

**For
Lease**



North Valley Signalized, Hard-Corner Retail

TURN-KEY OPPORTUNITY FOR AUTOMOTIVE DEALERSHIP



4625 4th St. NW | Albuquerque, NM 87107

**±4,500 SF on 0.43 Ac.
Available**

Ethan Melvin

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NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: $\pm 4,500$ SF
Land: ± 0.43 Acres

LEASE RATE

\$18.00/SF + NNN (Est. \$4.50/SF)

HIGHLIGHTS

- Oversized lot perfect for automotive or equipment sales
- Highly-prominent pylon signage on a hard corner
- Shadow-anchored by Food King grocery store
- Exposure to over 26,000 cars per day at intersection
- Existing retail/office buildout
- South Parcel also available separately for an additional ± 0.24 Acres

ZONING

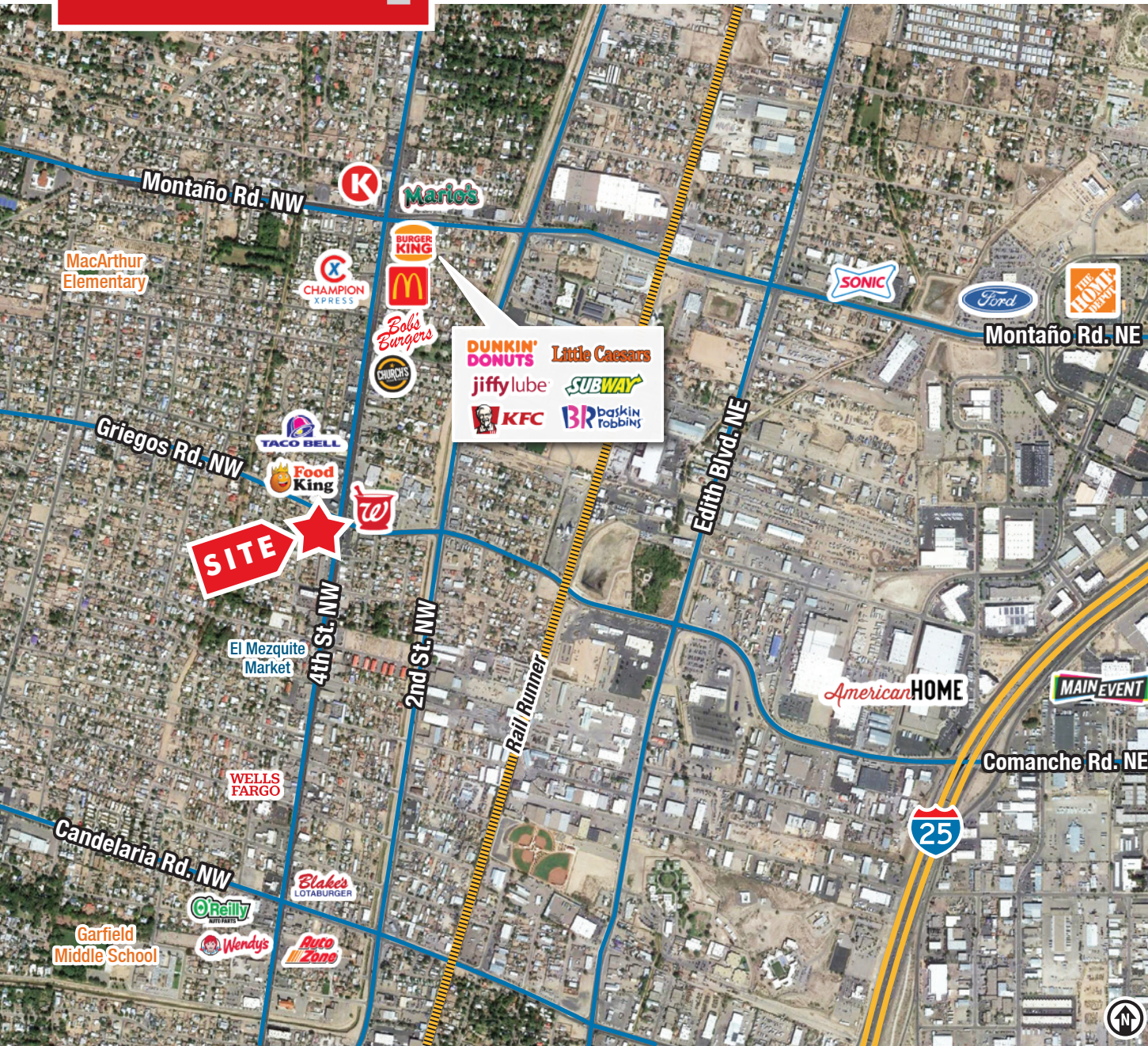
- **MX-M**

LOCATION

SWC 4th St. & Griegos Rd. NW

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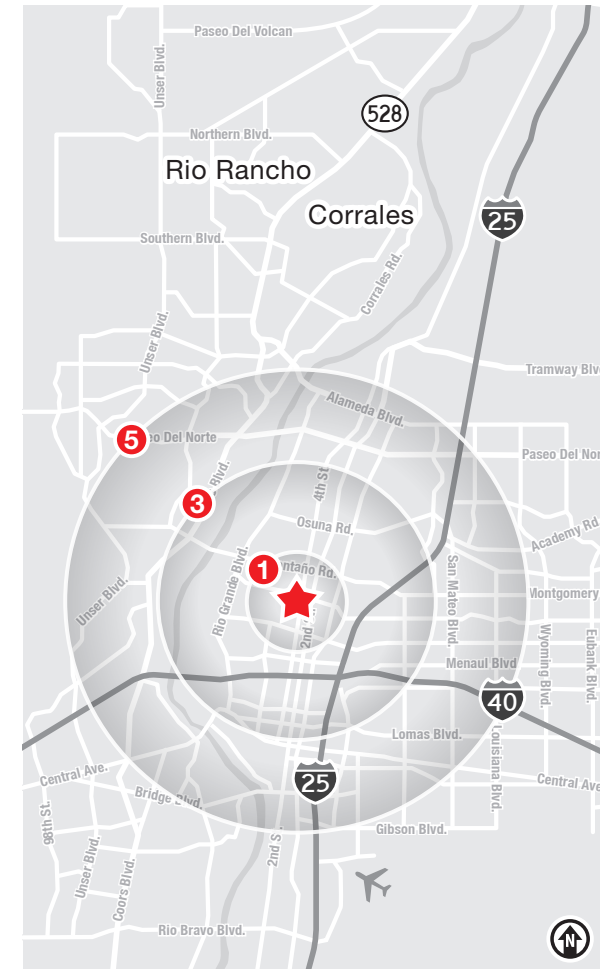
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,575	68,148	246,948
Average HH Income	\$78,728	\$90,258	\$90,273
Daytime Employment	7,287	71,051	202,576

2025 Forecasted by Esri



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