

**PRICE REDUCTION!**

950

4th Street NW  
ALBUQUERQUE | NM

FOR SALE | MIXED USE

**PRICE REDUCTION!**

Anthea @ The  
Granite  
**OWNER-USER  
OPPORTUNITY**

RETAIL/ MULTI-FAMILY/ OWNER-USER

**\$4,990,000**

\$150 SF

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**ABOUT THE PROPERTY**

Welcome to Anthea @ The Granite. This iconic mixed use building is located in the heart of the north downtown NOLO district. Anthea is a unique 3 story mixed use development constructed in 2014 subject to a **50 year ground lease with options to 70 years.**

The retail/ commercial ground floor space features a garage-style window that opens on an enclosed patio facing 4th street. The ground floor, which is currently vacant, has the potential to be developed as executive suites, a restaurant and/or retail tenants. **A perfect opportunity for owner occupancy.**

The upper 2 stories are 1, 2, 3 bedrooms apartments totaling 23 units, some furnished, currently at 87% occupancy. These beautifully appointed units have high end finishes, include ample on site parking, and are popular with millennials as well as retirees. Each unit has a full kitchen, washer/dryer and outside balcony.

The property additionally has:

- Great downtown location near restaurants, entertainment and major retail attractions.
- ADA compliant elevators
- Washer, dryer, and balcony in each unit
- An exercise center
- Conference room and Business Center
- On site laundry facility and housekeeping
- Secure fenced parking area for residents
- Off-street gated parking lot with lighting
- Main lobby and managers office

The ground floor opportunities/upside include:

- Entrances from parking lot and street side
- Great visibility and signage from 4th St and Granite
  - ± 7,950 SF - 11 additional units can be added to the ground floor for a total of 34 units, or utilize the ground floor as offices, community center, or kitchen/ dining, food operations.
- **Ideal for alternative living, VA, and/ or integrated housing**





## Building Highlights

### STRUCTURE

Multi-family	Floors 2 & 3 ; 23 residential units with opportunity to add 11 more for a total of 34 units Each unit can be delivered fully furnished with contemporary/modern furnishings, stainless steel appliances including washer/dryer units, hardwood floors, and private balcony
3rd floor	8 - one bedroom units 2 - two bedroom units 1 - three bedroom unit Conference room Fitness center Business center
2nd floor	9 - one bedroom units 2 - two bedroom units 1 - three bedroom unit

### INVESTMENT HIGHLIGHTS

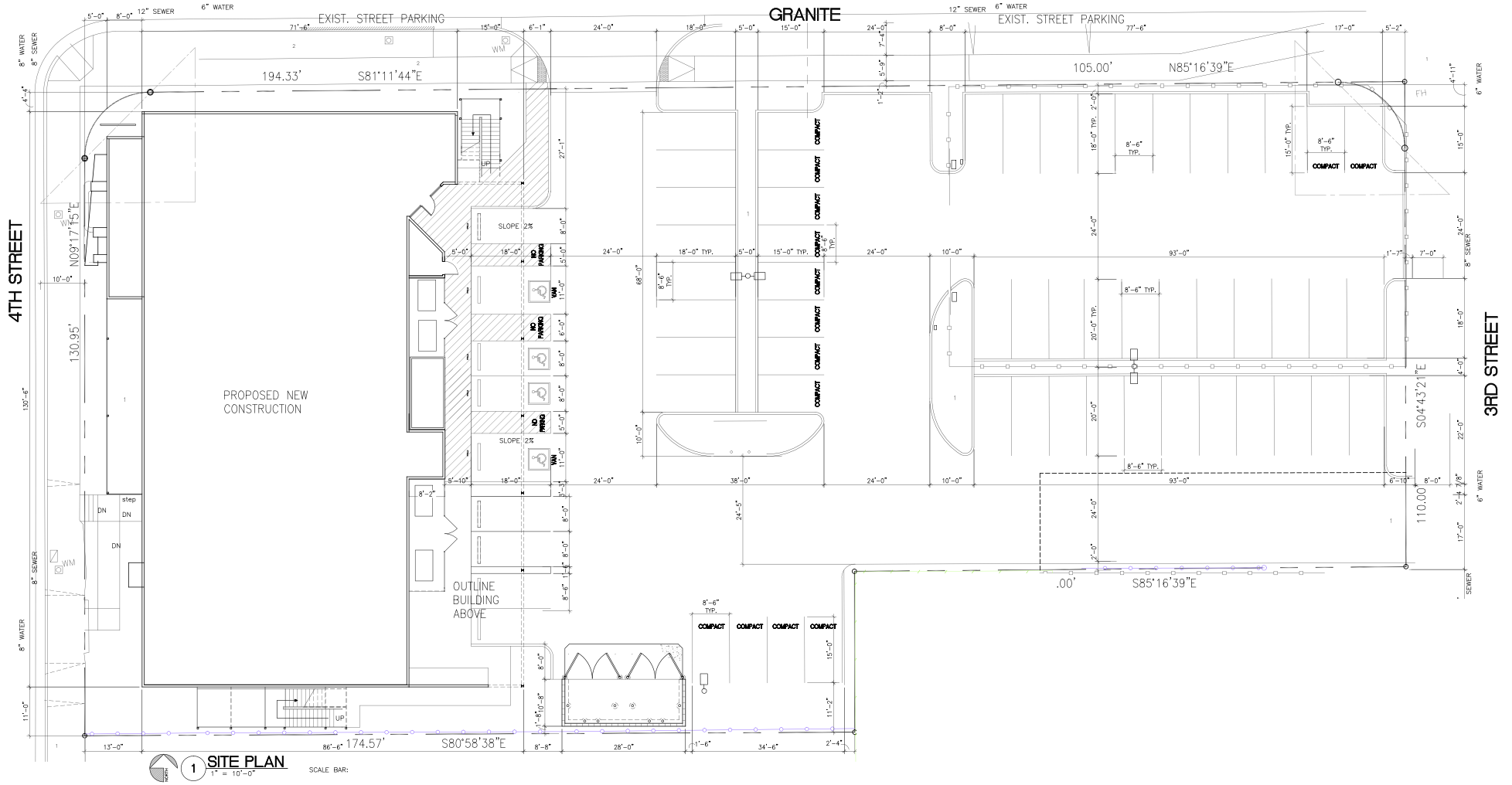
Owner Financing is available for Qualified Buyer

Sale Price	\$4,990,000
Price PSF	\$150/SF
Year Built	2014
Building SF	± 33,312 SF
Lot Size	0.9 Acres (Ground Lease)
On-site Parking	62 spaces (40 are enclosed with security fencing and gate)
Occupancy	1st Floor Vacant - can add 11 units 2nd & 3rd Floor Apartments - 23 units existing (can be delivered vacant)
Zoning	MX-M

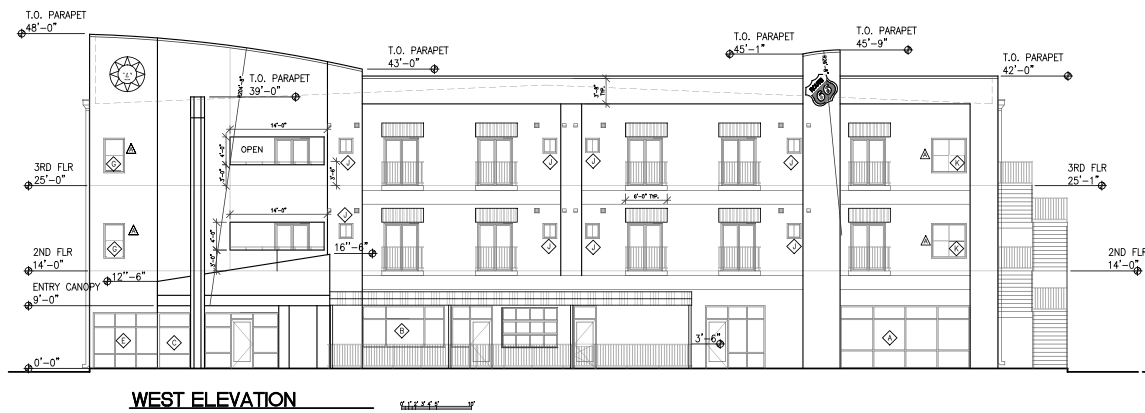
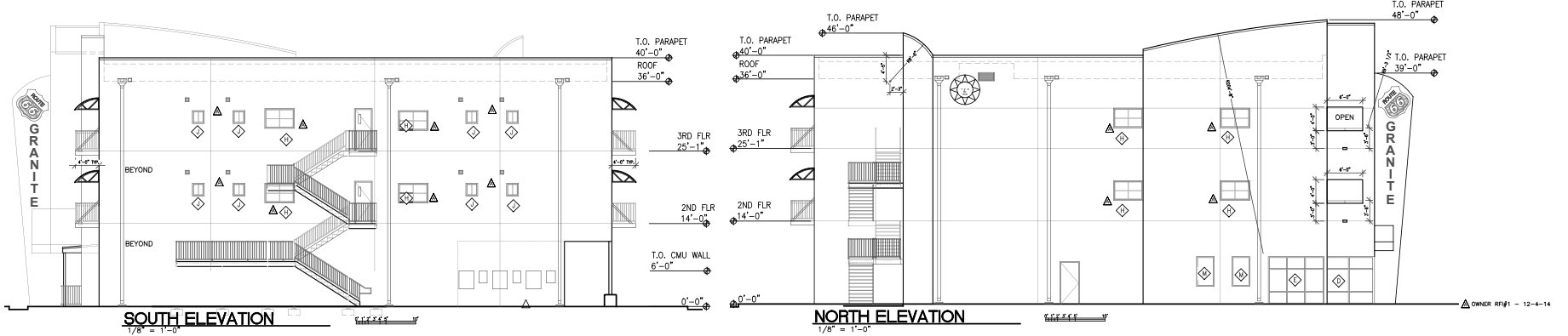


Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

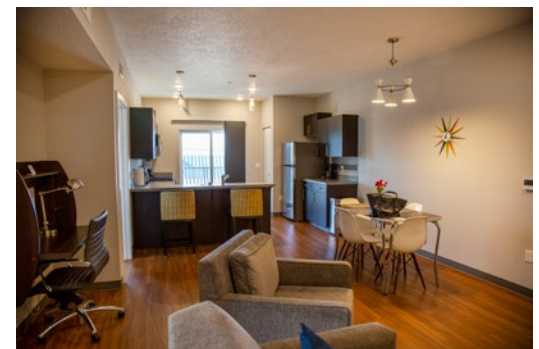
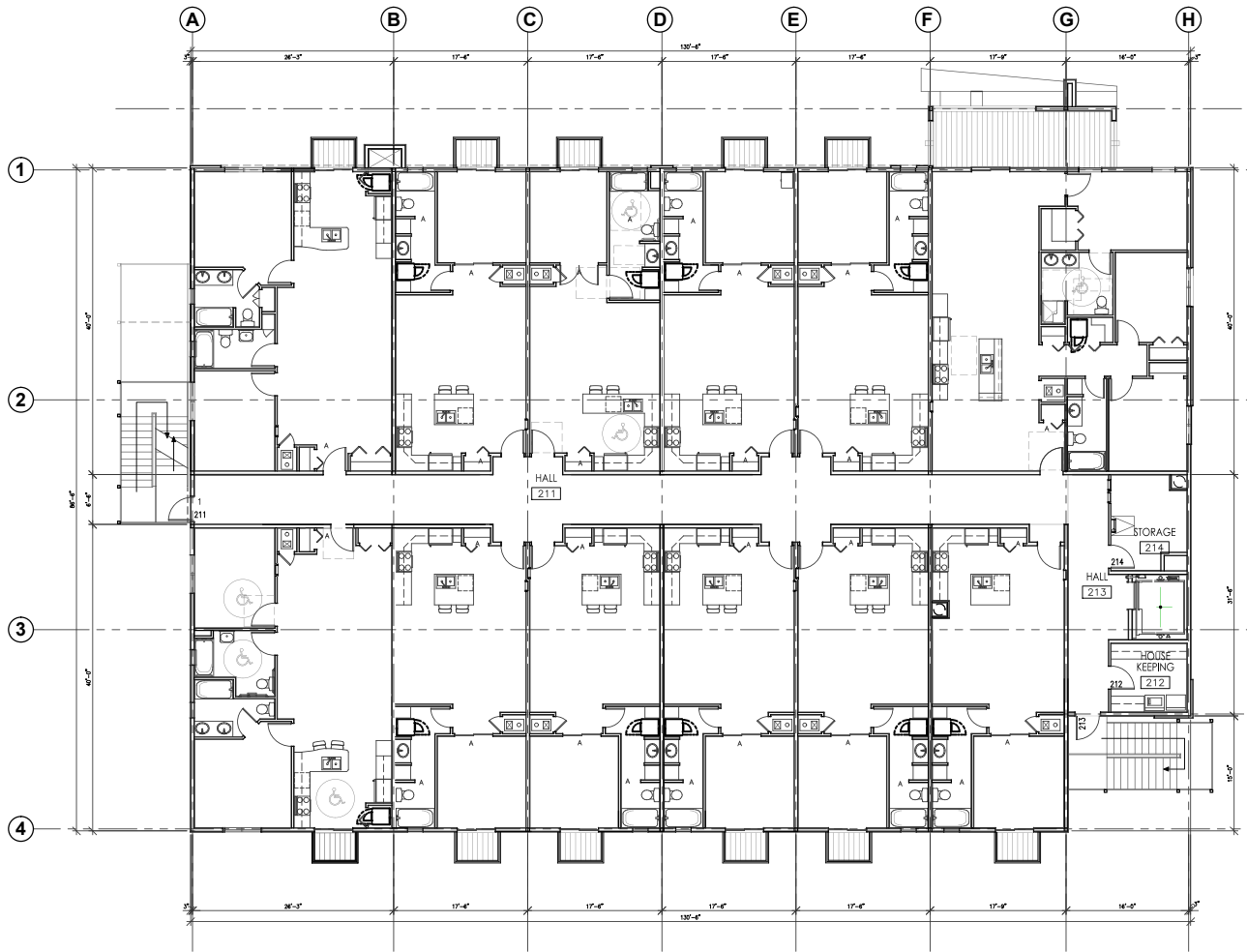
### SITE PLAN



### ELEVATION PLANS

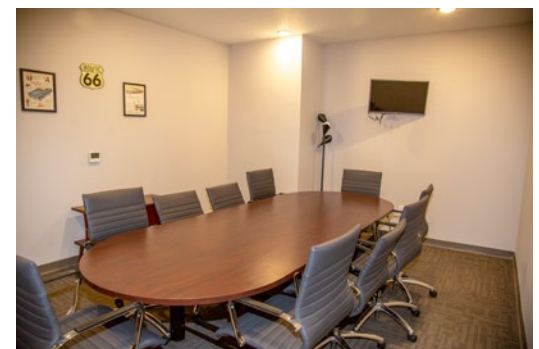
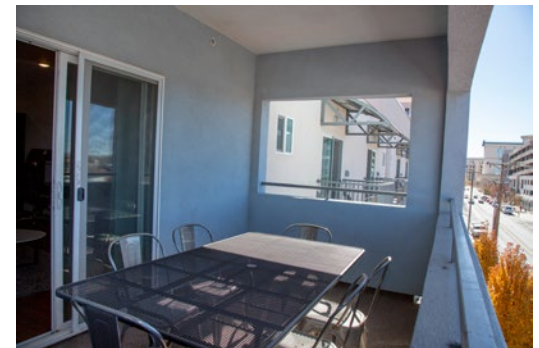
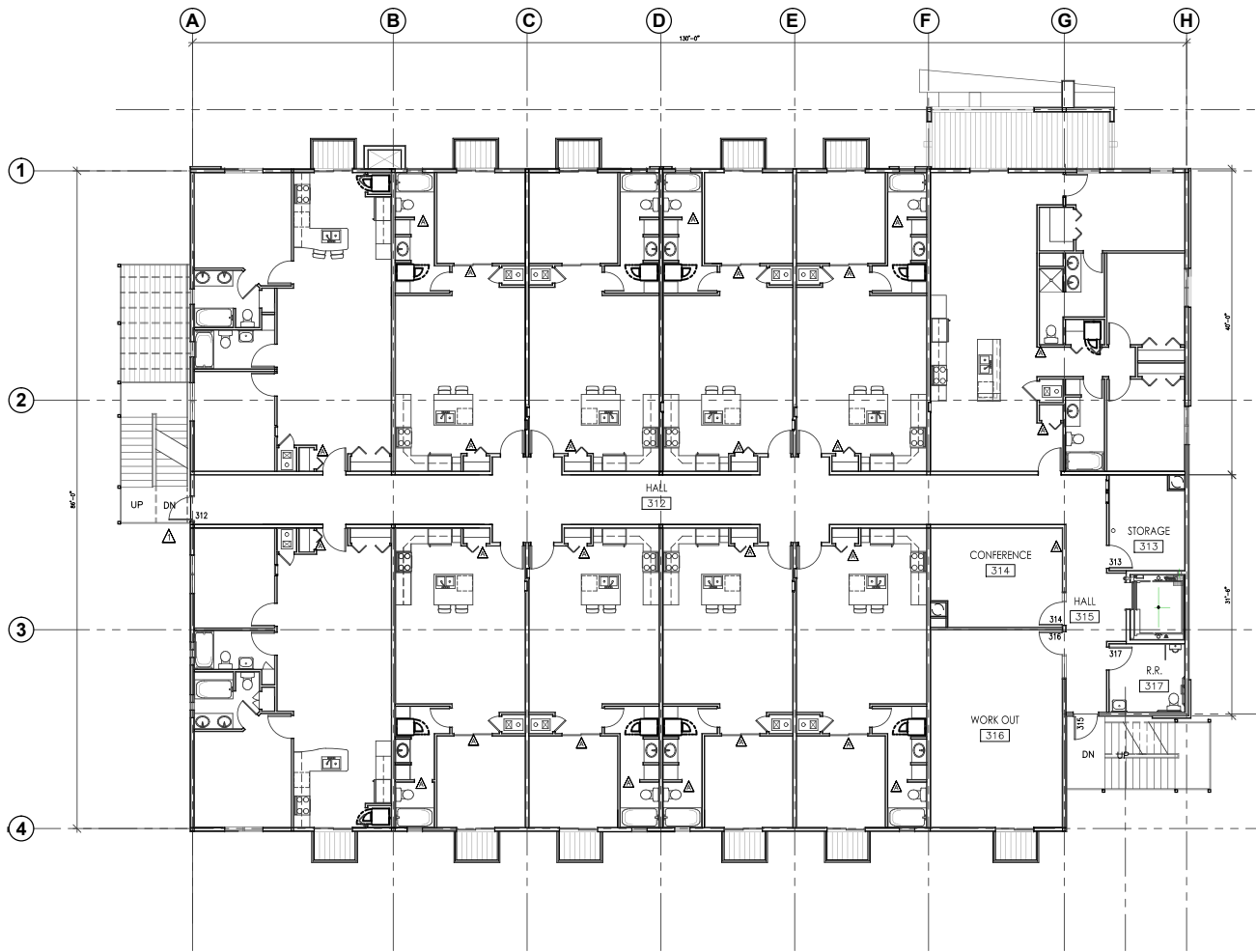


FLOOR PLAN - 2ND FLOOR

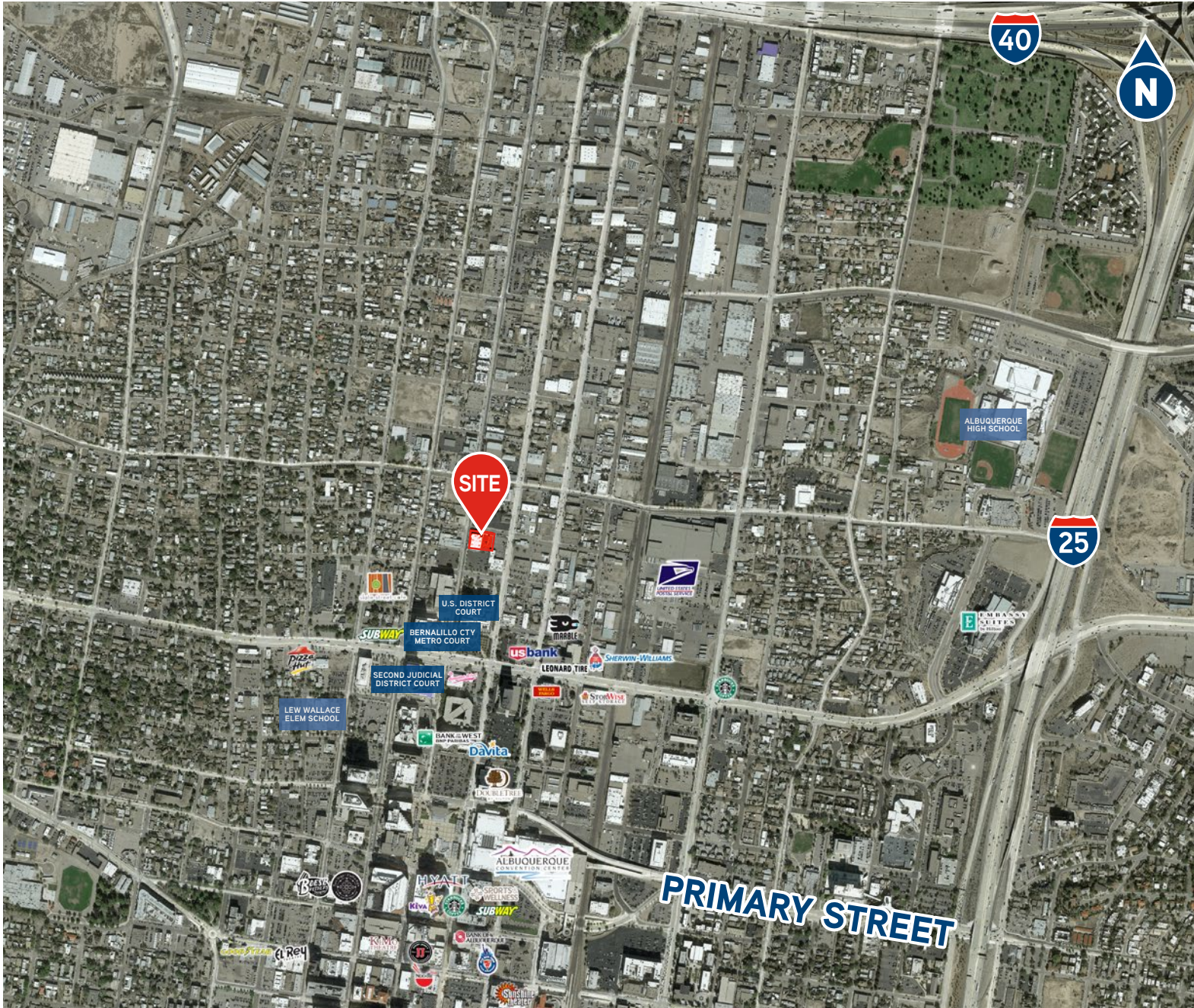




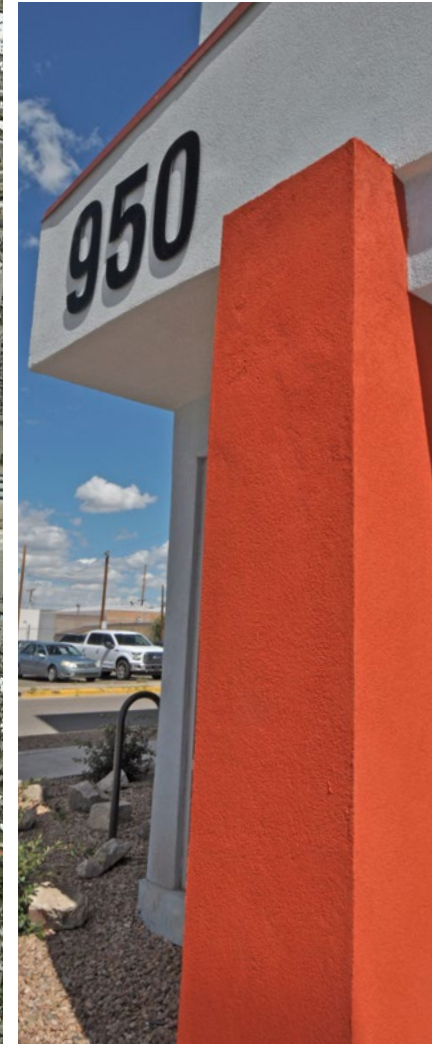
FLOOR PLAN - 3RD FLOOR



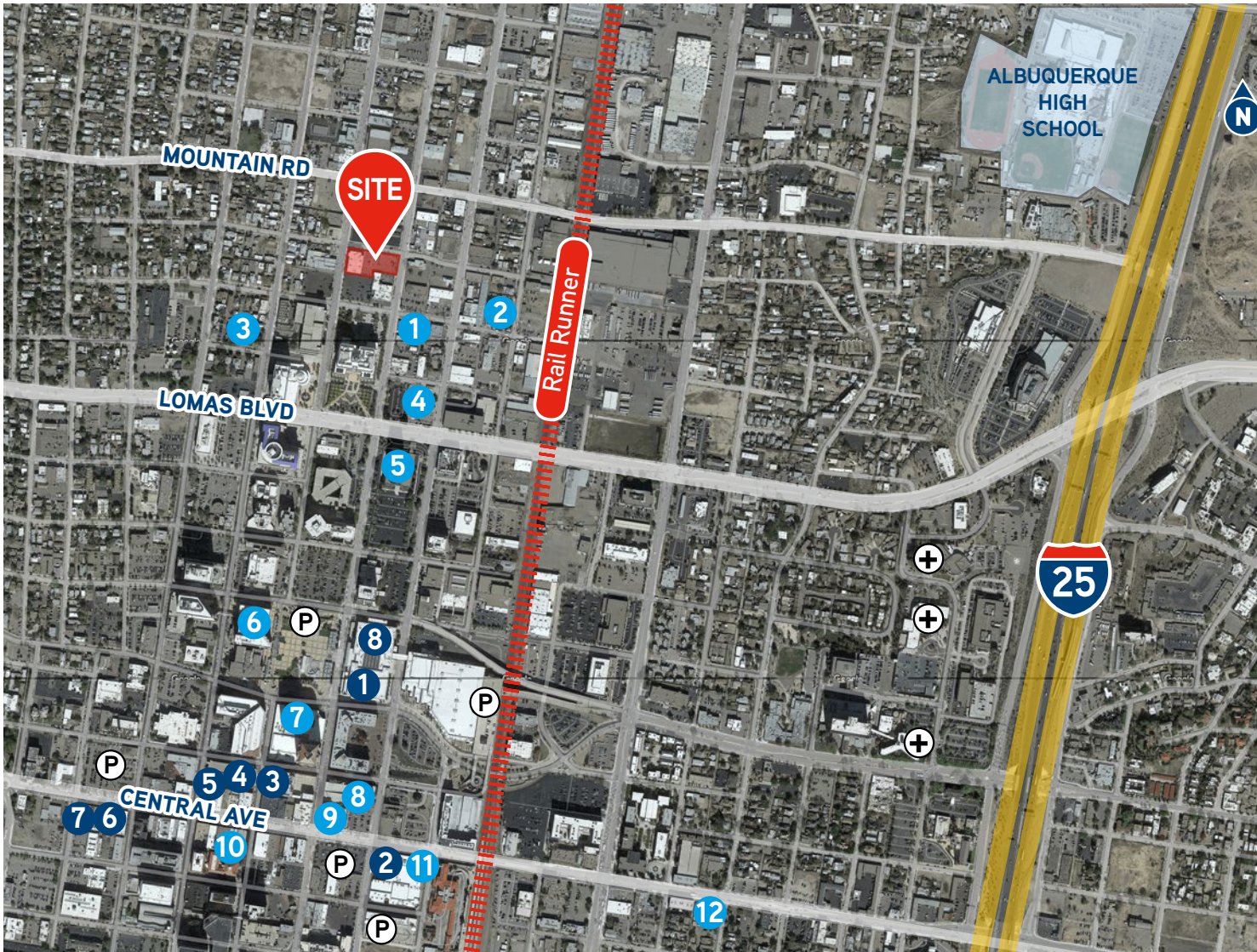
AERIAL MAP



MIXED USE OFFERING



AREA MAP



MIXED USE OFFERING

RESTAURANTS

1. Papa Franks
2. Marble Brewery
3. Slate Street Cafe
4. AmerAsia/Sumo Sushi
5. Slow Roasted Bocadillos
6. Plaza Eatery
7. Forque Kitchen and Bar
8. Mas Tapas y Vino
9. JC's New York Pizza Department
10. Brixens
11. Tucanos Brazilian Grill
12. Artichoke Cafe

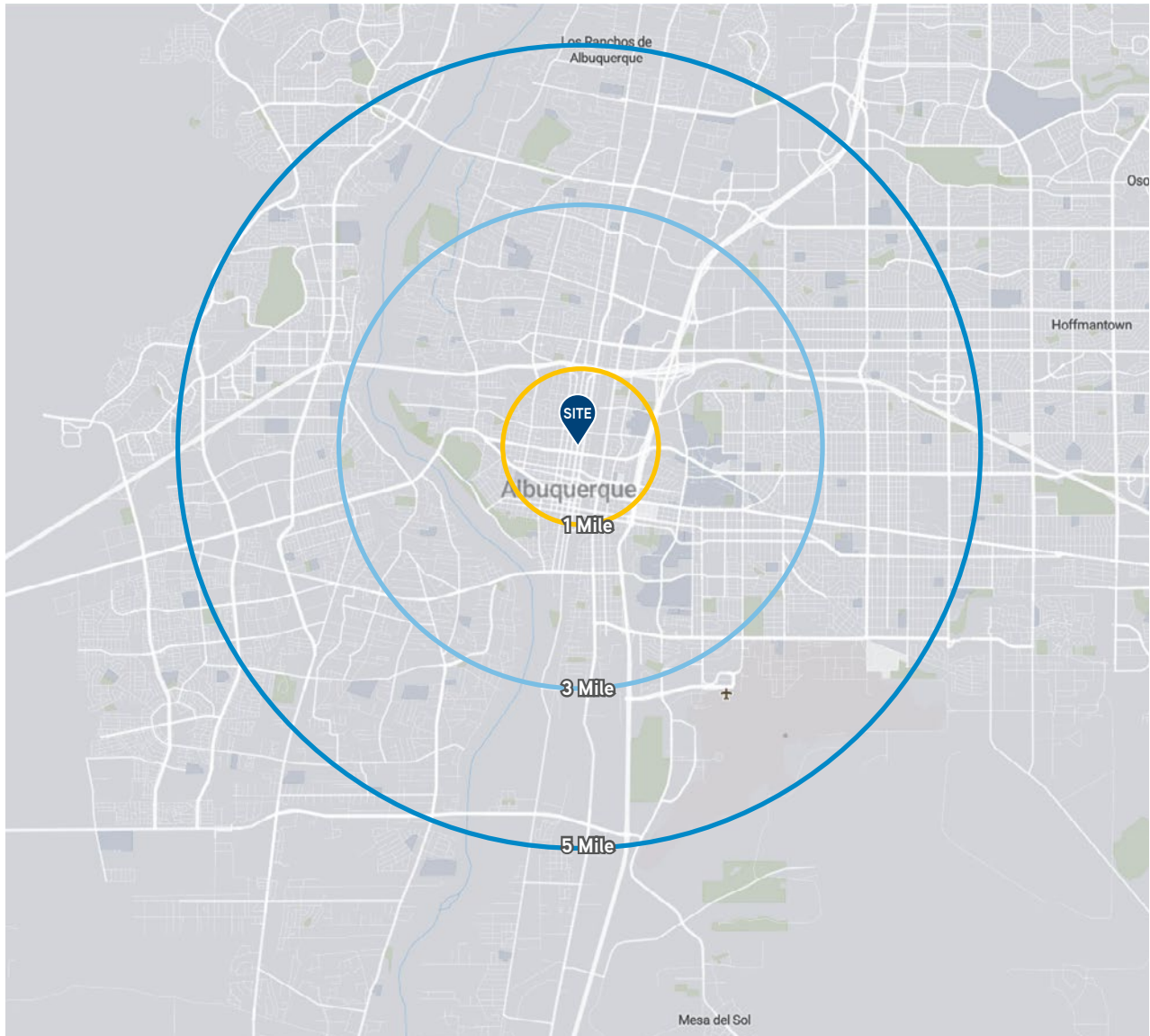
THINGS TO DO

1. Albuquerque Convention Center
2. Sunshine Theater
3. Telephone Pioneer Museum
4. Dry Heat Comedy Club
5. Kimo Theatre
6. Holocaust & Intolerance Museum of New Mexico
7. The Historic El Rey Theater
8. Kiva Auditorium

KEY

- (P) Public Parking Lots
- (+) Hospital/Medical Care

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	11,437	92,140	241,405
Households	6,402	41,959	106,767
Median Age	38.2	36.7	36.7
Average HH Income	\$64,989	\$77,993	\$77,518
Per Capita Income	\$36,030	\$35,768	\$34,333
Daytime Population	42,950	165,580	342,381
College Education	54.4%	51.2%	45.1%
Average Family Size	2.76	2.96	3.01
Owner Occupied Housing	34.5%	48.7%	51%
Rental Occupied Housing	55.3%	42.7%	40.6%

\* Demographic data derived from esri® 2020





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