

For Sale



Former Bank Building with Drive Thru

REUSE, REPOSITIONING, OR REDEVELOPMENT OPPORTUNITY



BIDS DUE OCTOBER 3, 2025

4301 Wyoming Blvd. NE | Albuquerque, NM 87111

NAI SunVista] **Got Space™**
Opening the Door to Commercial Real Estate Excellence



**±5,709 SF on ±1.26 Ac.
Available**

Jim Wible CCIM
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Keith Meyer CCIM
keithmeyer@sunvista.com | 505 715 3228

For Sale

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PROPERTY

AVAILABLE

Building: $\pm 5,709$ SF

Land: ± 1.26 Acres

AUCTION

- Bid Due Date: October 3, 2025
- Building Open House: September 23, 2025, 10:00 am to Noon
- Data room and PSA can be found at bankingcentersforsale.com

LOCATION

SWQ Montgomery & Wyoming Blvds. NE

ZONING [MX-L](#)

HIGHLIGHTS

- Professionally-maintained single-story stucco building
- Two drive-thru lanes
- Freestanding pylon sign along Wyoming Blvd.
- Full-access corner location
- Regularly-maintained TPO membrane roof
- Three HVAC units installed in October 2022
- 64 existing parking stalls
- FF&E included in purchase
- Sale subject to drive-up ATM lease
- Buyer/broker compensation not provided

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NEW RESIDENTIAL
DEVELOPMENT
±50 UNITS
UNDER CONSTRUCTION

SITE

Building: ±5,709 SF
Land: ±1.26 Acres

Freddy's
FROZEN CUSTARD

Drive-Thru Entrance

Existing ATM

Drive-Thru Exit

Pylon Sign

La Mirada Pl. NE

DUNKIN'
DONUTS

Wyoming Blvd. NE CPD 37,600

**EYEGLASS
WORLD**

**Bill's Lock
& Key**

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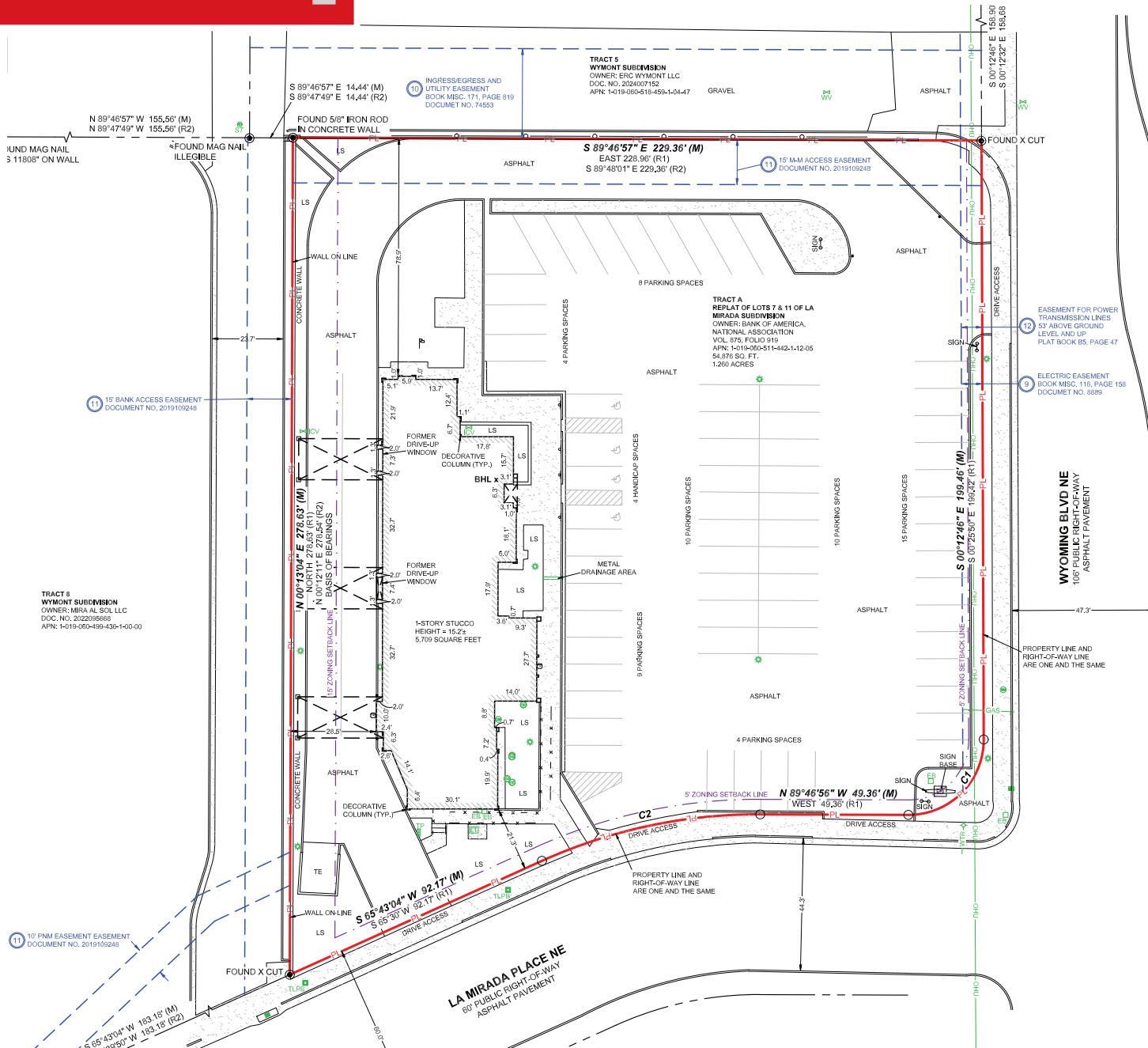
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SITE PLAN

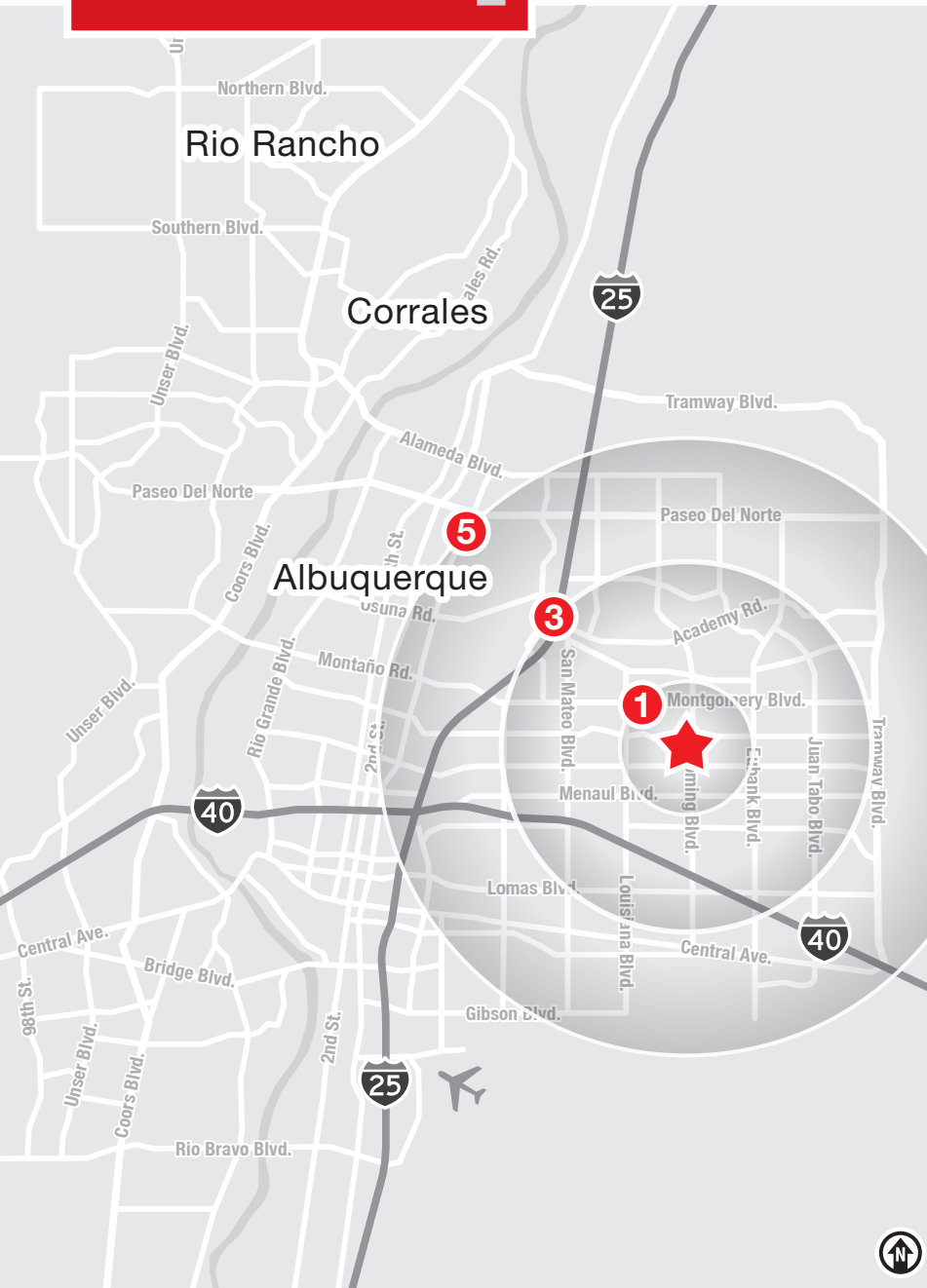
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DEMOGRAPHICS



TOTAL POPULATION

1 mile	3 mile	5 mile
16,031	140,077	294,338



AVG. HOUSEHOLD INCOME

1 mile	3 mile	5 mile
\$100,137	\$94,976	\$100,684



DAYTIME EMPLOYMENT

1 mile	3 mile	5 mile
5,021	69,999	186,163



TRAFFIC COUNTS

Wyoming Blvd.	Montgomery Blvd.
37,600 CPD	385,000 CPD

2025 Forecasted by Esri

AREA RETAILERS

TARGET

DUNKIN' DONUTS

TACO CABANA

NATURAL GROCERS

SEVEN 7s BREW



Walgreens

Freddy's

SLIM CHICKENS

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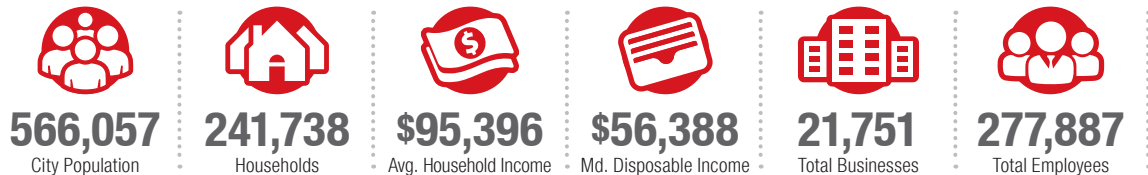
Albuquerque

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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*



932,477
Albuquerque Metro Population



The Largest
City in the State



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.