

NEW CONSTRUCTION OFFICE SUITES



NOW LEASING / 3525 4th St. NW, Albuquerque, NM 87107

MOVE IN SPECIAL!



NEW CONSTRUCTION OFFICE SUITES

FOR LEASE / 3525 4TH ST NW, ALBUQUERQUE, NM 87107



LEASE PRICE: \$22.50/SF

UNIT SIZE +/-1,373 - +/-1,893

LAND SIZE +/- 2.454 Acres

ZONING MX-M

FEATURES

- MOVE IN SPECIAL-See broker for details
- Brand New Construction
- Office Suites on the first floor
- Monument and Building Signage
- Centrally Located
- Mixed Use Development
- Full Kitchen in each suite
- Playground and Dog Park on Premises
- Onsite Management
- Fitness Room
- In Suite Washer and Dryer
- Possible Tenant Improvement Allowance
- Rent concessions based on lease terms
- Sprinkler system in each suite

RITA CORDOVA

505-489-8538

rita@go-absolute.net

ANDRIA BARRENECHEA

(505)718-9548

andria@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been chosen as the exclusive representative of the owner of these brand-new suites in the North Valley. The property is located on 4th Street near Candelaria with high visibility and easy access..

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

There are 4 units available for lease. In the larger suites there are potentially 4 offices, 3 bathrooms with a kitchen breakroom. The smaller suite offers 3 offices, 2 bathrooms and a kitchen breakroom.



[VIEW WEBSITE >](#)



[VIEW VIDEO](#)

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PROPERTY SUMMARY

| | |
|----------------------|----------------------------------------------------------------------|
| PROPERTY ADDRESS | 3525 4TH ST NW |
| PROPERTY DESCRIPTION | Brand New Office Suites |
| UNIT SIZE | +/- 1,373 to +/- 1,893 SF |
| LEASE TYPE | Modified Gross |
| ZONING – MX-M | MX-M |
| ACCESS | 4 th St NW and Fitzgerald Rd NW |
| VISIBILITY | Excellent Visibility on 4 th Street and Fitzgerald Rd. NW |
| SIGNAGE | Monument and Building Signage |

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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TRADE AREA



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SITE CLOSE UP



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BUILDING SITE PLAN

Fitzgerald Rd NW

4th St NW

Brand new office suites ranging from +/-1,373 sf and +/-1,893 sf.



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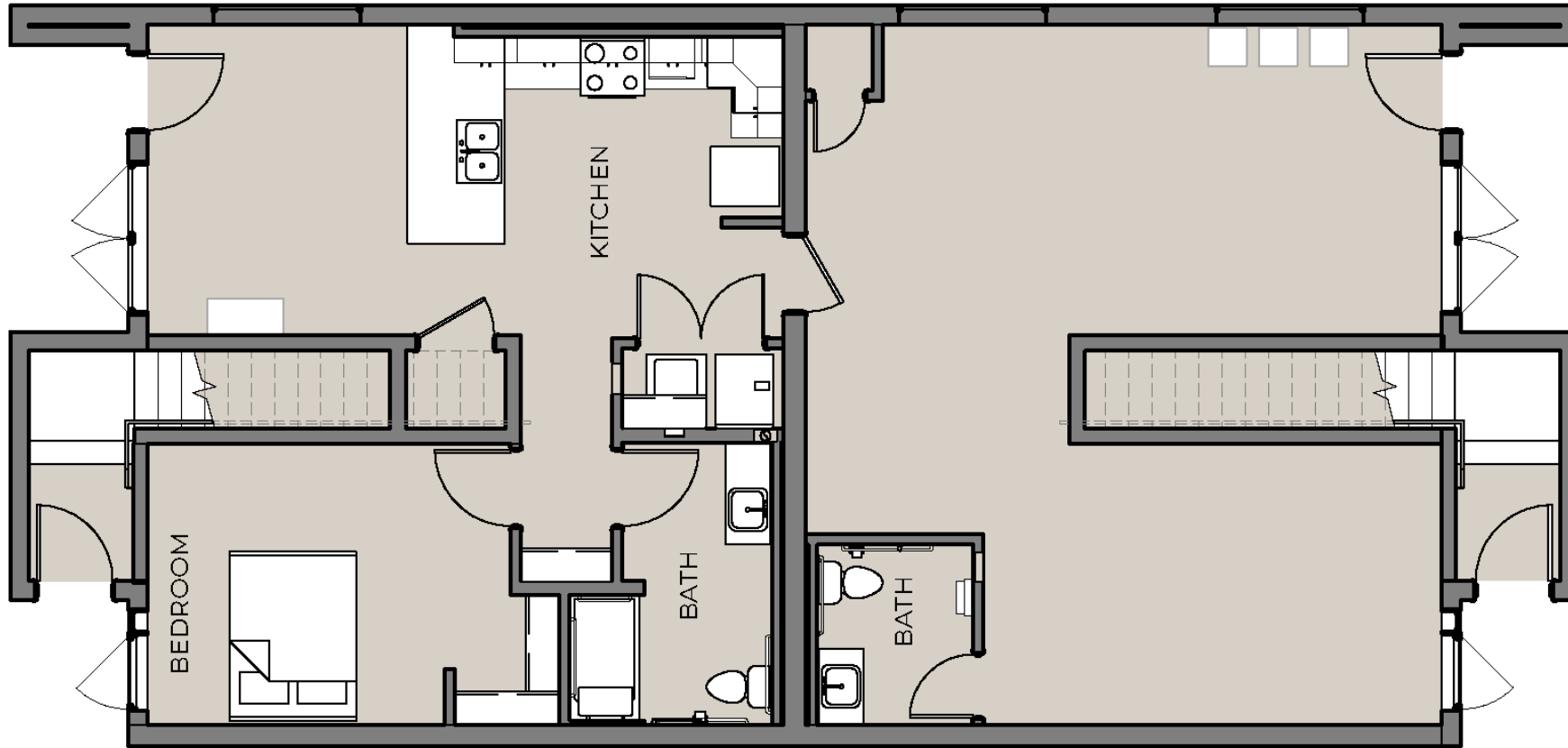
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FLOOR PLAN

+/- 1373 SF



UNIT PLAN LIVE WORK TYPE B
4TH ST. NW ALBUQUERQUE, NEW MEXICO 87107

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CONCEPTUAL FURNISHING PLAN



LEGEND

| | |
|------|-----------------------------------------|
| D | Dryer |
| DW | Dishwasher (Energy Star Rated) |
| LAV | Bathroom Sink |
| MIC | Countertop Microwave |
| R/O | Range and Oven |
| R&S | Rod and Shelf Closet |
| R/S | Roll-In Accessible Shower |
| REF | Refrigerator (Energy Star Rated) |
| RH | Range Hood |
| S | Sink with Garbage Disposal |
| SH | Shower with Low-Flow Fixtures |
| SHVS | Shelves |
| T/S | Tub/ Shower with Low-Flow Fixtures |
| W | Washer (Energy Star Rated) |
| W/D | Combo Washer/ Dryer (Energy Star Rated) |
| WC | Low-Flow Toilet |
| WS | Accessible Work Surface |

LIVE/WORK UNIT - ONE BEDROOM/ ONE BATHROOM

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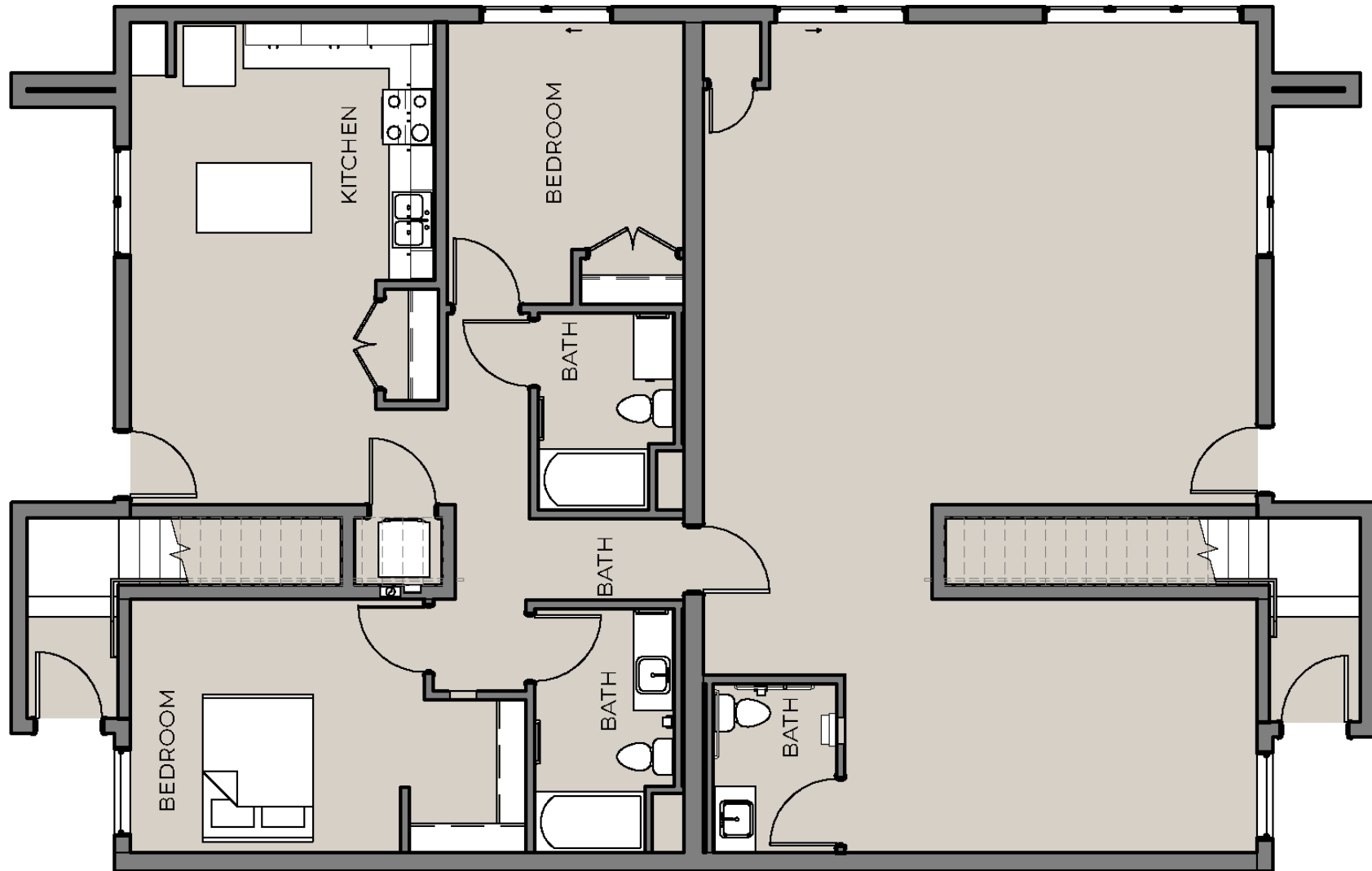
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FLOOR PLAN

+/- 1893 SF



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CONCEPTUAL FURNISHING PLAN



LEGEND

| | |
|------|-----------------------------------------|
| D | Dryer |
| DW | Dishwasher (Energy Star Rated) |
| LAV | Bathroom Sink |
| M/C | Countertop Microwave |
| R/O | Range and Oven |
| R&S | Rod and Shelf Closet |
| R/S | Roll-In Accessible Shower |
| REF | Refrigerator (Energy Star Rated) |
| RH | Range Hood |
| S | Sink with Garbage Disposal |
| SH | Shower with Low-Flow Fixtures |
| SHVS | Shelves |
| T/S | Tub/ Shower with Low-Flow Fixtures |
| W | Washer (Energy Star Rated) |
| W/D | Combo Washer/ Dryer (Energy Star Rated) |
| WC | Low-Flow Toilet |
| WS | Accessible Work Surface |

LIVE/ WORK UNIT - TWO BEDROOM/ TWO BATHROOM

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PROPERTY PHOTOS



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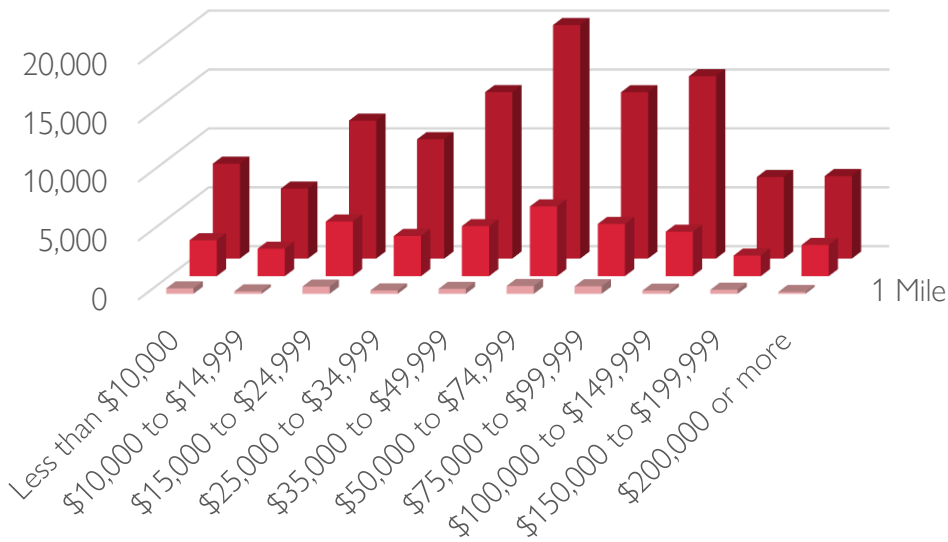


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



TRAFFIC COUNTS

| | |
|----------------------------------|-------------------|
| 4th St NW | 17,700 VPD |
| Candelaria Rd NW | 12,300 VPD |
| Total VPD at Intersection | 61,600 VPD |

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RADIUS DEMOGRAPHICS



Population

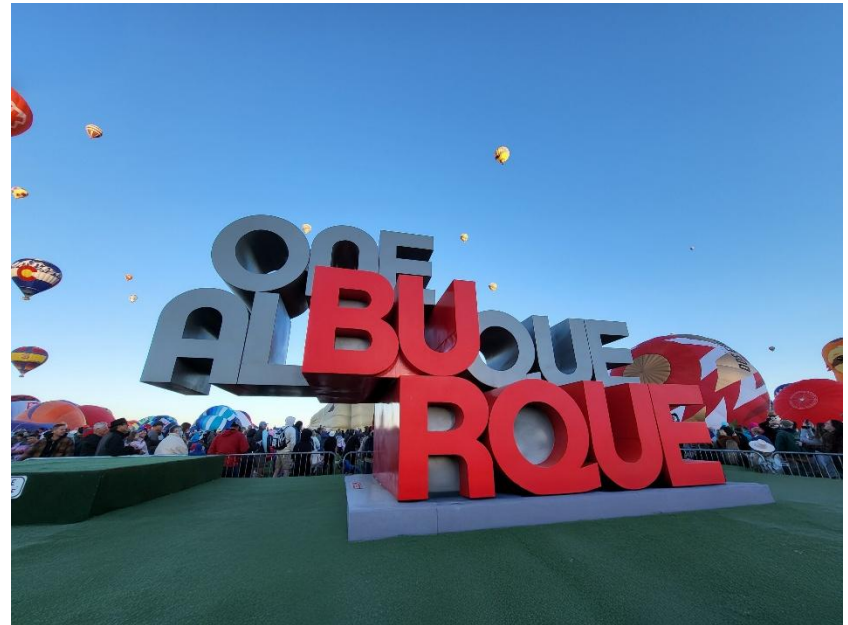


Median HH Income



Median Age

| | | | |
|------|---------|----------|------|
| 1 Mi | 9,142 | \$54,000 | 46.1 |
| 3 Mi | 76,025 | \$58,413 | 41.3 |
| 5 Mi | 251,809 | \$63,892 | 40.8 |



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



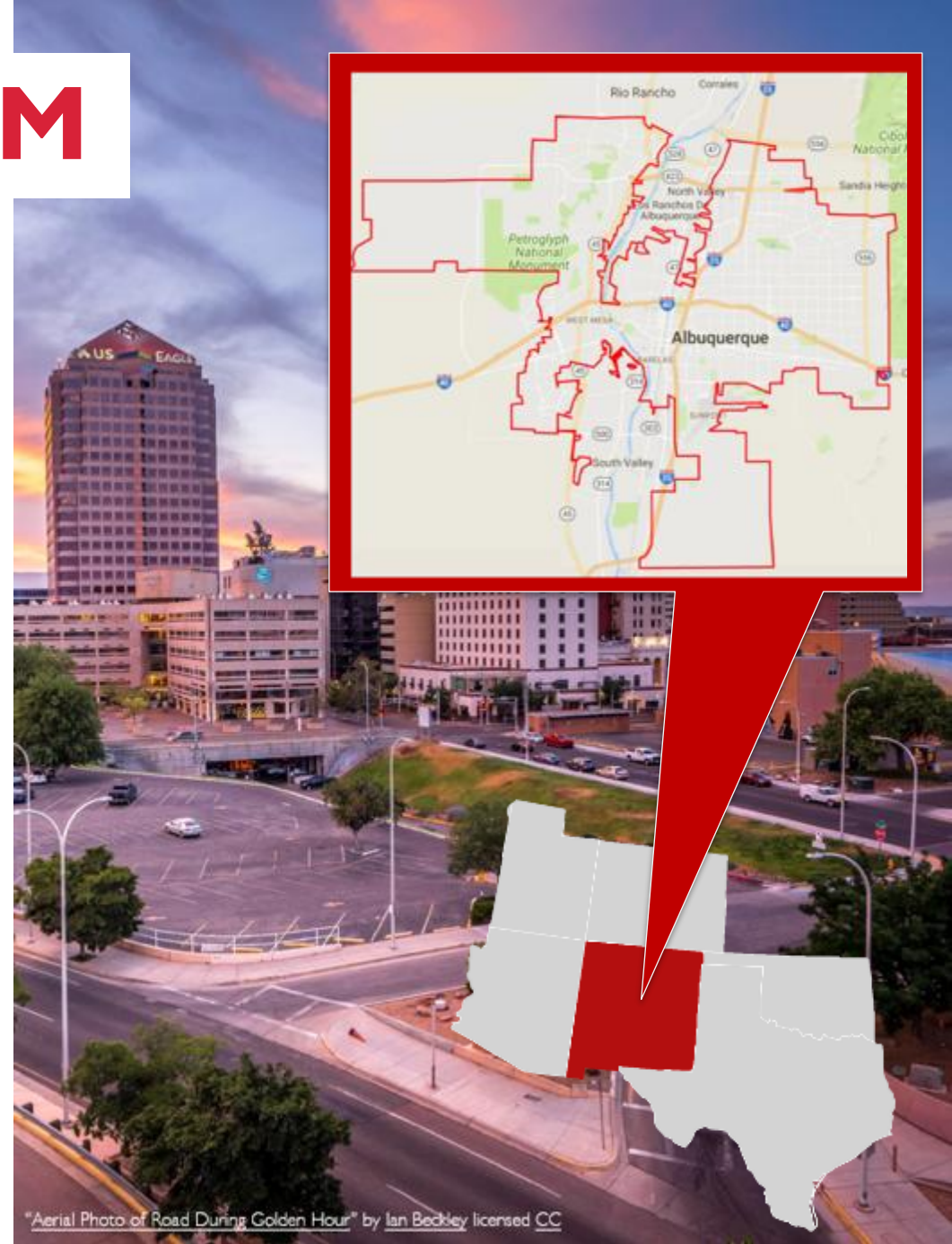
Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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BROKERS



ANDRIA BARRENECHEA

Associate Broker

(505) 718-9548 / andria@go-absolute.net

Andria is a licensed real estate broker focused on office and retail commercial real estate. She has been in the real estate industry with Absolute Investment Realty for 10 years in various capacities. Some of her responsibilities have included: property and commercial portfolio management, transaction facilitator, marketing director and office manager. In addition to managing the property management and brokerage arms of Absolute Investment Realty she is growing her practice as a commercial real estate broker. Andria has developed excellent people skills and is an expert in the industry. She is excited to help meet the needs of every client who comes her way.



RITA CORDOVA

Executive Vice President

(505) 489-8538 / rita@go-absolute.net

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.