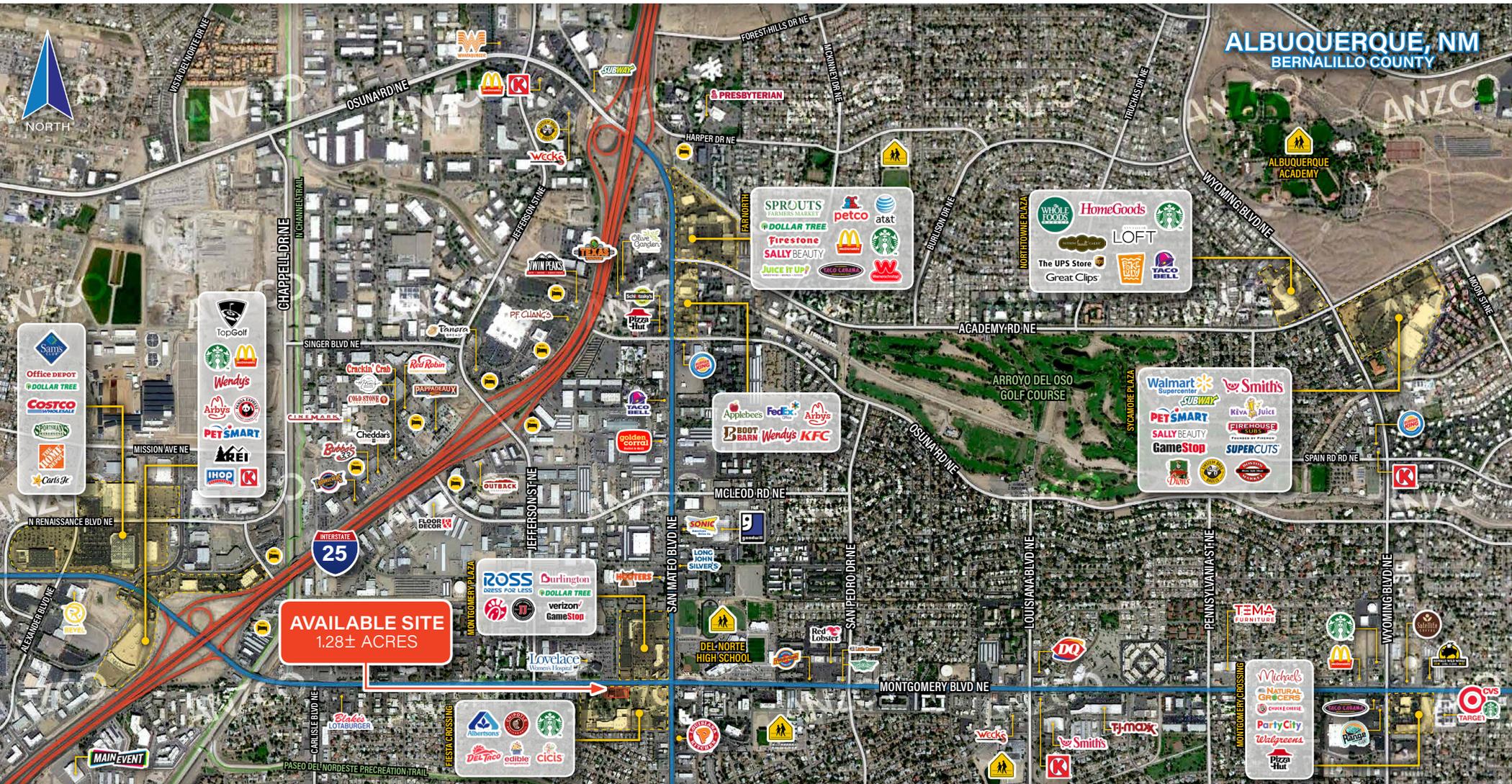


FOR LEASE COMMERCIAL SITE | 1.28± ACRES

4800 MONTGOMERY BLVD NE @ SAN MATEO BLVD NE | ALBUQUERQUE, NM 87109 | BERNALILLO COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



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PROPERTY FEATURES:

- FOR LEASE: 1.28± ACRE PAD SITE
- Excellent location 1.15± miles east of I-25 at the Montgomery Blvd NE exit at the SWQ of Montgomery Blvd NE & San Mateo Blvd NE in northeast Albuquerque.
- Site has great visibility and access from Montgomery Blvd NE and across from Lovelace Women's Hospital and kiddy-corner to Del Norte High School.
- Site is located in Fiesta Crossing Shopping Center anchored by Albertson's; other tenants Starbucks, Cici's, Chipotle, Del Taco, H&R Block, Avis Car Rental, Edible Arrangements, Bank of Albuquerque, Bank of the West and more.
- Established trade area with high traffic counts of 42,914 AADT on Montgomery Blvd NE & 38,422 AADT on San Mateo Blvd NE

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
 POPULATION 2021	20,604	102,729	304,998
 PERCENT GROWTH (5 YR FORECAST)	.85%	.82%	.81%
 AVERAGE HOUSEHOLD INCOME	\$58,874	\$79,689	\$81,404
 TOTAL EMPLOYEES	13,672	81,064	186,878



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4.25.22



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PROPOSED SITE WITH QUICK SERVE RESTAURANT CONCEPT



AVAILABLE SITE
1.28± ACRES
PROPOSED 3,300± SF BUILDING

FIESTA CROSSING SHOPPING CENTER

ALBUQUERQUE, NM
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