

For  
Lease ]

# Fully Equipped Freestanding Restaurant

GREAT VISIBILITY ALONG 4TH ST.



±1,774 SF Available

2501 4th St. NW | Albuquerque, NM 87102

**N**AISunVista ] Got Space™

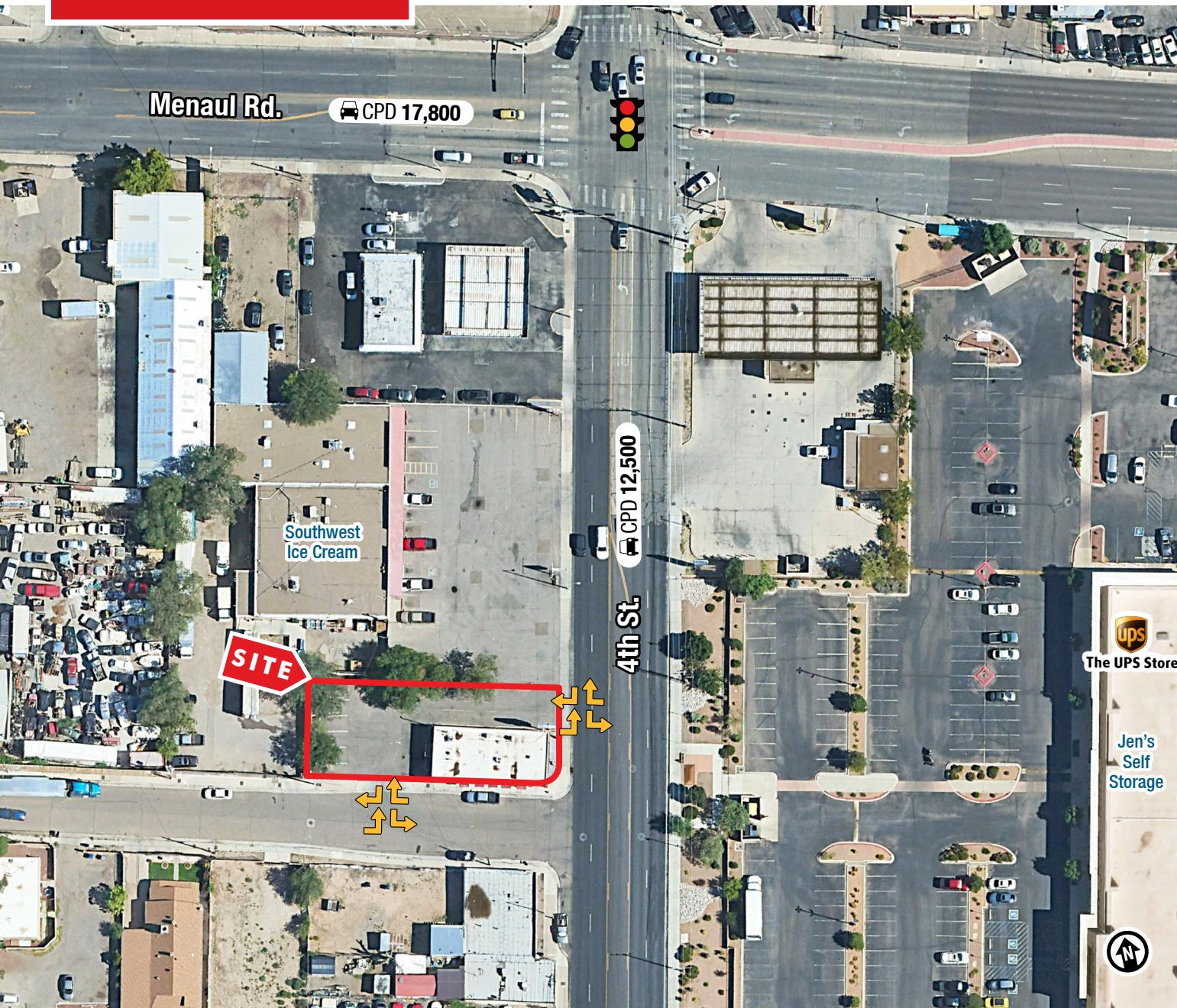
Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

±1,774 SF

### 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

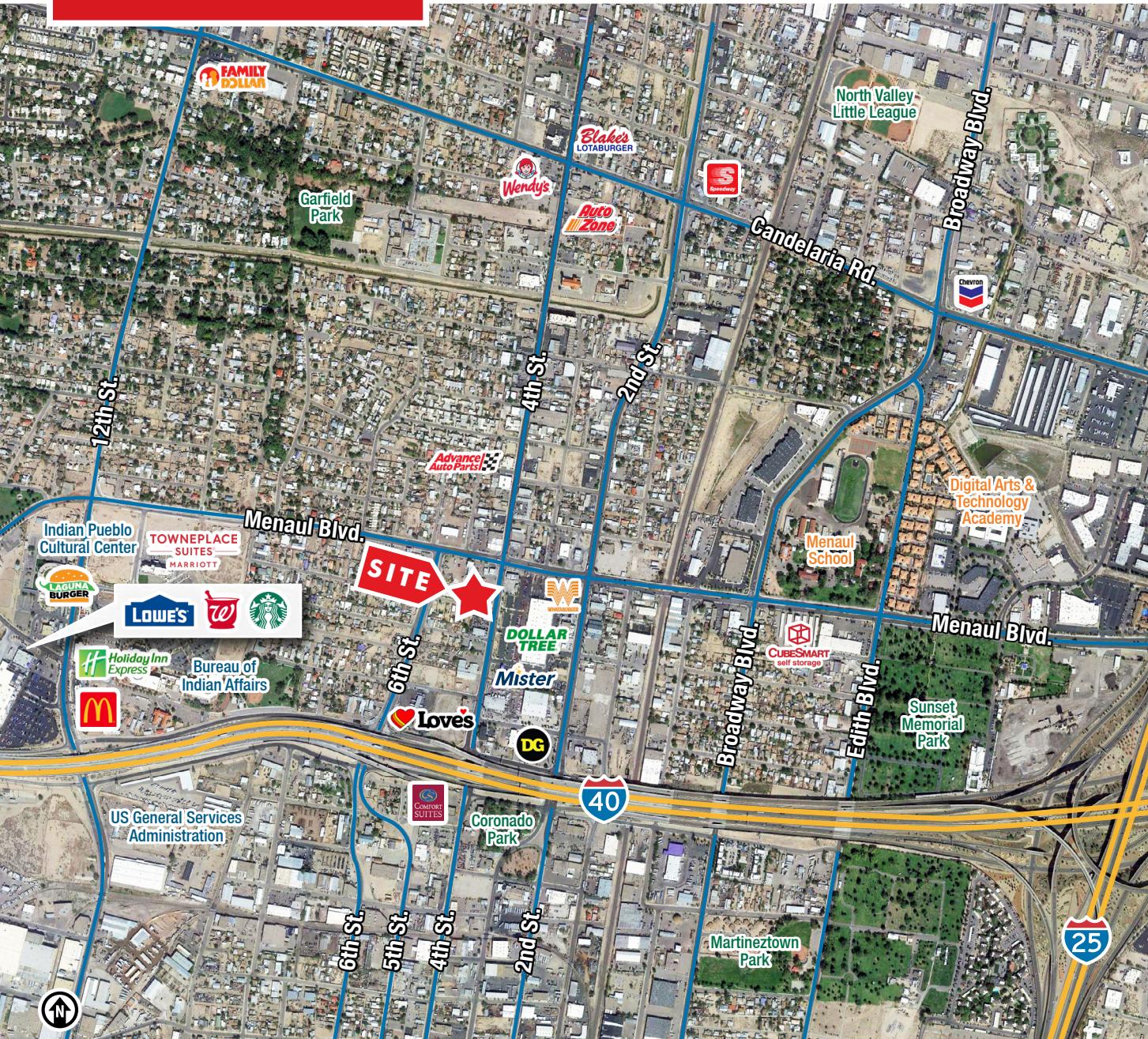
- MX-M 

### LOCATION

SWQ Menaul Blvd. & 4th St. NW

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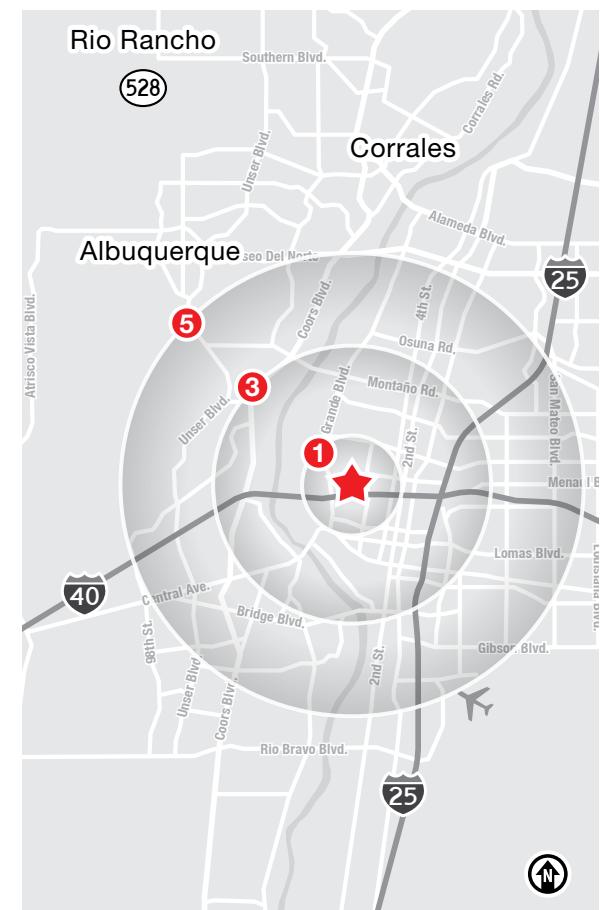
## LOCATION

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

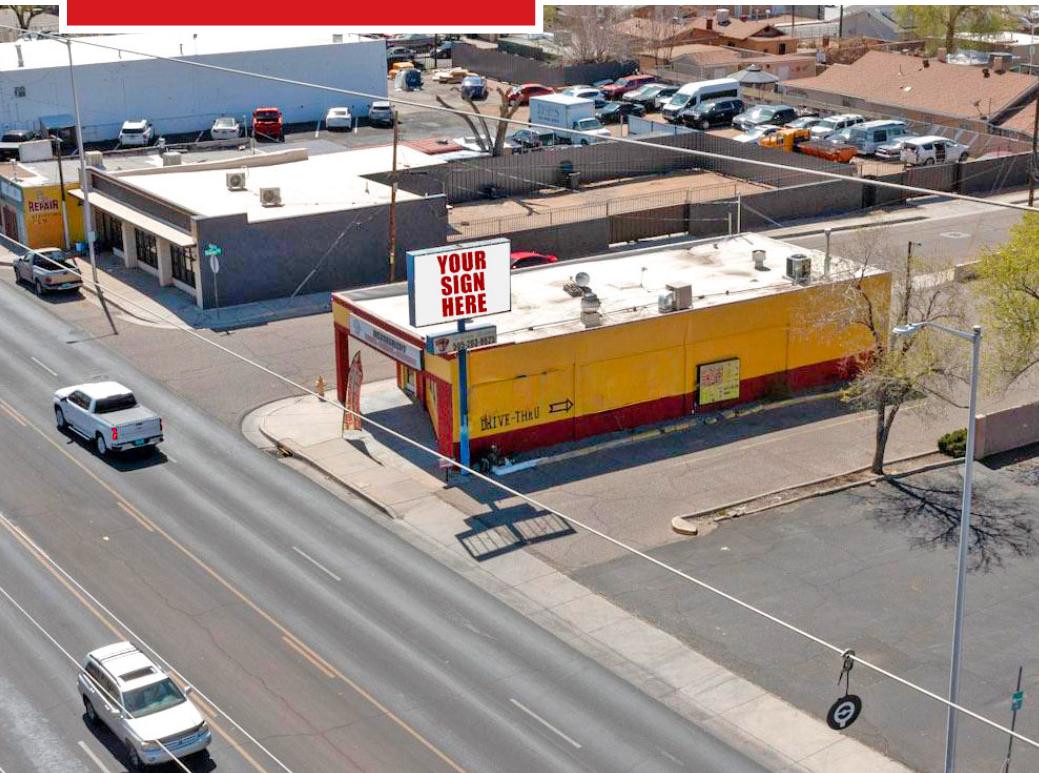
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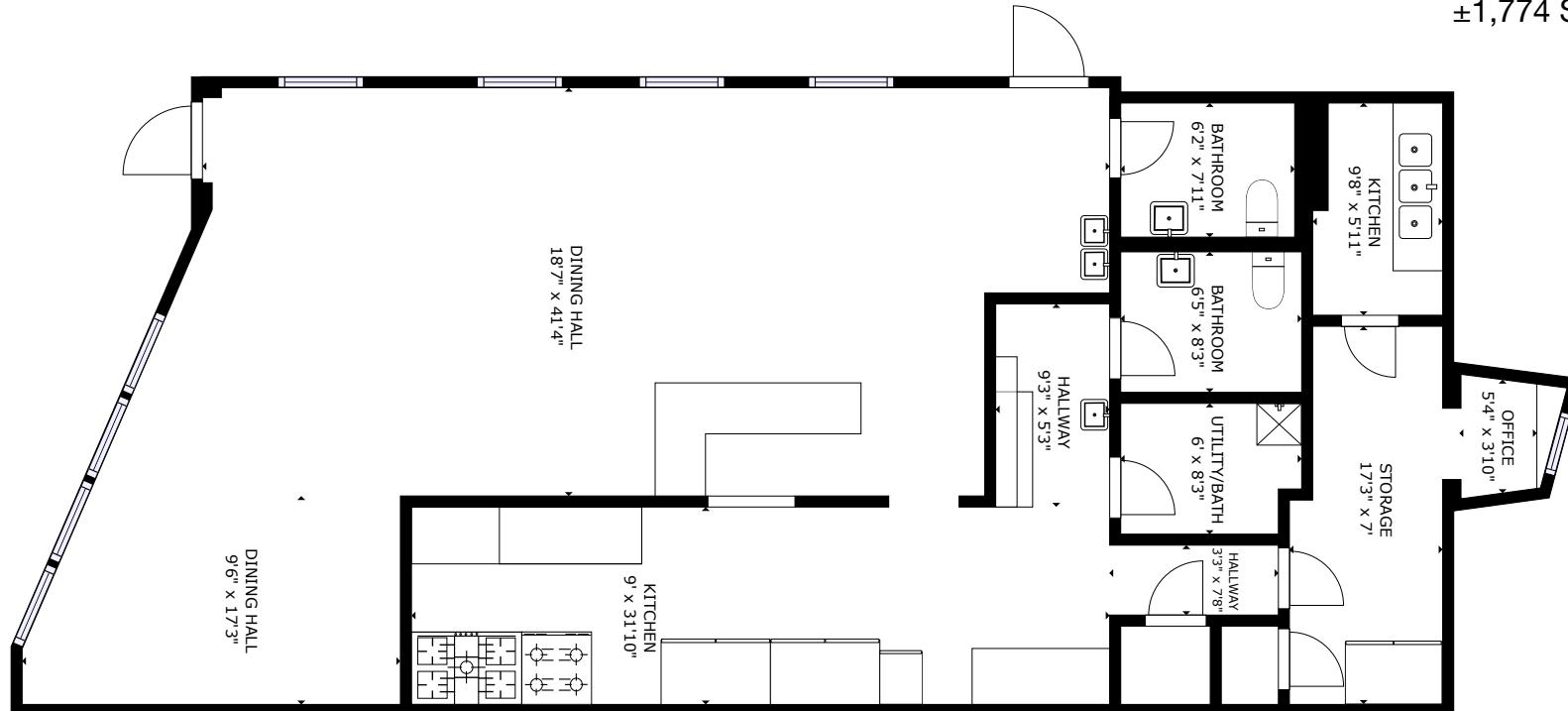
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## FLOOR PLAN

**AVAILABLE**

±1,774 SF



**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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