

**2.5 Acres Just off I-40**

NWQ I-40 & 4th St., Albuquerque, NM 87102

**FOR SALE**



**PROPERTY**

Bureau of Indian Affairs

Loves  
SUBWAY

152,400 VPD

6th St.  
11,000 VPD

4th St.  
14,500 VPD

Car Wash

Roofing Supply

Event & Tent Supply

H&R BLOCK  
SALLY BEAUTY  
DOLLAR TREE

WHATABURGER

2nd St.

40

40

Chevron

Comfort Inn

Weck's

BOW & ARROW BREWING CO.

ALBUQUERQUE POLICE DEPARTMENT

**B**  
**BASE 5**  
RETAIL PARTNERS  
**COUNT ON US**

505.807.0605 | base5retail.com | 115 Gold Ave. SW, Suite 203G Albuquerque, NM 87102  
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



**±2.5 Acres**  
Lot Size

**MX-M**  
Property Zoning



**14,500 VPD**  
4th Street

**152,400 VPD**  
I-40



This property is a part of the 4th Street Redevelopment Plan.

The City proposes redeveloping 4th Street from Lomas Boulevard to Solar Road, a distance of four and one third miles. The envisioned renaissance of 4th Street is a cohesive, integrated transit corridor that aims to improvement business climate, improve infrastructure, create a unifying vision for the North Valley and create a positive redevelopment.



**256,994**  
Est. Population (5 Mi)



**112,987**  
Est. Households (5 Mi)



**225,829**  
Daytime Employees (5 Mi)



**\$62,885**  
Avg. HH Income (5 Mi)

### Area Tenants



**2217** 4th Street NW  
Albuquerque, NM 87102

**David Fite**  
fite@base5retail.com | 505.328.4834 (cell/text)

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