

**For
Lease**



Freestanding Retail Suite

NEW CONSTRUCTION IN THE SAWMILL DISTRICT



1501 Mountain Rd. NW | Albuquerque, NM 87104

NALSunVista **]** Got Space™

Opening the Door to Commercial Real Estate Excellence

±407 SF Available

John Algermissen CCIM

Owner/Broker

johna@sunvista.com | 505 998 5734

For Lease

1501 Mountain Rd. NW | Albuquerque, NM 87104



PROPERTY

AVAILABLE

±407 SF

LEASE RATE

\$1,900/Month + NNN

HIGHLIGHTS

- New-construction neighborhood retail building
- Rear patio space and opportunity for front patio
- Adjacent to strong-performing tenants Manaña Taco and Pink Pony Soft Serve
- Dedicated parking lot and signage
- On Mountain Rd. surrounded by dense residential
- Walking distance to Explora, Natural History Museum, Albuquerque Museum, Old Town, and Sawmill Market
- Amongst new development with a handful of new hotels and apartments planned

ZONING [MX-L](#)

LOCATION

NEQ Mountain &
Sawmill Rds. NW

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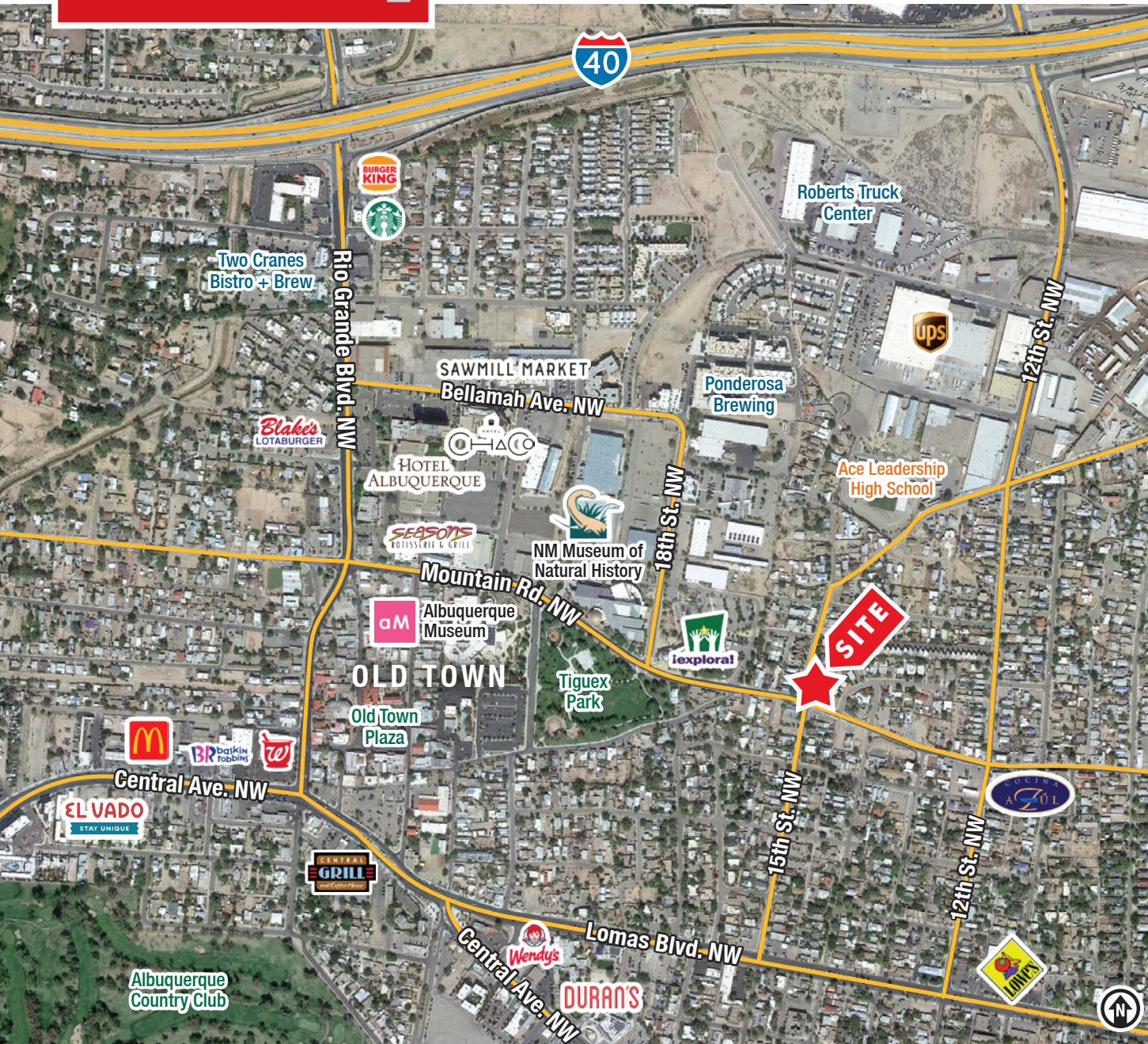
NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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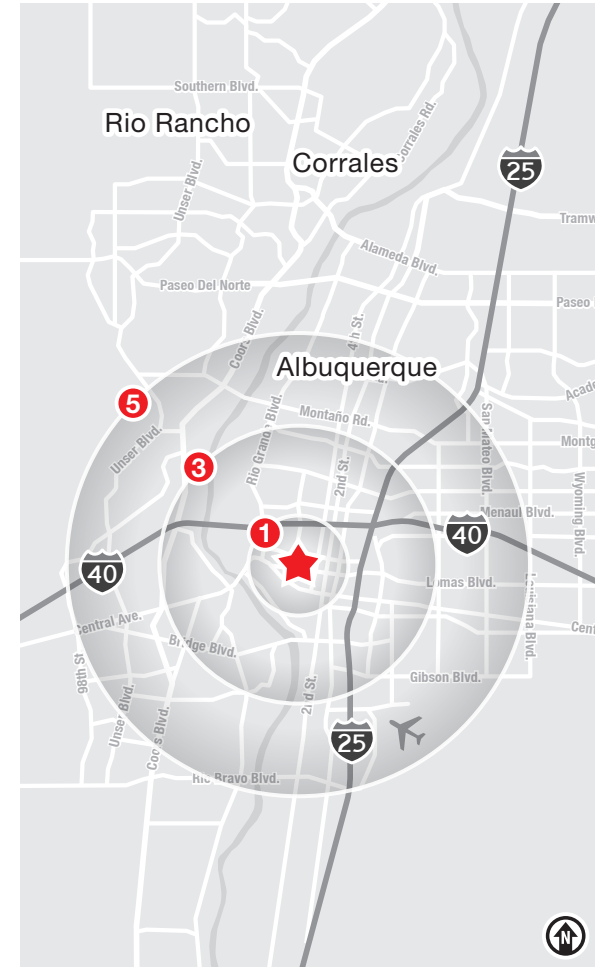
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,036	94,058	244,215
Average HH Income	\$91,636	\$83,779	\$88,361
Daytime Employment	21,478	85,532	160,308

2026 Forecasted by Esri



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FLOOR PLAN

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