For Lease

North Valley Retail Space

ON 4TH ST. JUST SOUTH OF MONTAÑO RD.



5212 4th St. NW | Unit B | Albuquerque, NM 87107

±1,250 SF Available

Randall Parish
randall@sunvista.com | 505 338 4110

NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Unit B: ±1,250 SF

LEASE RATE

See Advisor

HIGHLIGHTS

- Cannabis tenants welcome
- Terrific visibility
- Pylon signage
- Full access from 4th St.
- Exposed to almost 21,000 cars per day
- Surrounded by national and local retailers

ZONING

- MX-M

LOCATION

NEQ 4th St. &
Delamar Ave. NW

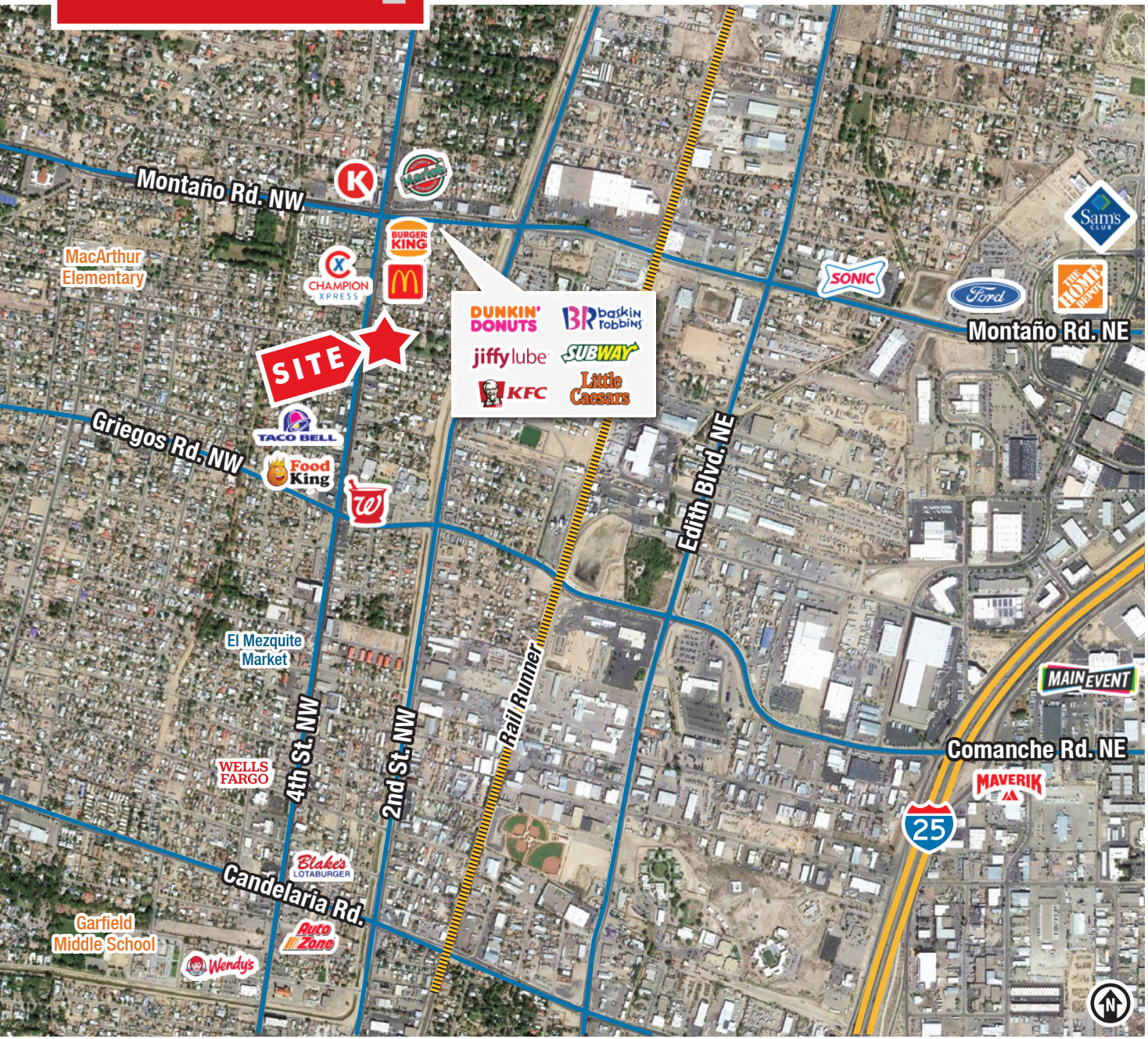
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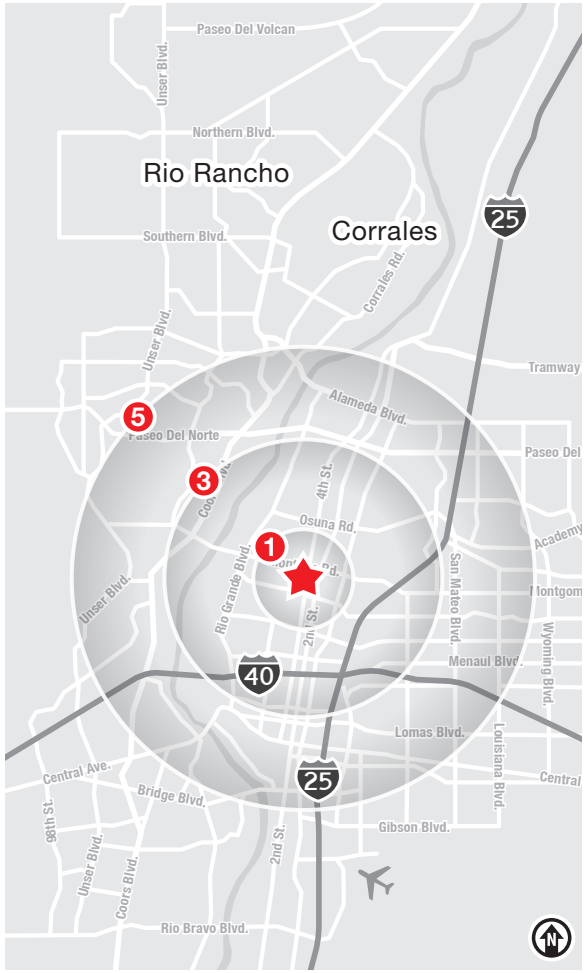
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,488	65,661	239,585
Average HH Income	$86,955	$96,961	$97,474
Daytime Employment	7,272	64,425	200,198

2026 Forecasted by Esri



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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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