

For Lease

High-Profile Retail/Office Space

END-CAP SPACE OF A PROMINENT CORRALES BUILDING



4604 Corrales Rd. | Corrales, NM 87048

NEC Corrales Rd. & Rincon Rd.



AVAILABLE

Suite A: ±1,800 SF
Suite B: ±2,772 SF



LEASE RATE

\$23.00-\$25.00/SF
+ \$2.10/SF NNN

- Rarely-available Corrales commercial space
- Frontage visibility along Corrales Rd. with full access
- Located in one of the highest-income areas in metro Albuquerque

NASunVista

got space™

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SUMMARY

AVAILABLE

- Suite A: ±1,800 SF
\$25.00/SF + \$2.10/SF NNN
- Suite B: ±2,772 SF
\$23.00/SF + \$2.10/SF NNN

HIGHLIGHTS

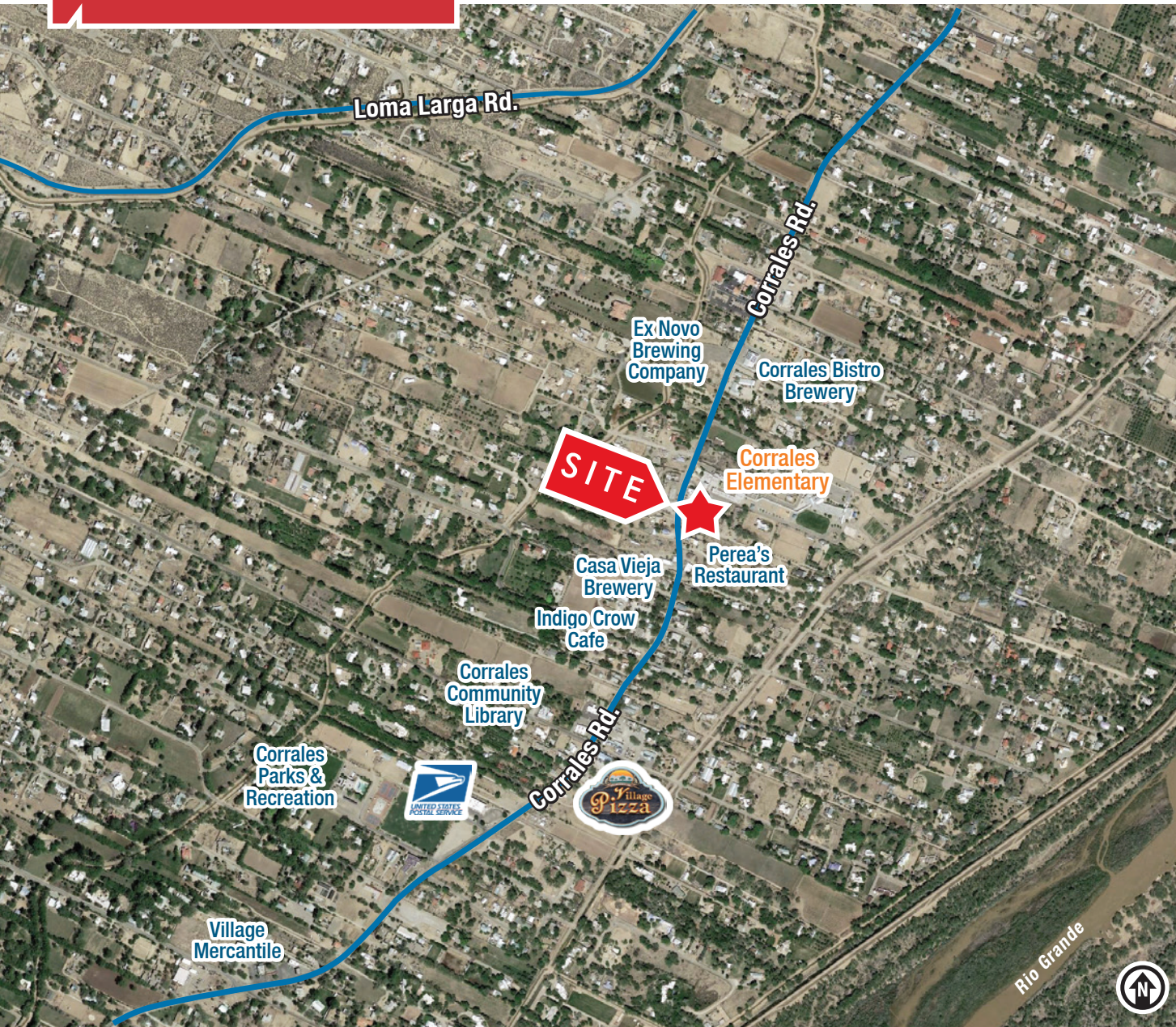
- Rarely-available commercial space
- Frontage visibility along Corrales Rd. with full access
- Located in one of the highest-income areas in metro Albuquerque
- Property was fully remodeled in 2019
- Adobe building with beautiful high-end, modern finishes throughout
- Beautiful, enclosed courtyard at the entry of building (Suite A)
- Balcony/patio (Suite A)
- Shared parking lot

ZONING C, Village of Corrales

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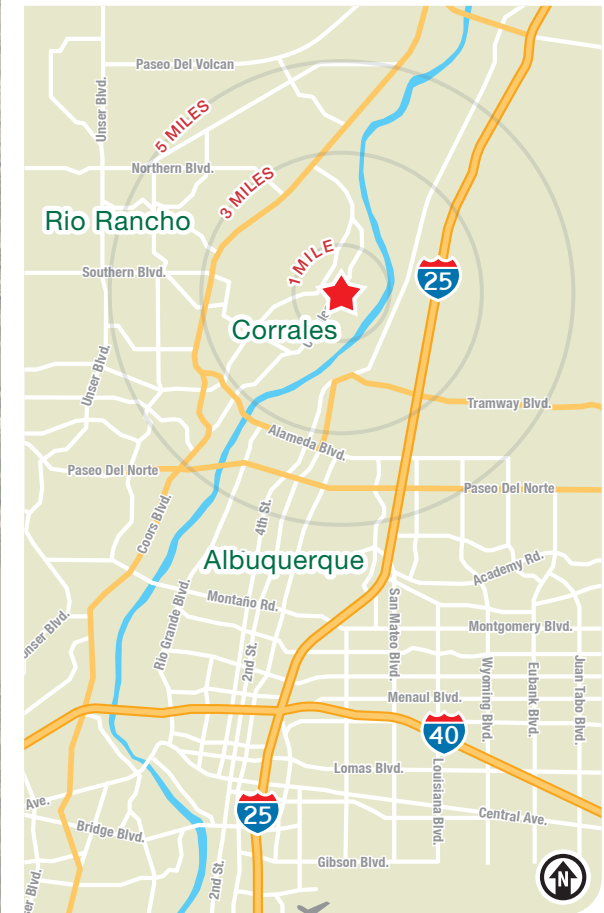
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LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|-----------|-----------|-----------|
| Total Population | 2,271 | 28,254 | 126,326 |
| Average HH Income | \$180,171 | \$114,512 | \$116,696 |
| Daytime Employment | 994 | 23,547 | 78,091 |

2024 Forecasted by Esri



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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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SUITE A



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SUITE B



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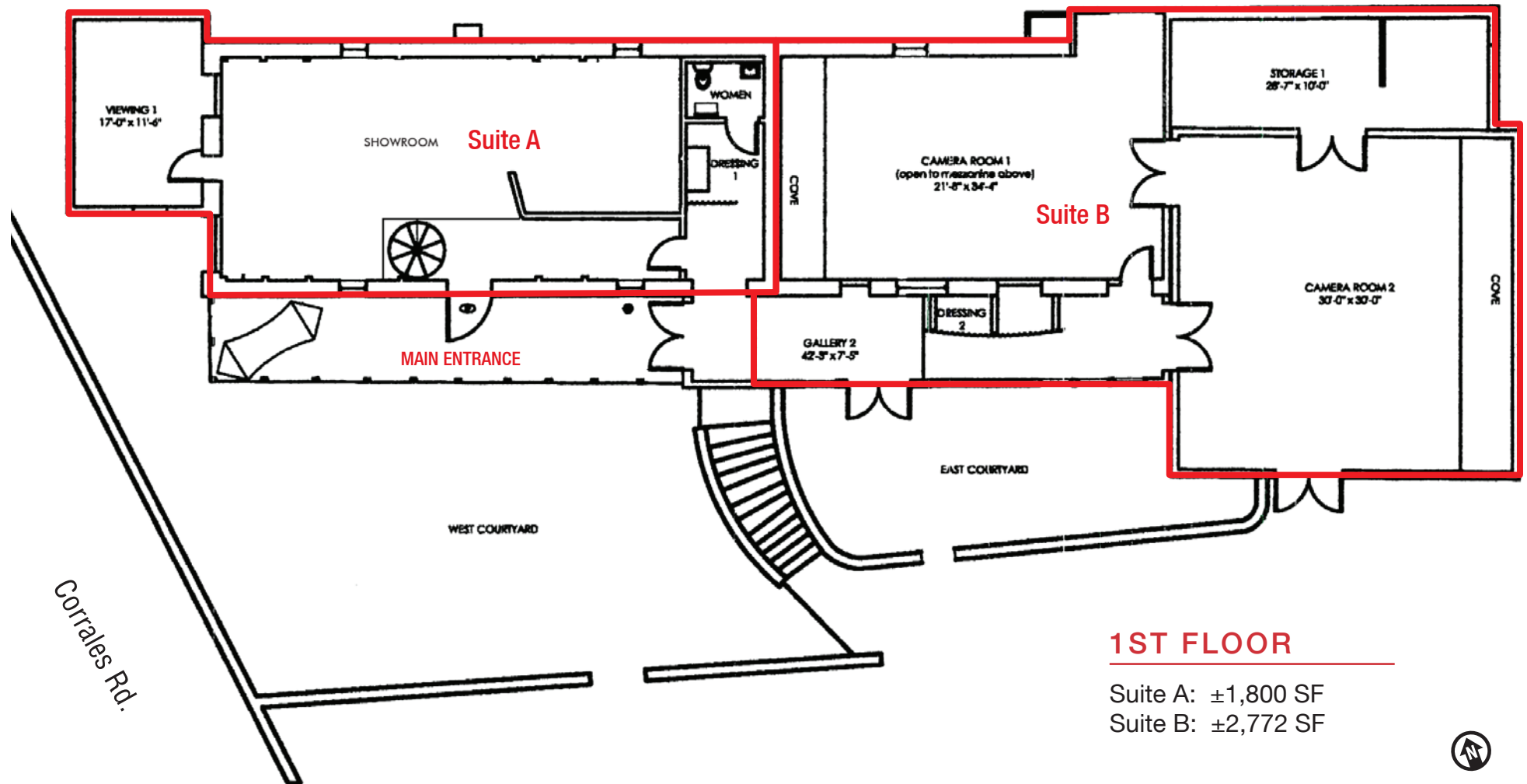
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FLOOR PLAN



1ST FLOOR

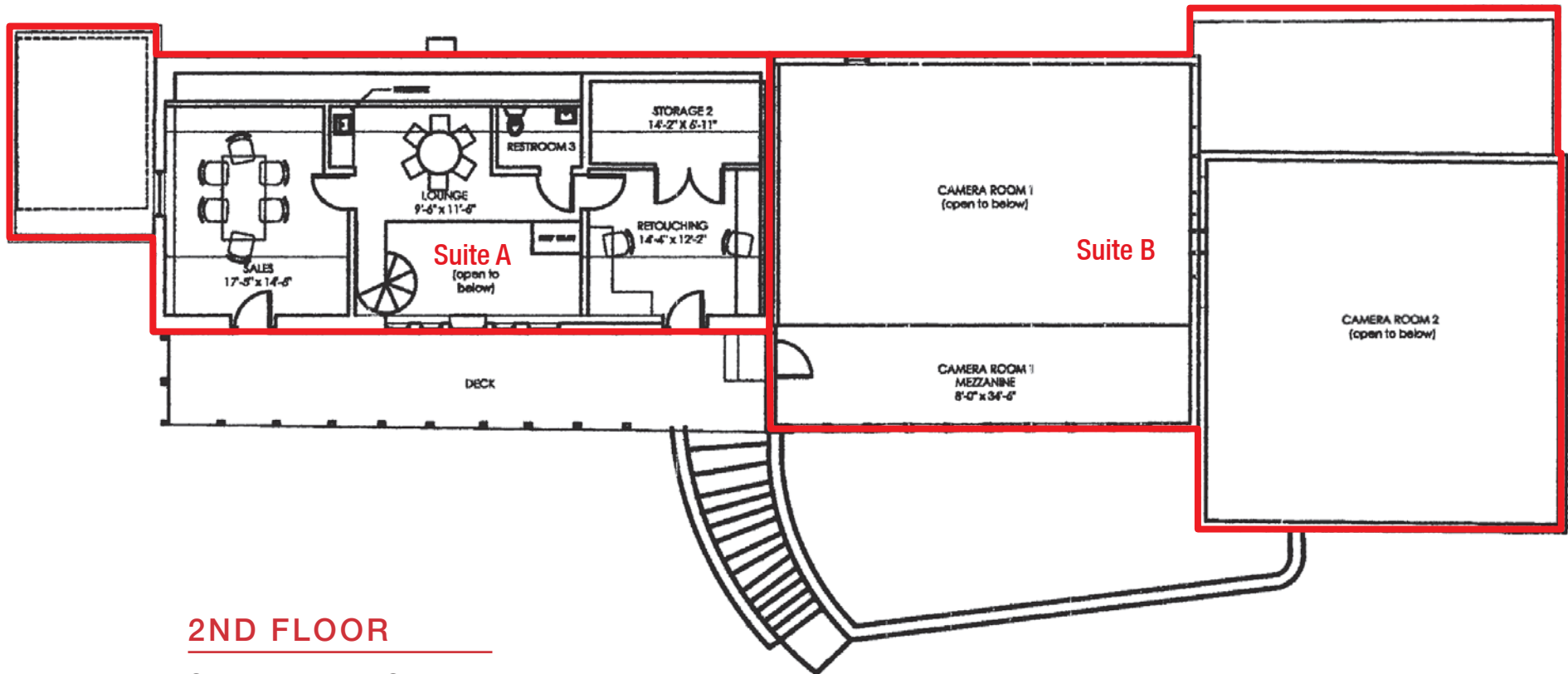
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FLOOR PLAN



2ND FLOOR

Suite A: ±1,800 SF

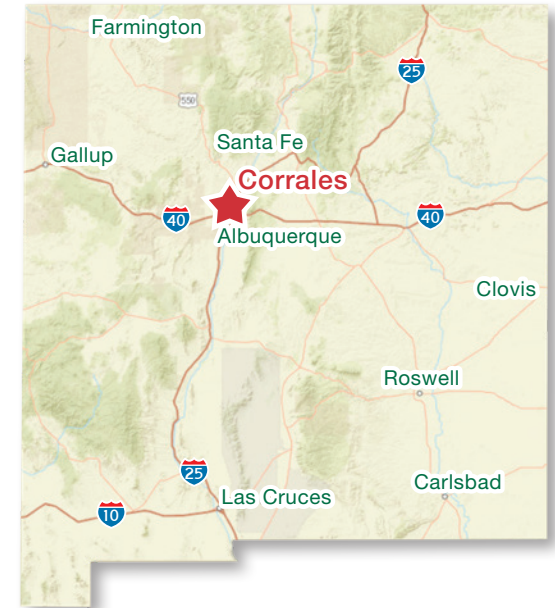
Suite B: ±2,772 SF

Corrales

VILLAGE ANALYSIS

CORRALES | NEW MEXICO

Corrales, the Spanish word for corrals, was home to the Tiguex Indians for centuries before Spanish explorers laid claim to the region around 1540. In 1710, a grant of the Alameda lands was given to Corporal Francisco Montes Vigil, A soldier in the Spanish army. The Alameda Land Grant, which included 106,274 acres, today provides clear title of ownership for all property within Corrales. In modern times, Corrales has become known as a haven for artists and other free spirits. The newcomers were active in creating a volunteer fire department, art galleries, and a municipal library. They eventually joined with longtime residents to incorporate as a village in 1971. Corrales experienced enormous residential growth following its incorporation, growing from a population of about 3,000 to an estimated population of almost 9,000 today. Though surrounded by suburban growth, Corrales residents continue to enjoy the rural character of the historic village.



CORRALES BY THE NUMBERS (ESRI 2024 Demographics)



8,511
City Population



3,716
Households



\$173,307
Avg. Household Income



\$97,472
Md. Disposable Income



257
Total Businesses



1,506
Total Employees

The Village of Corrales is a **Treasured Oasis** Within a Large Metro Area

Historic Old San Ysidro Church

The Bosque del Apache's Festival of the Cranes attracts many visitors, and both the Bosque and Sevilleta National Wildlife Refuge contribute funds to the economy. Other attractions include Box Canyon, El Camino Real Historic Trail Site, Fort Craig, San Lorenzo Canyon, and the San Miguel Mission.



Corrales Harvest Festival

Corrales Harvest Festival is a beautiful fall weekend full of activities organized by the Kiwanis Club of Corrales Foundation. Net proceeds are awarded to non-profit organizations supporting children's programs and animal welfare organizations.

Centuries of Heritage

Although incorporated only in the 1970s, the Village of Corrales was founded more than 400 years ago at the time of the Conquistadors.

