

First-Generation Retail/Restaurant Space

For Lease



CALLE CUARTA | COMMUNITY MARKETPLACE

3525 4TH ST. NW | ALBUQUERQUE, NM 87107

**±550 - 2,573 SF
Available**

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NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Retail For Lease

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About Calle Cuarta

Calle Cuarta is a new, community-focused, mixed-use development in a prime North Valley location.

It's a product of Yes Housing, a local non-profit that develops housing in New Mexico and parts of Arizona.

The first-generation retail spaces offer a variety of unique features:

- Near the busy intersection of 4th St. & Candelaria Rd. NW
- High visibility and exposure along 4th St. with excellent building and facade signage
- Built-in customer base with 61 apartments on site
- Future development coming with 21 town homes, community center
- Future 4th St. improvements will create on-street parking opportunities and a pedestrian-friendly environment
- Low-interest FF&E loans may be available to eligible tenants creating jobs for low-income individuals. This helps reduce upfront costs and provide greater lease flexibility.

ZONING MX-M 



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Available Space

Suite 101: ±1,751 SF

\$18.00/SF + \$4.00/SF NNN
(\$3,210.17/Mo.)

- Ideal for neighborhood market, or grab-and-go meals
- Pet services, wellness, or children's enrichment
- Professional services

Suite 103: ±550-2,573 SF

\$18.00/SF + \$4.00/SF NNN
(\$1,008.33-\$4,717.17/Mo.)

- Flexible demising opportunity
- Ideal for beauty, wellness, or boutique retail
- Insurance or other professional users

Suite 104: ±2,468 SF

\$22.00/SF + \$4.00/SF NNN
(\$5,347.33/Mo.)

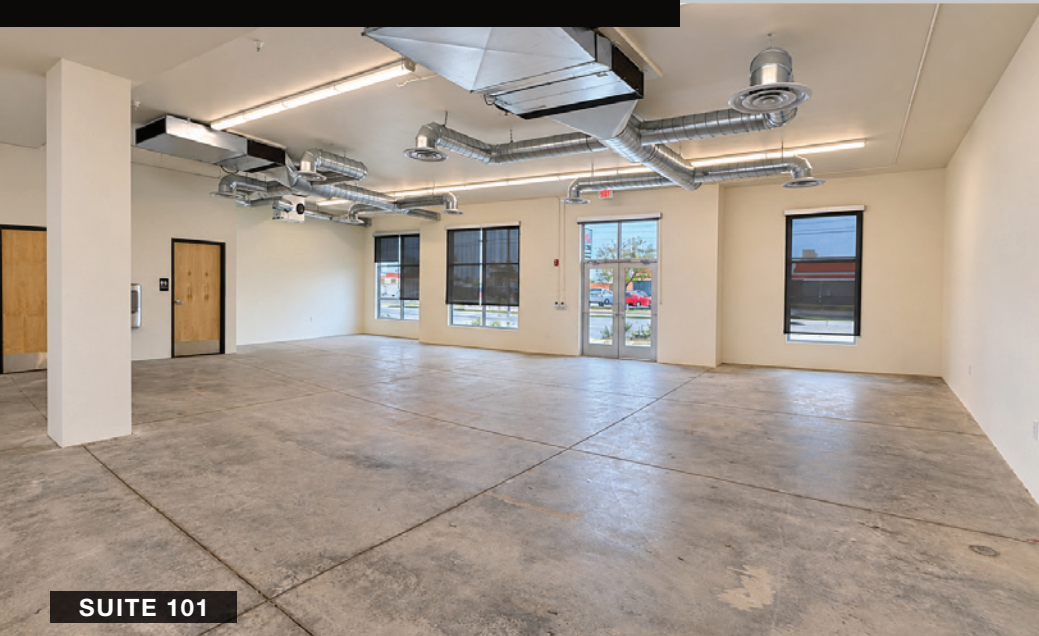
- Anchor space
- Outdoor patio opportunity
- Ideal for restaurant & specialty food users
- Well-suited for day care use
- Great fit for fitness & wellness concepts

All suites include HVAC, ADA-compliant restrooms, LED light fixtures, and demising walls to the roof deck that are ready for paint

- | | |
|--|---|
| ■ Available Retail | ■ Leased Retail |
| ■ Common Area | ■ Residential |

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SUITE 101



SUITE 101 PET SERVICES CONCEPT



SUITE 103



SUITE 103 SALON CONCEPT

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SUITE 104



SUITE 104 DINING CONCEPT



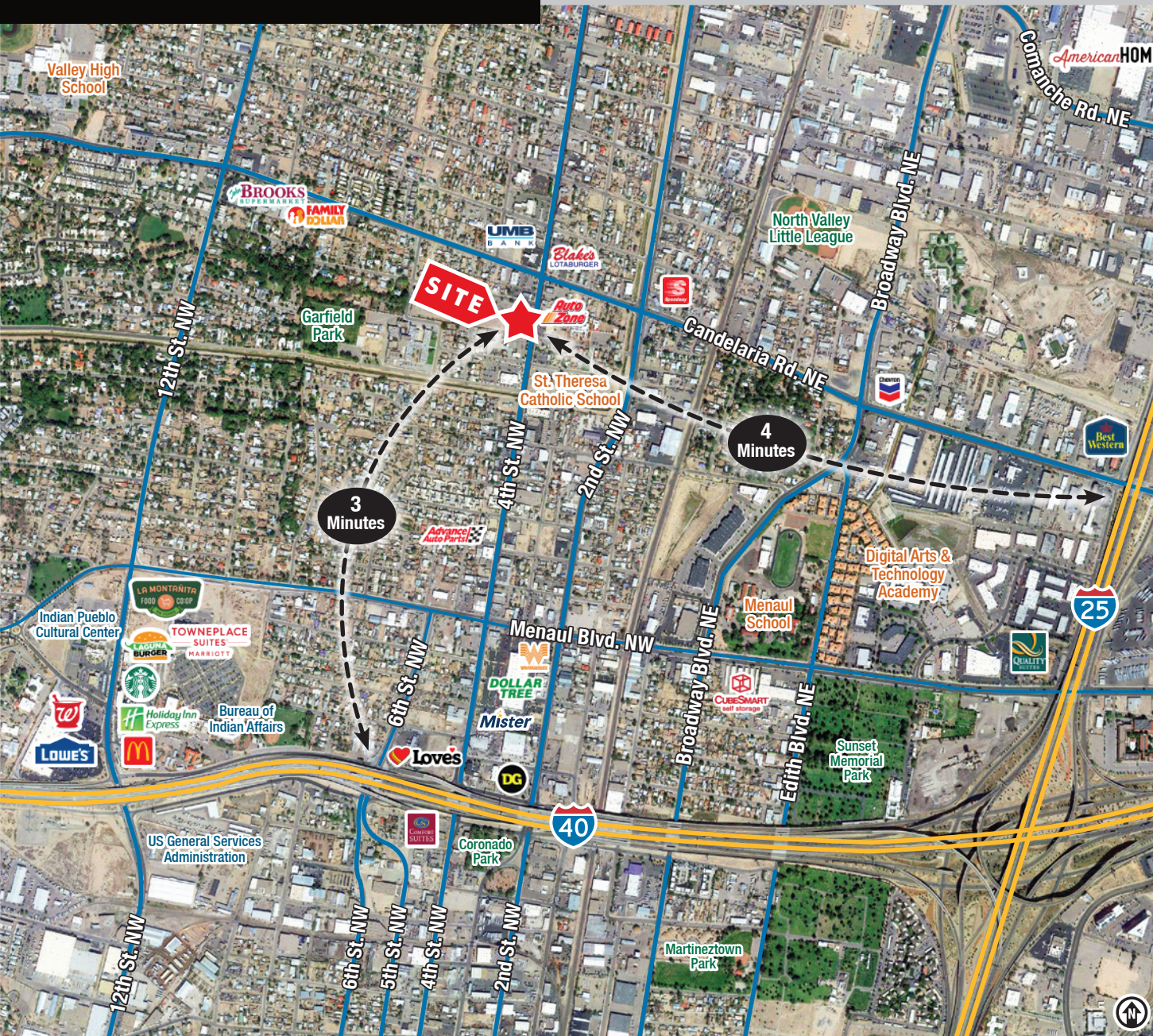
SUITE 104 PATIO



SUITE 104 PATIO CONCEPT

Retail For Lease

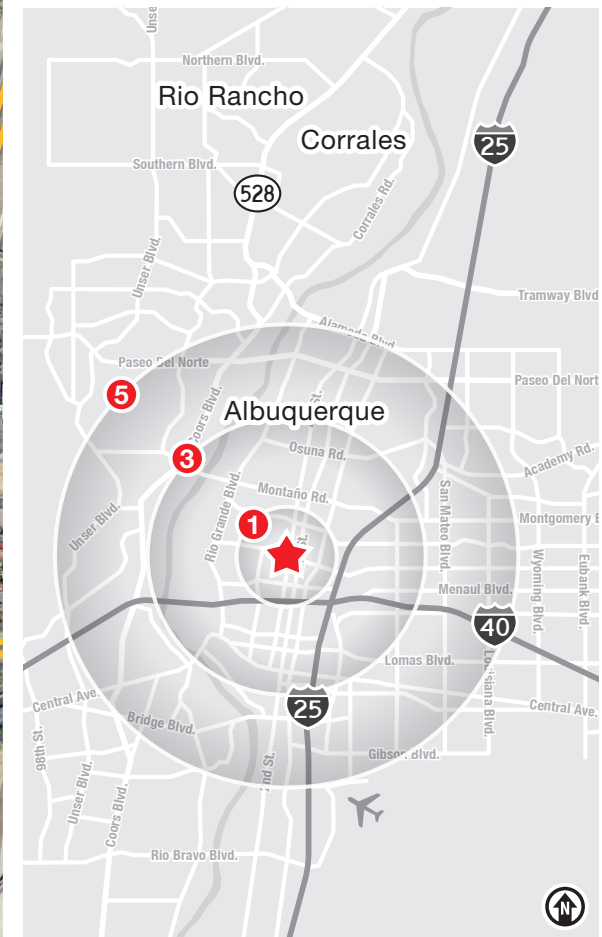
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Location

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)


566,057
City Population


241,738
Households


\$95,396
Avg. Household Income


\$56,388
Md. Disposable Income


21,751
Total Businesses


277,887
Total Employees


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.