



LOS RANCHOS RETAIL/OFFICE WITH GATED PARKING

LOS RANCHOS 4TH STREET
6714 4th St, Los Ranchos de Albuquerque, NM 87107



FOR LEASE

AVAILABLE SPACE
Suite B: 2,400 SF

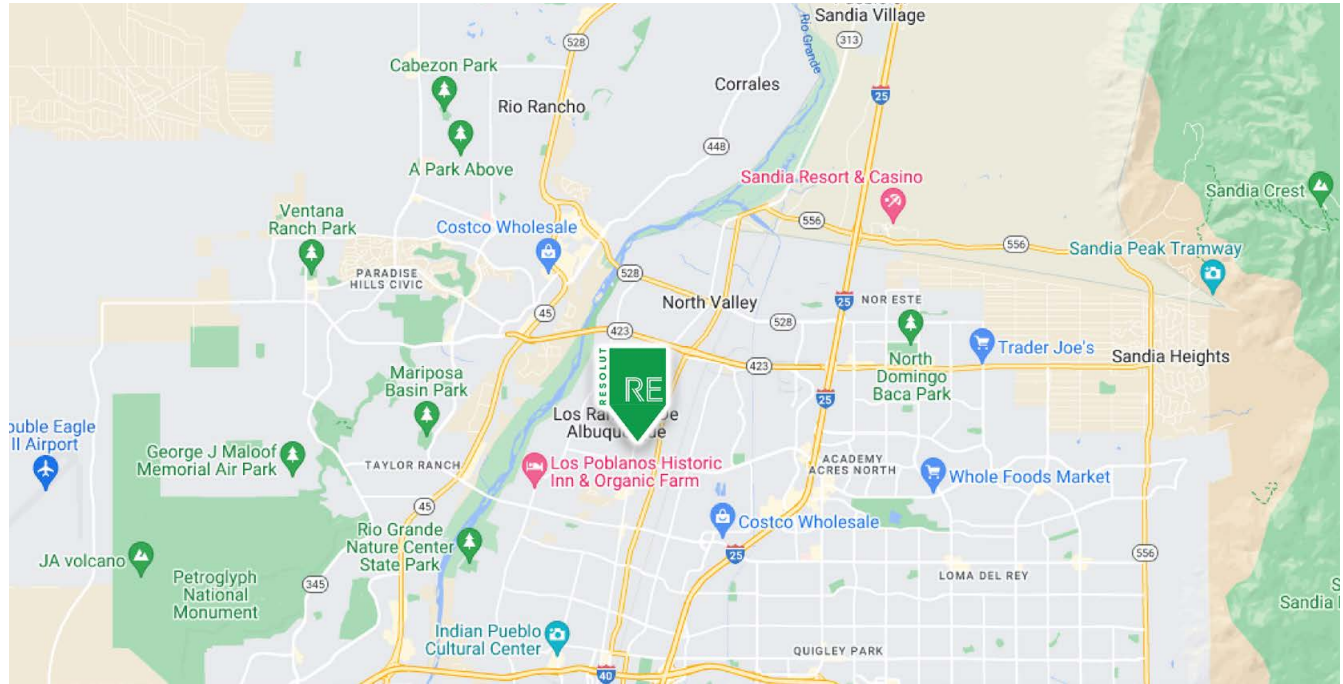
RATE
\$15.00 PSF

Billy Lehmann
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PROPERTY HIGHLIGHTS

- Rare retail/office space in Los Ranchos
- Gated parking/yard
- Commercial shopping district
- Pedestrian friendly corridor
- Ample parking




AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024

 **52,899**
POPULATION
3-MILE RADIUS

 **\$106,866.00**
AVG HH INCOME
3-MILE RADIUS

 **86,314**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
4th St: 11,413 VPD
Osuna Blvd: 11,309 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

6714 4th st is the perfect location for your business with high traffic and visibility from this 4th street retail corridor in Los Ranchos. The spacious layout allows for diverse business needs including any retail, office, automotive, or workshop needs. The secure access provided by the fenced/gated yard, and its location in the center of Albuquerque make this opportunity the ideal location for your company.

LOCATION OVERVIEW

This retail area in Los Ranchos, NM, is a charming and vibrant shopping district known for its unique and eclectic mix of shops, boutiques, office space, and trade businesses. This area offers a pedestrian-friendly environment with cobblestone, ample parking, and New Mexico Charm. Making it a delightful place to explore on foot. Visitors can find a variety of retail stores, from artisanal crafts and antiques to specialty foods and local artwork. The central thoroughfare of Los Ranchos area provides a quaint and inviting atmosphere, perfect for both locals and tourists looking for a distinctive shopping experience.



PROPERTY OVERVIEW

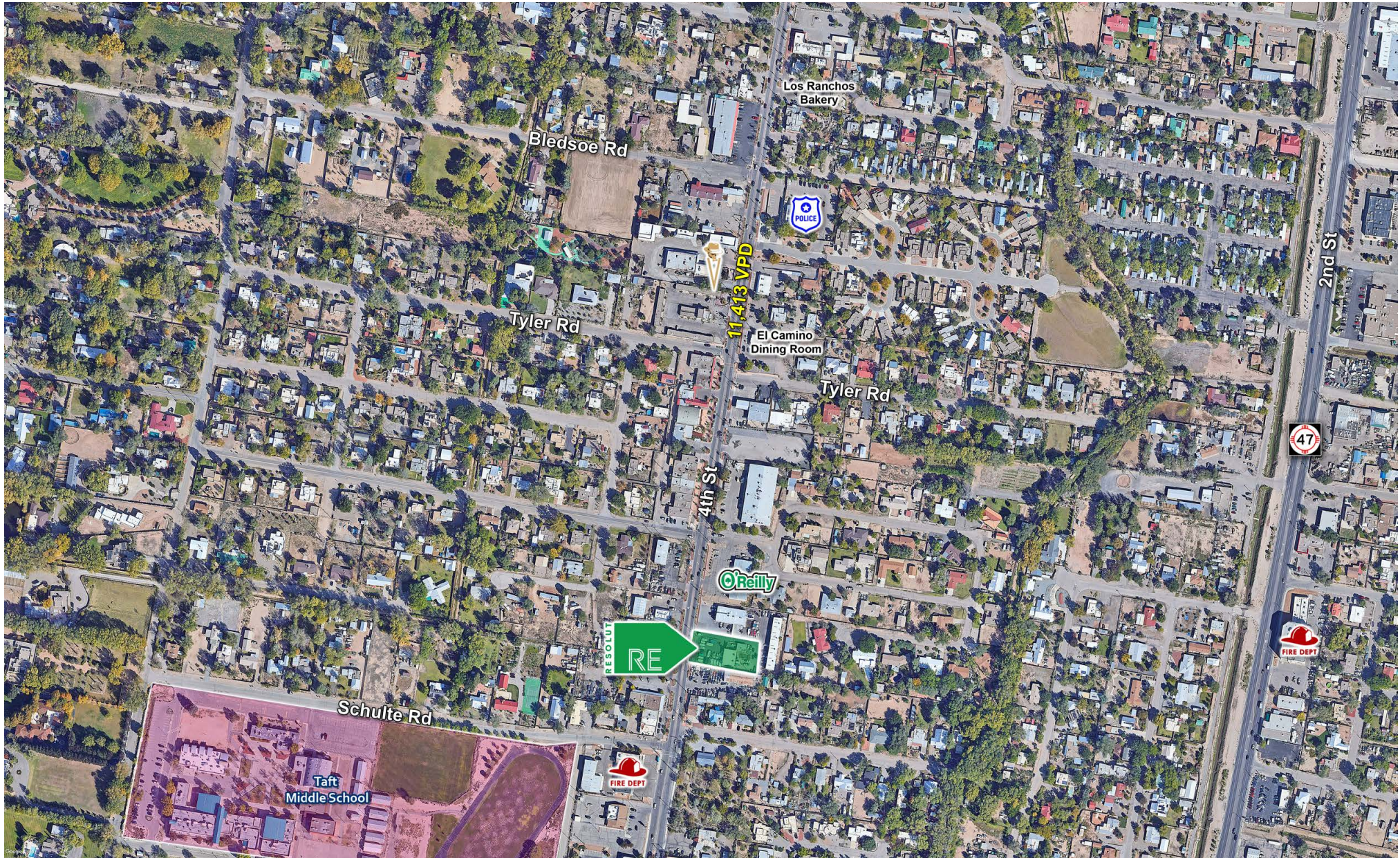
Lease Rate:	\$15 PSF
Available SF:	2,400 SF
Zoning:	C-1

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