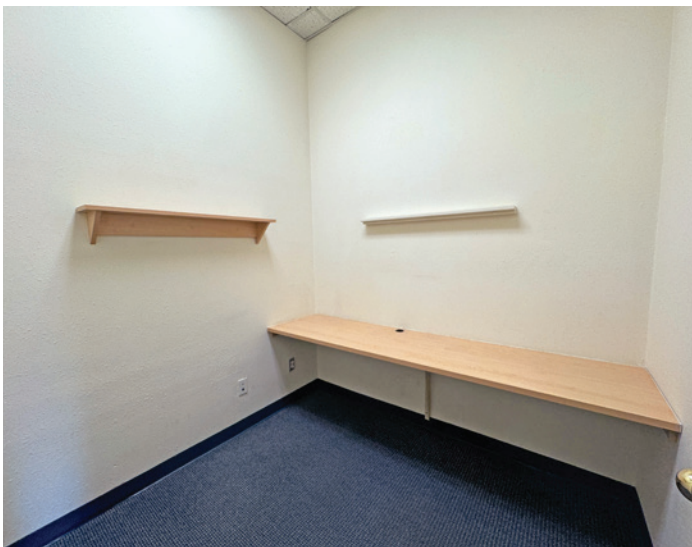
Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

For Lease

4770 Montgomery Blvd. NE | Albuquerque, NM 87109

SUITE C115-116



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

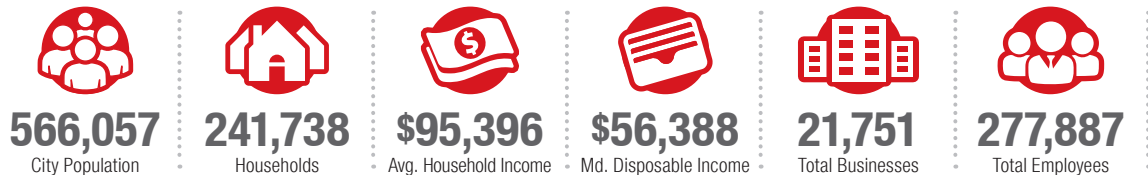
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.