

**For Sale
or Lease**



Fully-Equipped Freestanding Restaurant

GREAT VISIBILITY ALONG 4TH ST.



2501 4th St. NW | Albuquerque, NM 87102

±1,774 SF Available

Clay Azar CCIM

clay@sunvista.com | 505 480 9777

Shamy Slefo

shamy@sunvista.com | 505 998 1579

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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2105 4th St. NW | Albuquerque, NM 87102

PROPERTY

AVAILABLE

±1,774 SF

SALE PRICE

\$350,000

LEASE RATE

\$17.00/SF + NNN

HIGHLIGHTS

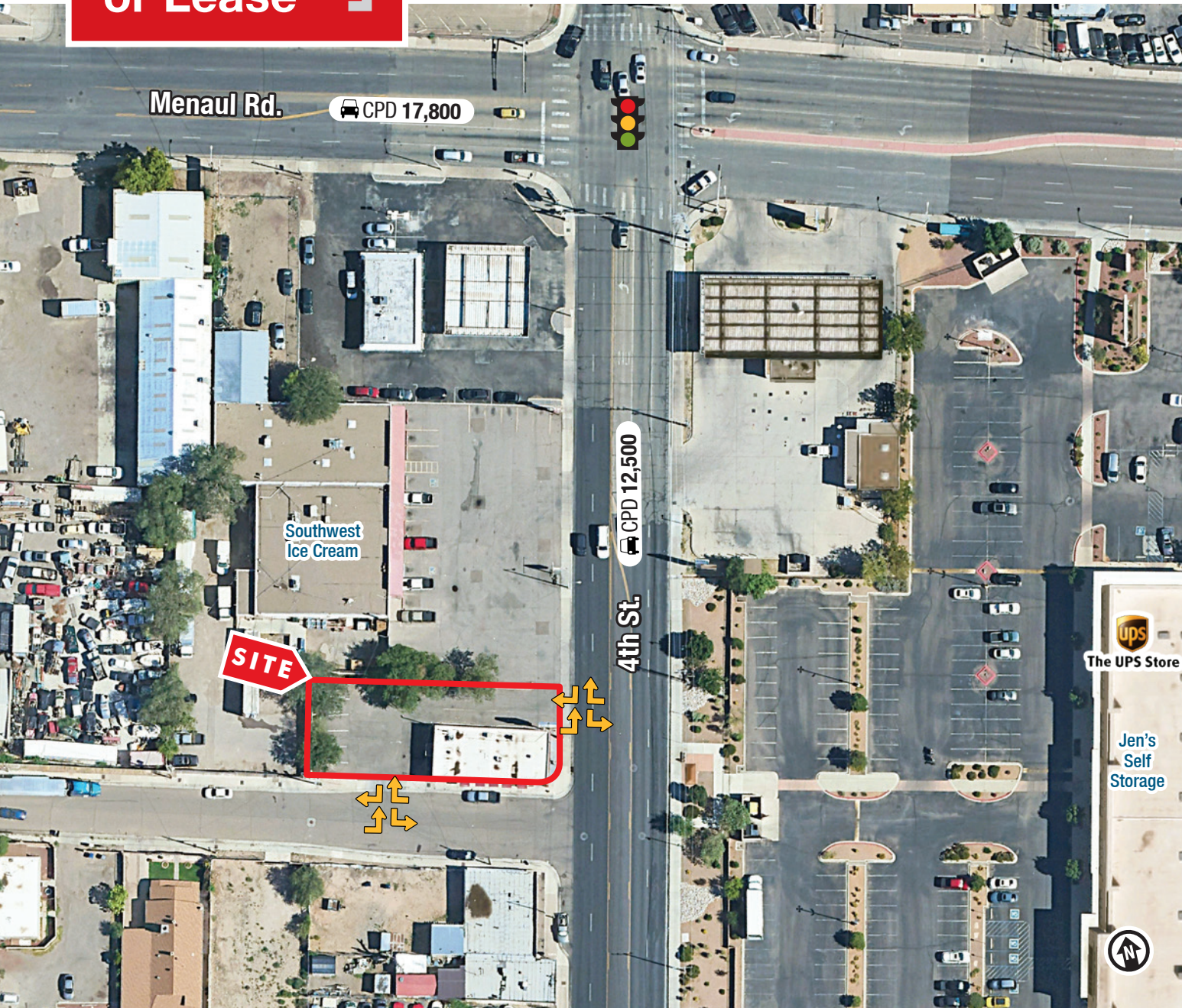
- Busy area with high visibility
- Large monument signage
- Fast access to I-40
- Restaurant infrastructure in place
- FF&E negotiable
- Great parking with 19 spaces

ZONING

- [MX-M](#) 

LOCATION

SWQ Menaul Blvd. & 4th St. NW



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,471	82,178	247,605
Average HH Income	\$72,059	\$85,834	\$84,449
Daytime Employment	8,612	97,263	195,544

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)



NAI SunVista

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Albuquerque, NM 87110

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FLOOR PLAN

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