Fiesta Crossings Retail Center

RETAIL SHOPS ALONG BUSY MONTGOMERY BLVD.

For Lease



±1,400 - 1,625 SF Available

4770 Montgomery Blvd. NE | Albuquerque, NM 87109

Martha Carpenter
martha@sunvista.com | 505 228 0154

Lisa Mercer CCIM
lisa@sunvista.com | 505 235 8503

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

4770 Montgomery Blvd. NE | Albuquerque, NM 87109







PROPERTY

AVAILABLE

Suite C112: ±1,625 SF
Suite C114: ±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.
- More than 45,000 cars per day on Montgomery Blvd.
- No cannabis please

ZONING

- MX-M

LOCATION

SWQ Montgomery & San Mateo Blvds. NE

NAI SunVista
505 878 0001 | sunvista.com
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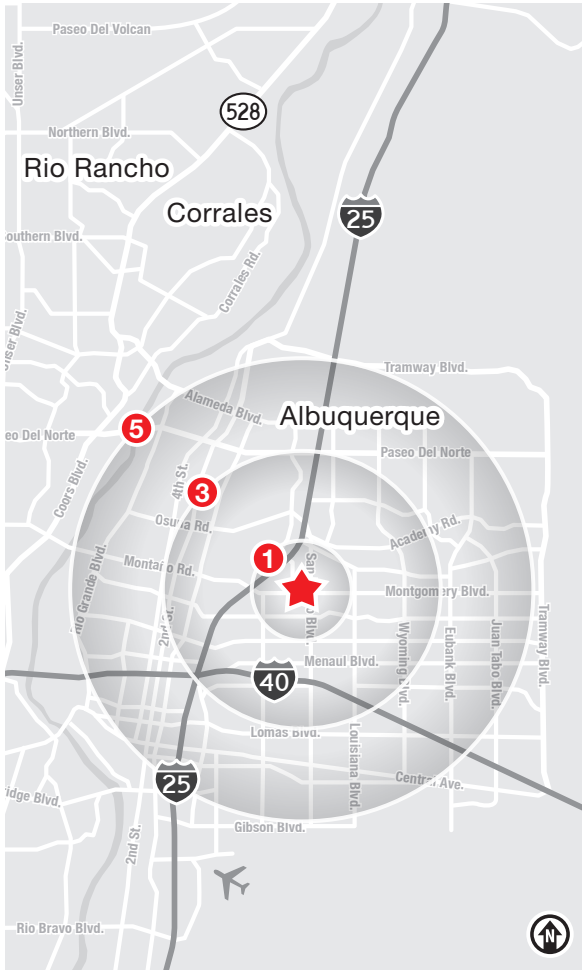
4770 Montgomery Blvd. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,098	102,625	297,098
Average HH Income	$74,205	$90,859	$99,037
Daytime Employment	11,295	101,163	224,172

2026 Forecasted by Esri



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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.

939,327
Albuquerque Metro Population

1
The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS *(ESRI 2026 Demographics)*

568,556	242,757	$101,287	$59,375	21,689	277,623
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

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.

NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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