

# FAR NE HEIGHTS JUNIOR BOX

SEC WYOMING BLVD & MONTGOMERY BLVD  
4410 Wyoming Boulevard Northeast Albuquerque, NM 87111

**AVAILABLE**  
**11,436 - 13,750 SF**

**FOR  
LEASE**

**AVAILABLE SPACE**  
11,436 - 13,750 SF

**RATE**  
See Broker for Pricing

**Austin Tidwell, CCIM**  
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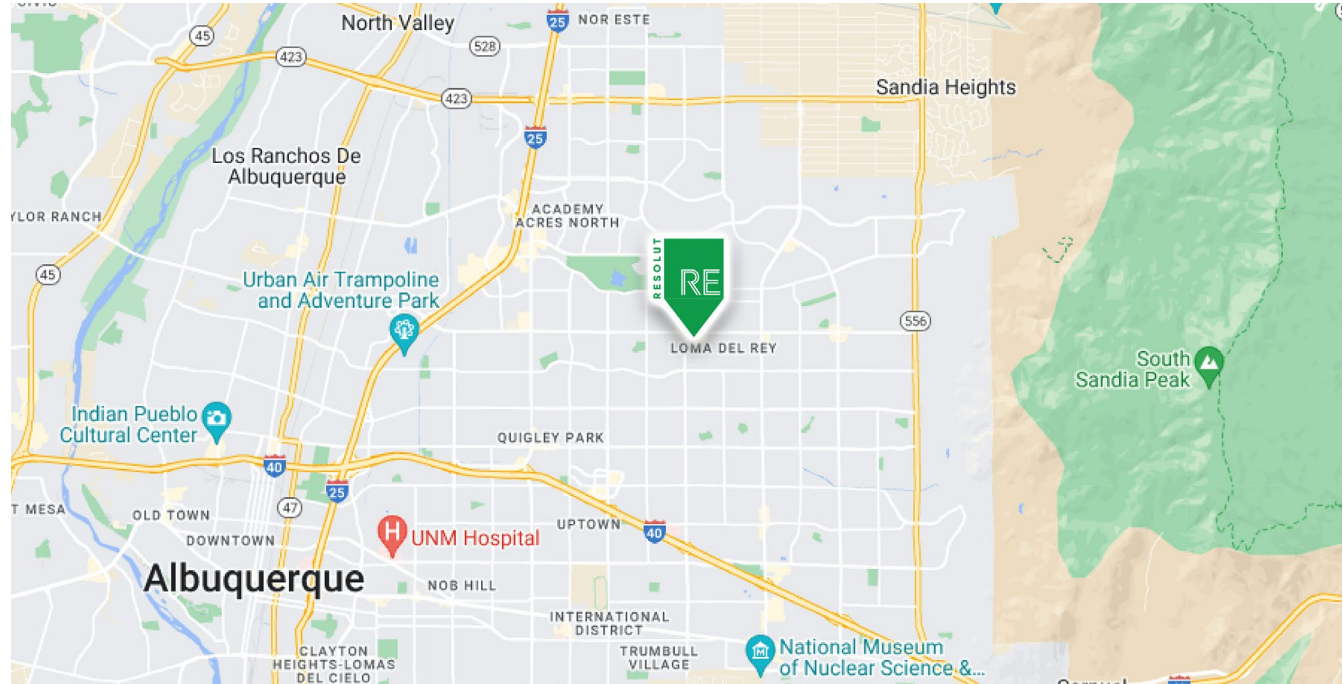
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### PROPERTY HIGHLIGHTS

- Rare junior box space available in the Far NE Heights Submarket (< 3.5% vacancy)
- Located at the 3rd highest trafficked intersection in the City of Albuquerque
- Former Party City, anchored by Michaels, Walgreens, Chuck E. Cheese & Golf Mart
- Strong retail node with Target, Natural Grocers, Starbucks, Sherwin Williams, Freddy's, Slim Chickens & 7 Brew
- More density provided across the street with Twilight Homes La Mirada with 66 residential lots (under construction)



### AREA TRAFFIC GENERATORS



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### DEMOGRAPHIC SNAPSHOT 2025



**138,661**  
**POPULATION**  
3-MILE RADIUS



**\$95,270.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**123,065**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Wyoming Blvd: 31,555 VPD  
Montgomery: 30,891 VPD  
(Sites USA 2025)

**FAR NE HEIGHTS JUNIOR BOX** | 4410 Wyoming Boulevard Northeast Albuquerque, NM 87111**PROPERTY OVERVIEW**

Montgomery Crossing is a prominent retail shopping center in the Far NE Heights, located at the busy intersection of Wyoming and Montgomery Boulevards. The former Party City space has just come available, leaving behind a prime Junior Box opportunity in a submarket that boasts less than 3.5% vacancy for retail space. The box features over 130 feet of storefront and preferential pylon signage on both Wyoming and Montgomery. This new tenant would join a top performing Michaels, Walgreens, Chuck E. Cheese and Golf Mart and has recently welcomed newcomers Lucky Goose Vegan Restaurant, Kung Fu Tea, Yoshi Mame Sushi and Cuco's.

**LOCATION OVERVIEW**

The intersection of Wyoming and Montgomery is ranked as the 3rd highest trafficked intersection in the City of Albuquerque and has undergone major redevelopment, which continues to attract top retailers to the nearby area. Area traffic generators include Target, Natural Grocers, Starbucks, Albuquerque ER & Hospital, Slim Chickens, 7 Brew Coffee and Freddy's Steakhouses. The WyMont across the street continues to develop with 66 residential lots under construction, along with Restoration Pizza and one commercial lot remaining to add density and new retail options to the immediate area.

**PROPERTY DETAILS**

Lease Rate:	See Broker for Pricing
Lease Structure:	NNN
Available SF:	11,436 – 13,750 SF
Ceiling Height:	11'
Zoning:	MX-M
Submarket:	Far NE Heights

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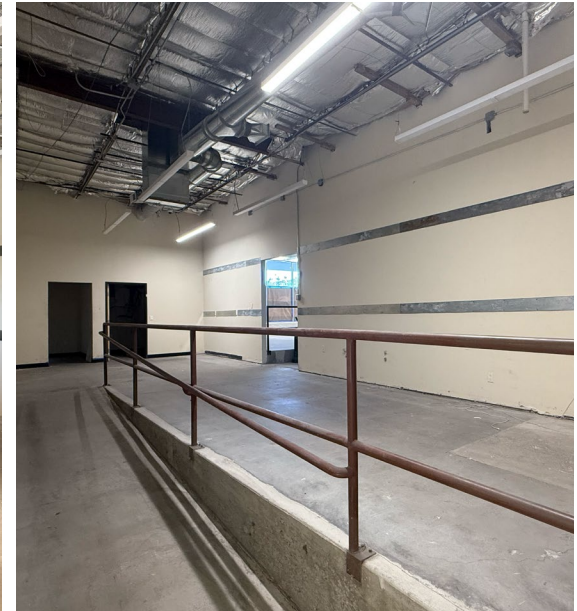


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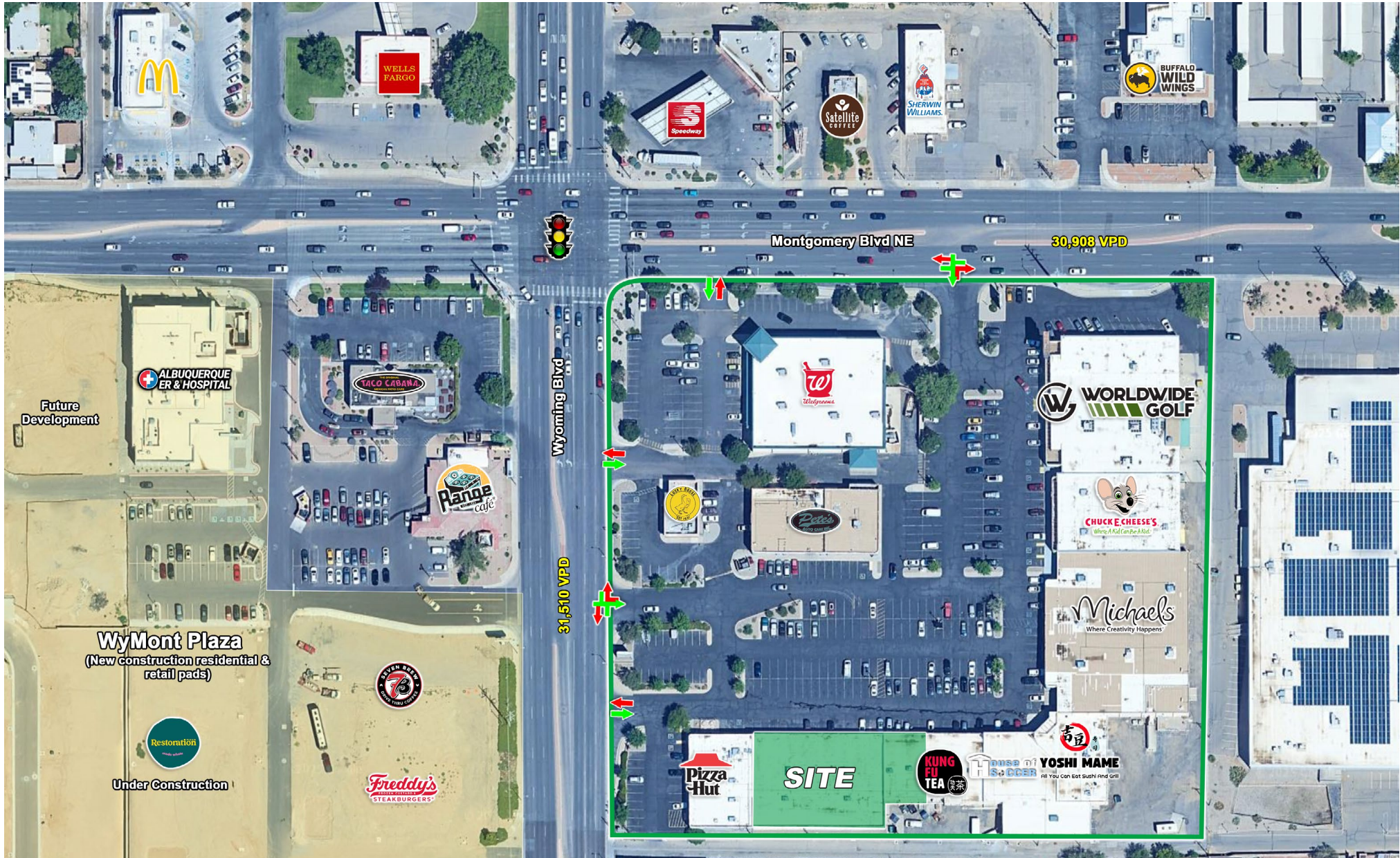
## FLOOR PLAN: 11,436 – 13,750 SF



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