For Lease

Modern New-Build Live/Work Suites

CALLE CUARTA | REDEVELOPED MIXED-USE NORTH VALLEY COMMUNITY



FREE RENT! WITH A 1, 2, or 3-YEAR LEASE

Limited time offer, see Advisors for details.

3525 4TH ST. NW | ALBUQUERQUE, NM 87107

±1,893 SF Available

Lisa Mercer CCIM
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Martha Carpenter
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NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

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Maximize your space, minimize your expenses.

About Calle Cuarta

Calle Cuarta is a new, mixed-use development brought to Albuquerque's North Valley by Yes Housing, a local non-profit that develops housing in New Mexico and parts of Arizona.

These are live/work units currently available in 2-bedroom suites.

This new development is perfect for someone wanting the convenience of living and working in the same space. It's great for anyone that is a new entrepreneur, an established business owner or even a new family.





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Overview

AVAILABLE

Suite B102: ±1,893 SF
Suite C101: ±1,893 SF

LEASE RATE

$2,681.75 ($17.00/SF) Modified Gross
(Tenant responsible for utilities, janitorial & communications)

HIGHLIGHTS

- New build, mixed-use development
- 2-bedroom floor plan available
- Work spaces in the front, living area in the back – Or you can just use the whole space as living area
- Designated client parking
- Monument & building signage
- In-suite amenities include washer & dryer units and kitchen appliances
- On-site amenities include computer rooms, lounge area, fitness center, community space, and terrace
- Fiber on site
- Perfect for boutique retail, creative works paces, single-user entrepreneurs
- An alternative option to traditional office and residential leasing

ZONING

MX-M

LOCATION

SWQ 4th St. & Candelaria Rd. NW

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OFFICE/WORK AREA

Live/Work








BEDROOM

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Amenities


LOUNGE AREA


COMPUTER ROOM


LOUNGE AREA


FITNESS CENTER


TERRACE

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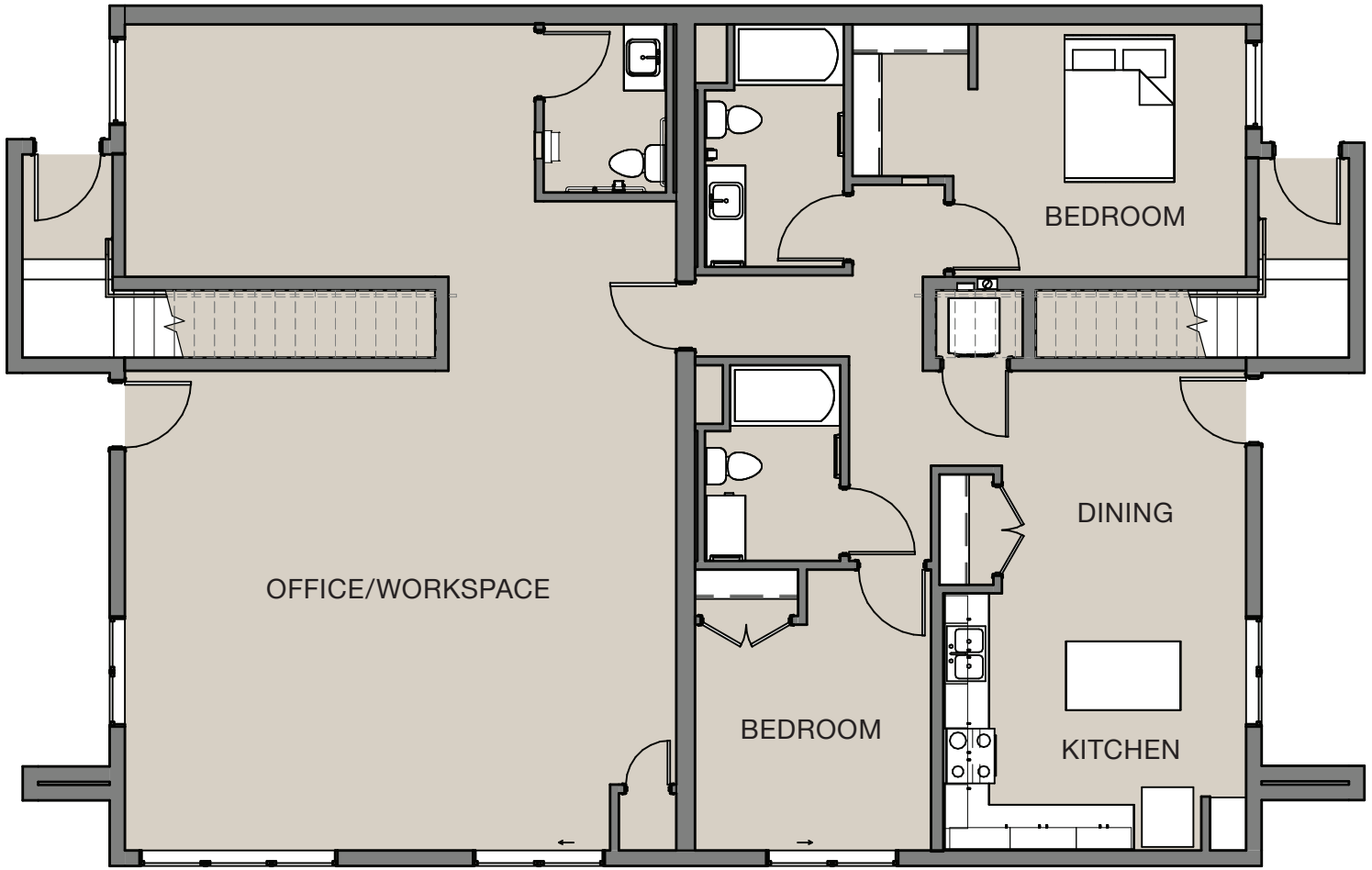
2-Bedroom Floor Plan

±1,893 SF



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Conceptual Retail/Office Floor Plan

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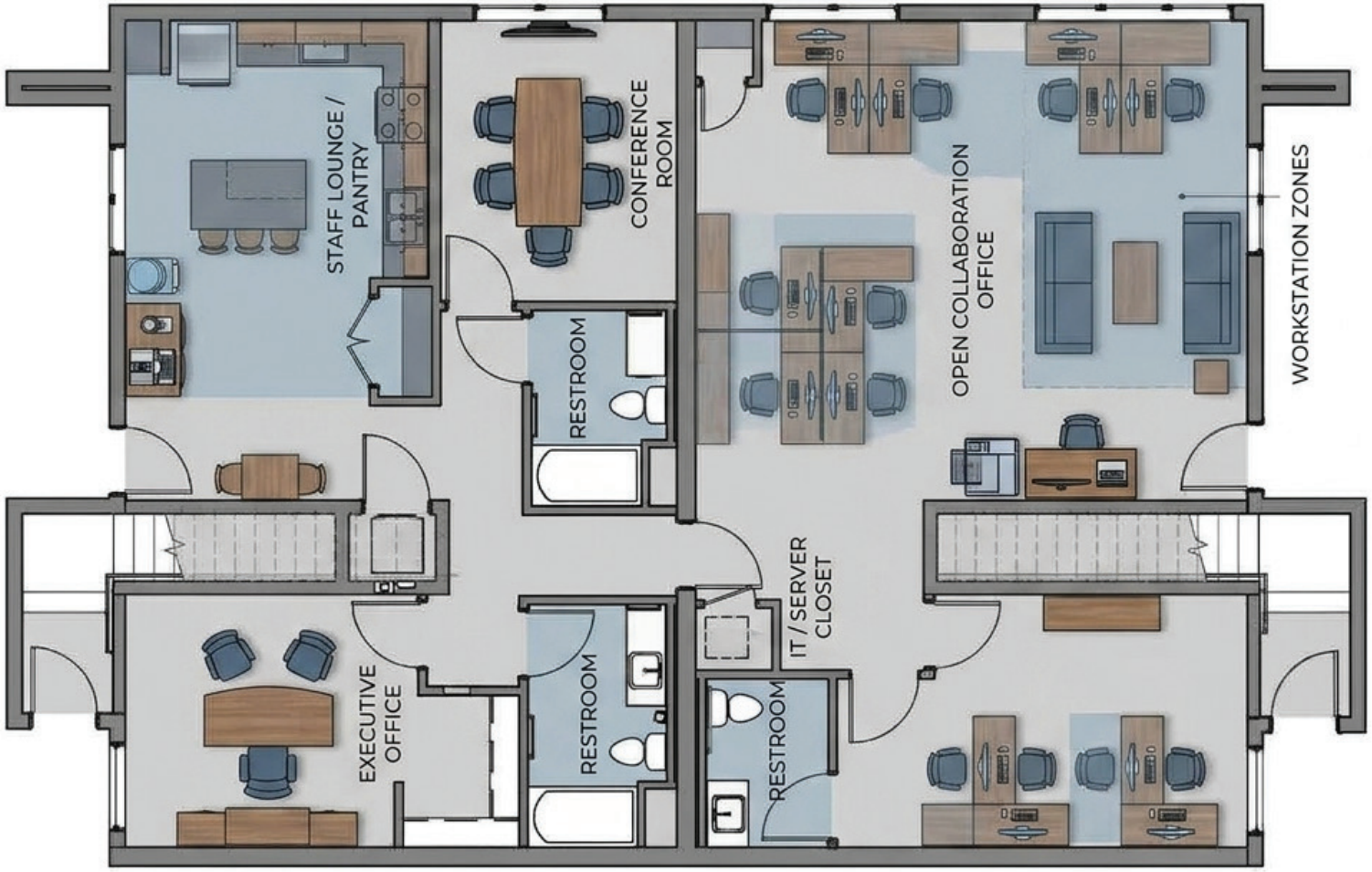

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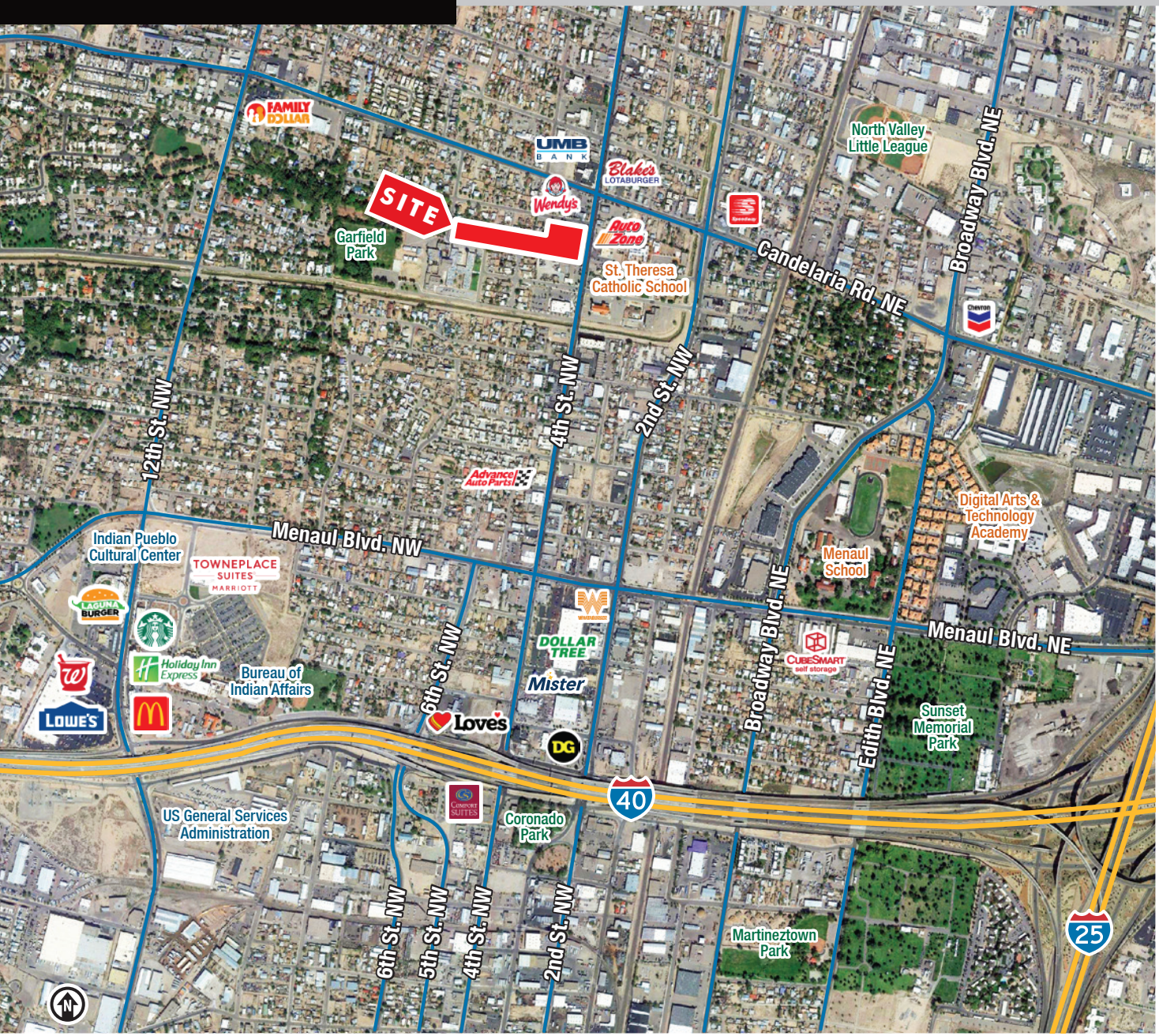

LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,011	78,168	249,050
Average HH Income	$77,001	$86,844	$86,645
Daytime Employment	8,177	97,251	203,152

2025 Forecasted by Esri



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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.

932,477
Albuquerque Metro Population

1
The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS *(ESRI 2025 Demographics)*

566,057	241,738	$95,396	$56,388	21,751	277,887
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

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*

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.

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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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