



Colliers

For Lease

Guadalupe Plaza
6211 4th St NW
Albuquerque, NM 87107

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Property Profile

Details

Lease Rate	\$14.00 PSF
NNN	\$3.02 PSF
Space Available	+/- 1,050 SF - 23,085 SF
Submarket	North Valley
Zoning	MX-M

Features

- ± 9,240 SF turn-key medical office available
- Smith's anchored neighborhood center in the heart of the North Valley
- Signalized intersection
- Ideal for neighborhood retail, restaurant, services and medical uses
- Large parking field and monument signage available

Area Tenants



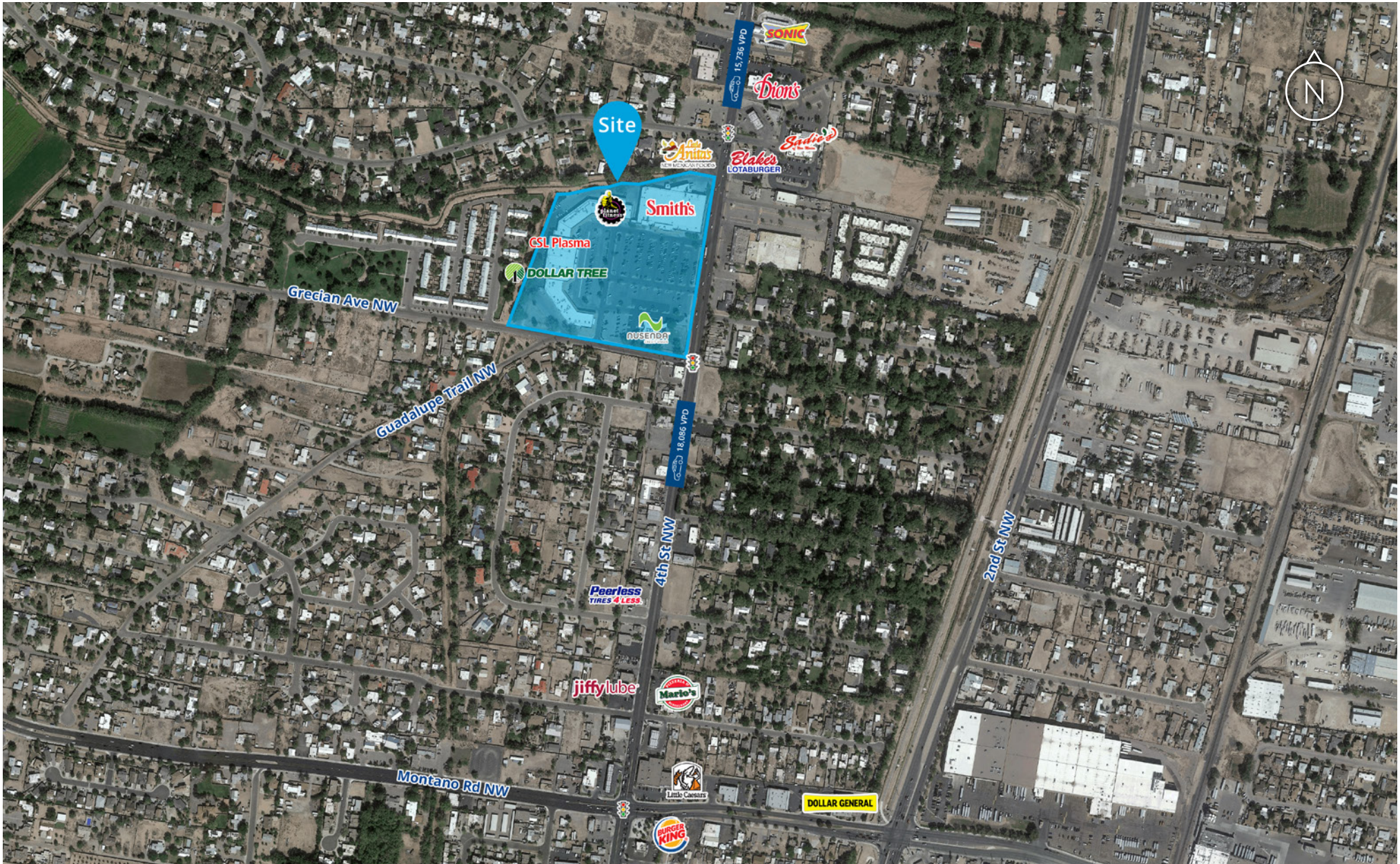
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Trade Area Aerial



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Intersection Aerial



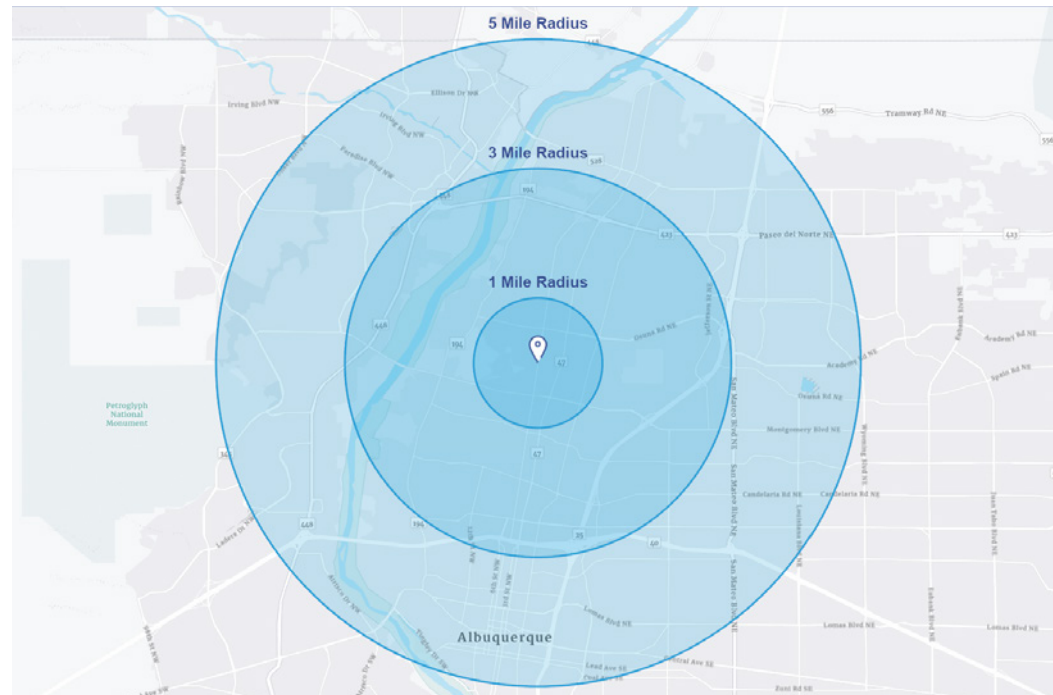
Site Plan

Space	Tenant	± SQ.FT.
SHDW1	Smith's Food & Drug Stores	
SHDW2	Nusenda Credit Union	
00010	AVAILABLE	9,240 SF
00050	AVAILABLE	1,050 SF
00060	AVAILABLE	4,200 SF
00100	AVAILABLE	3,395 SF
00110	AVAILABLE	5,200 SF
00130	Dollar Tree	10,507 SF
00135	Sunset Dental	5,023 SF
00150	CSL Plasma	13,630 SF
00170	Advance American Insurance	1,321 SF
00180	AVAILABLE	2,483 SF
00190	Rent-A-Center	4,690 SF
00210	Metro PCS	1,050 SF
00220	AVAILABLE	2,100 SF
00240	AVAILABLE	2,100 SF
00250	Lovely Nails	2,112 SF
00260	Planet Fitness	16,238 SF
00320	Excell Cleaners	1,050 SF
00330	Panda Reflexology	1,540 SF



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	6,965	56,974	225,643
Households	3,272	27,246	110,822
Median HH Income	\$67,190	\$60,935	\$62,046
Average HH Income	\$108,084	\$93,322	\$93,449



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