

# For Lease



## Modern New-Build Live/Work Suites

CALLE  
CUARTA

REDEVELOPED MIXED-USE  
NORTH VALLEY COMMUNITY



**FREE RENT!**

Limited time offer, see Advisors for details.

WITH A 1, 2, or  
3-YEAR LEASE

3525 4TH ST. NW | ALBUQUERQUE, NM 87107

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,373 - 1,893 SF  
Available**

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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 available in 1-bedroom as well as 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

±1,373 - 1,893 SF

### LEASE RATE

\$1,945.08 - \$2,681.75 (\$17.00/SF)

Modified Gross

(Tenant responsible for utilities, janitorial & communications)

### HIGHLIGHTS

- New build, mixed-use development
- 1 to 2-bedroom floor plan options
- 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 workspaces, 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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## Live/Work



OFFICE/WORK AREA



BEDROOM

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## Amenities



LOUNGE AREA



COMPUTER ROOM



LOUNGE AREA



FITNESS CENTER



TERRACE

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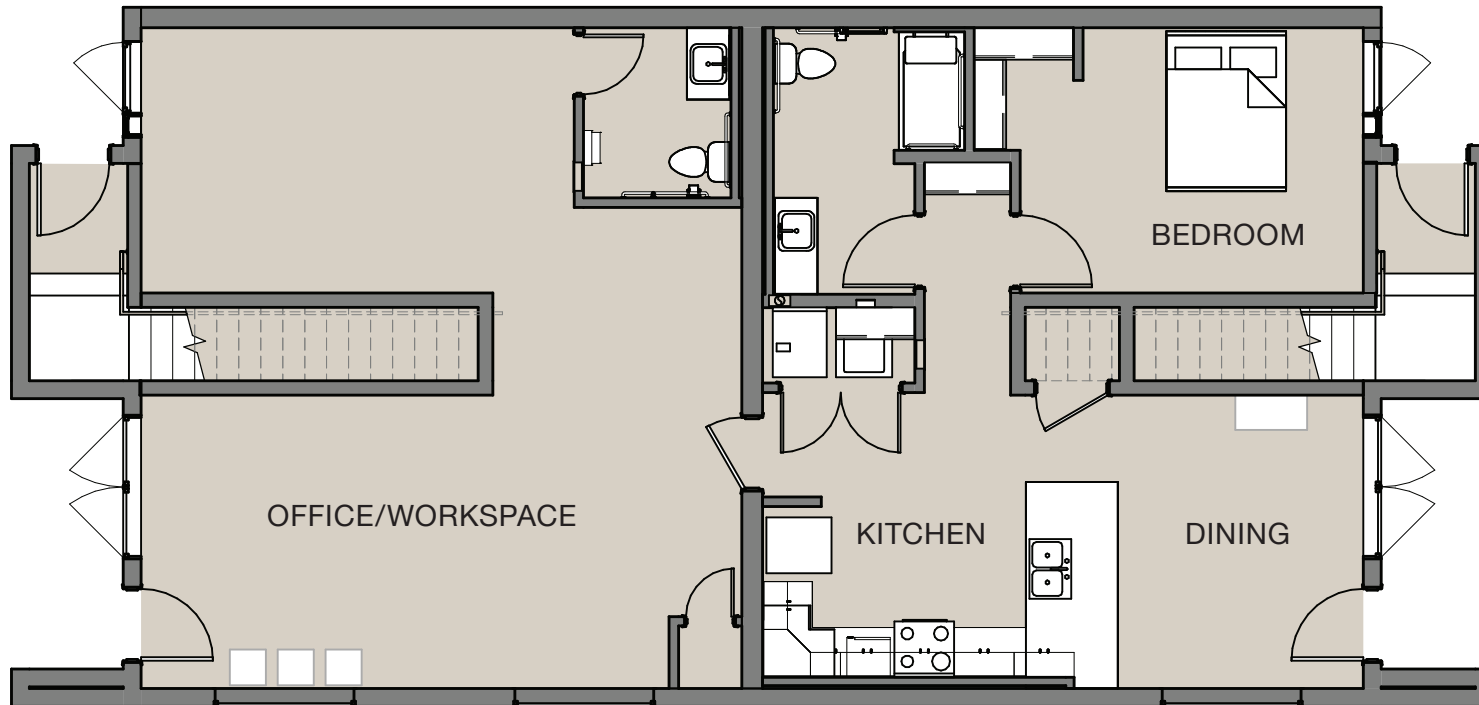
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## 1-Bedroom Floor Plan

±1,373 SF

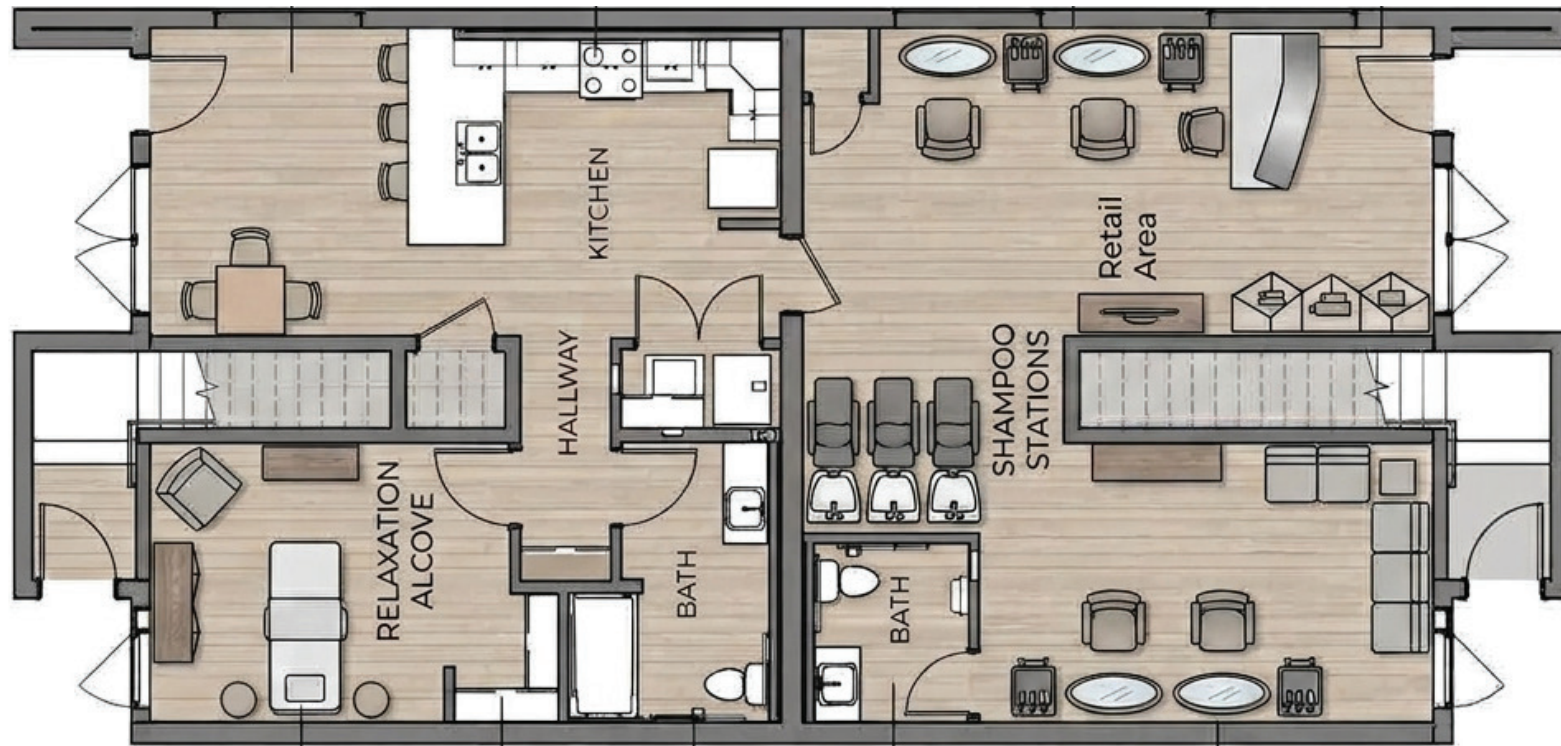


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## Conceptual Retail/Office Floor Plan

±1,373 SF



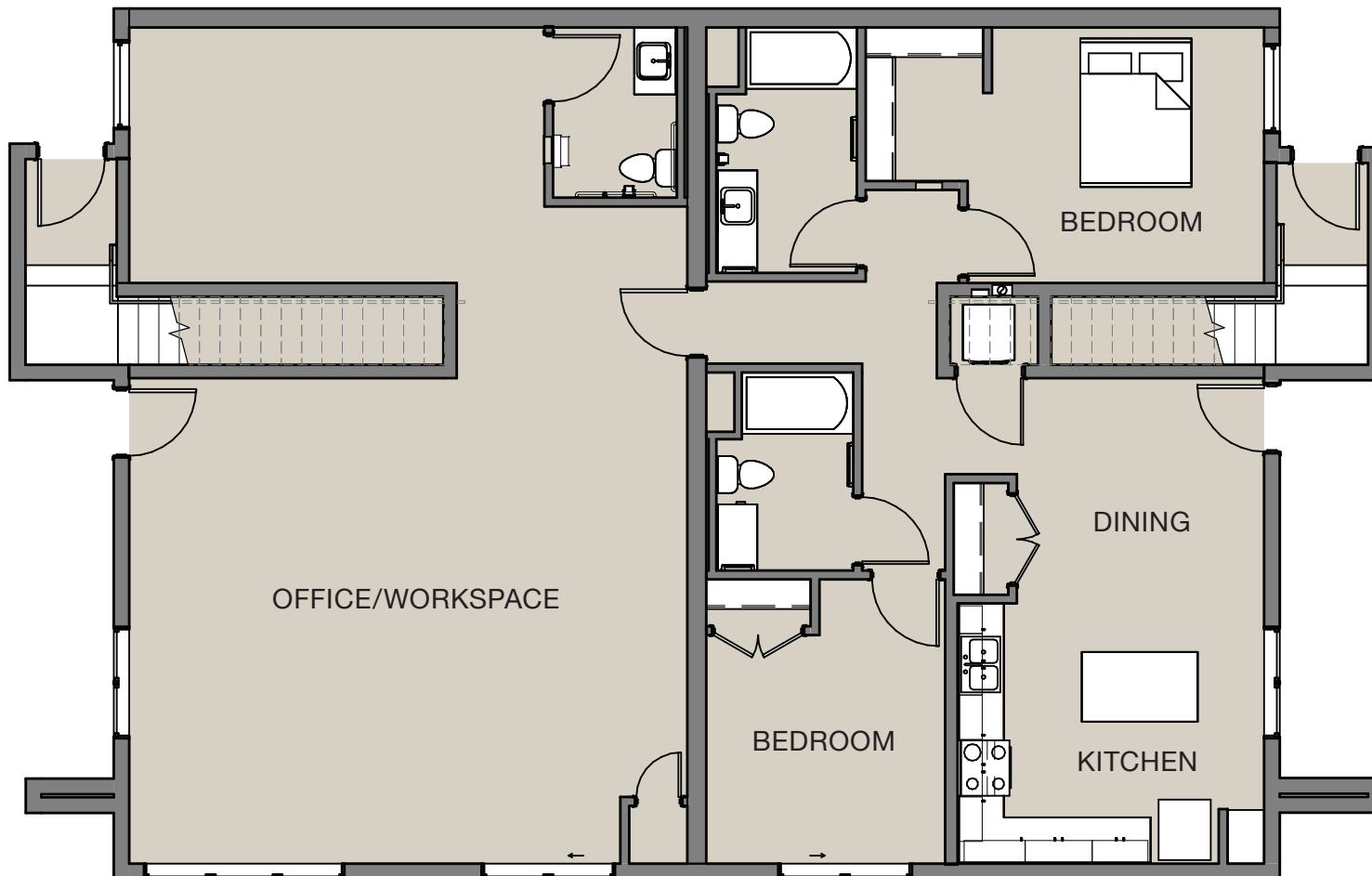
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## 2-Bedroom Floor Plan

±1,893 SF



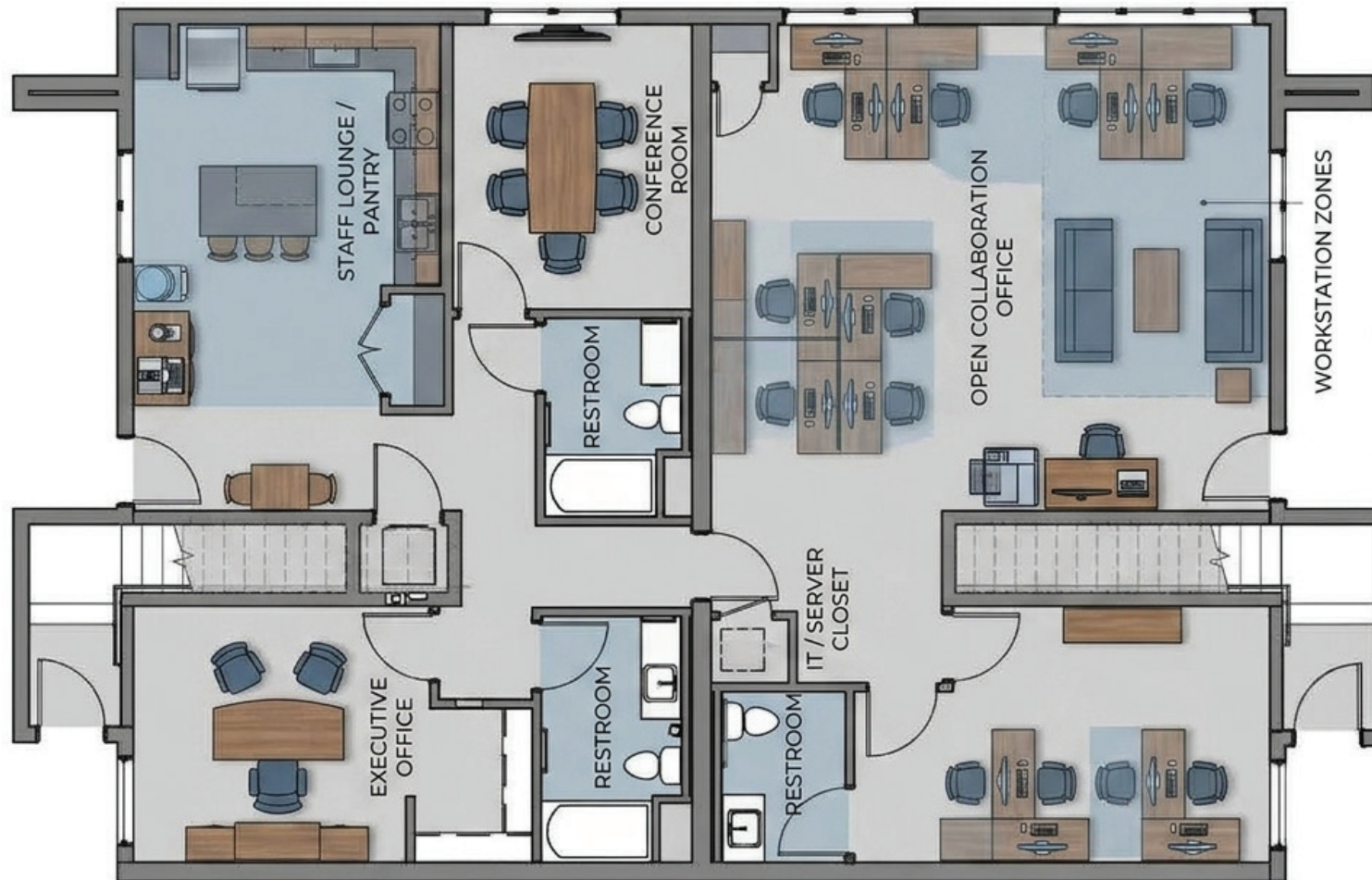
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## Conceptual Retail/Office Floor Plan

±1,893 SF



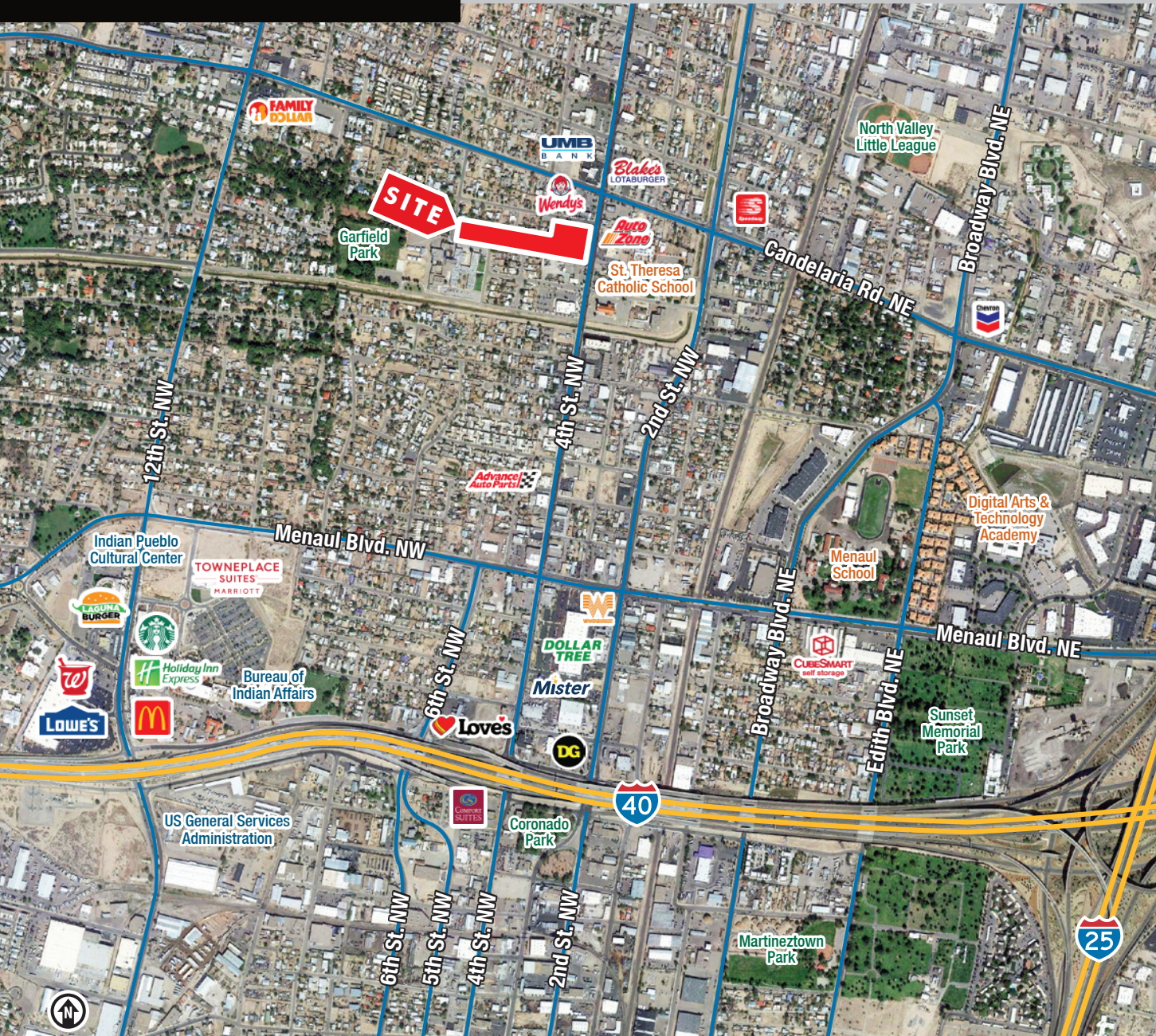
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## LOCATION

| 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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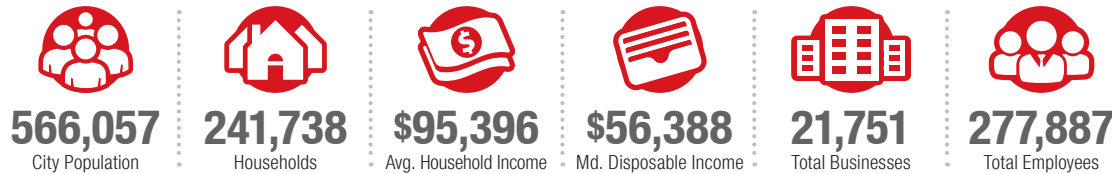
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## Albuquerque | New Mexico

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.

### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State



### 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.