For Lease

Design Center 4801 Alameda Blvd NE Albuquerque, NM 87113

Ben Perich

SR. Vice President | Principal +1 505 880 7054 ben.perich@colliers.com Lic. No. 45966

Chase Ruffin

Senior Associate Broker +1 505 880 7087 chase.ruffin@colliers.com Lic. No. 52041 Colliers | Albuquerque-Santa Fe 5051 Journal Center Blvd. NE, Suite 200 Albuquerque, NM 87109 Main: +1 505 883 7676 colliers.com

Colliers

ness

ORENCO'S SALON

Property Profile

Details

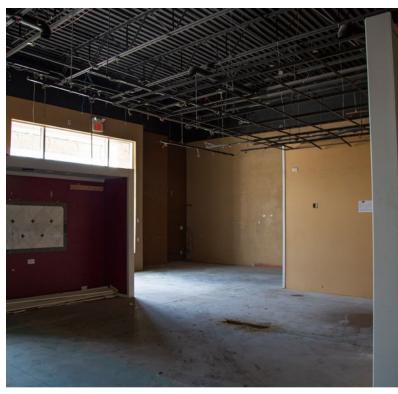
Lease Rate	\$18.00 PSF
NNN	\$4.81 PSF
Space Available	± 1,568 SF
Submarket	North I-25
Zoning	MX-L

Features

- Former kitchen and bath showroom available
- 44,500 vehicles per day at intersection
- Alameda Blvd frontage offers excellent visibility and walk-in traffic
- Building signage available
- Direct ingress and egress from Alameda Blvd
- Across from the new CNM Campus (Architectural and Art Design Depts.) 1,100+ students and 300+ faculty

Area Tenants



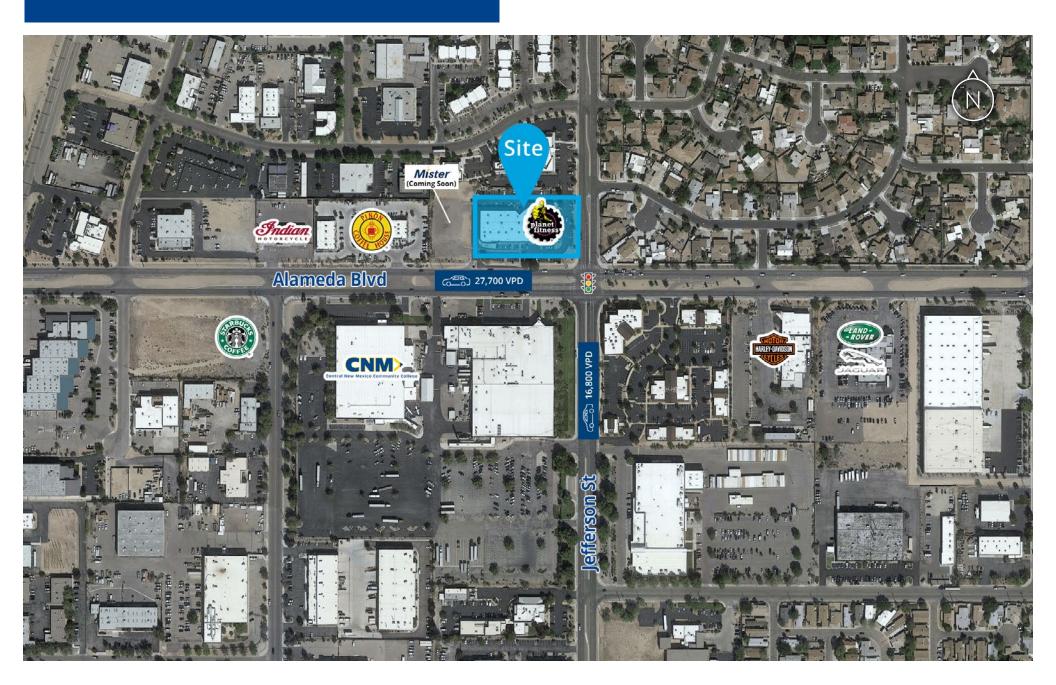




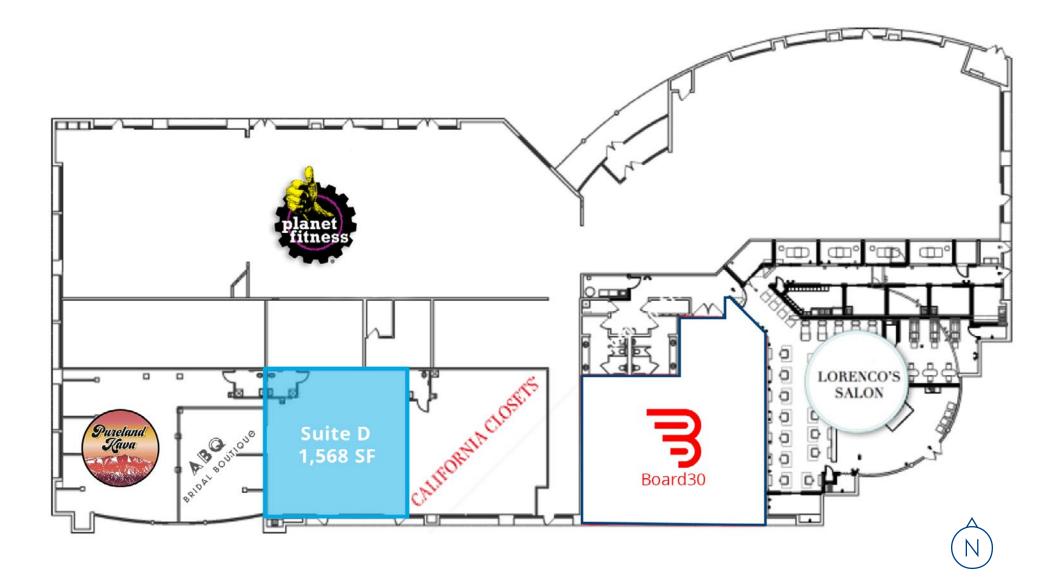
Trade Area Aerial



Intersection Aerial

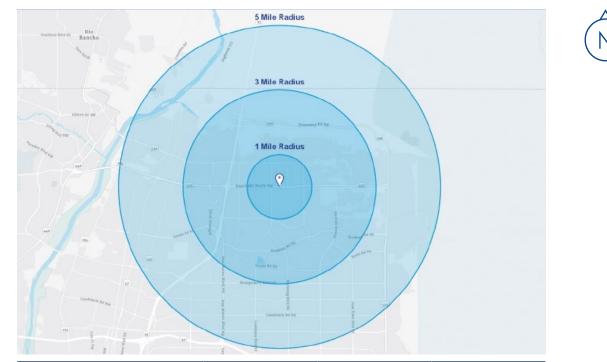


Floor Plan



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	2,956	52,547	161,765
Households	1,360	22,907	72,025
Median HH Income	\$54,103	\$80,363	\$71,604
Average HH Income	\$75,302	\$113,151	\$108,951



Colliers

Colliers | Albuquerque-Santa Fe 5051 Journal Center Blvd. NE, Suite 200 Albuquerque, NM 87109 Main: +1 505 883 7676 colliers.com

Ben Perich

SR. Vice President | Principal +1 505 880 7054 ben.perich@colliers.com Lic. No. 45966

Chase Ruffin

Senior Associate Broker +1 505 880 7087 chase.ruffin@colliers.com Lic. No. 52041

ocument has been prepared by Colliers International for advertising and general information only. Colliers International makes r itees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, w tent, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. C ational excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and exclude y for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its license of parts of the first of the first of the first of the parts of the property of Colliers International and/or its license Lic. #8433 ©2023-2024. All rights reserve alifying Bro