

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



**118,650**  
2021 POPULATION  
3 MILE RADIUS



**151,280**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$57,924**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**19,158 VPD**  
LOMAS BLVD

FOR SALE

\$715,000

AVAILABLE SPACE

5,491 SF

PROPERTY HIGHLIGHTS

- Mid-sized retail/office building available north of Nob Hill
- Perfect for owner-user or value-add investor - building can accommodate up to 4 tenants
- Great building features include 8'x8' roll-up door for deliveries, fenced yard space and car port
- Stellar location joining Humble Coffee, Starbucks, High & Dry Brewing, Sprouts, True Value & Ace Hardware

TRAFFIC COUNT

Lomas Blvd: 19,158 VPD  
Washington St: 8,200 VPD  
(STDB 2022)

AREA TRAFFIC GENERATORS



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# Freestanding Retail/Office Strip

NWQ LOMAS BLVD & WASHINGTON ST  
4201-4207 LOMAS BOULEVARD NE  
ALBUQUERQUE, NM 87110



## PROPERTY OVERVIEW

Building size:	5,491 SF
Land size:	0.49 Acres
Property Use:	Retail/Office
Suites:	Up to 4
Ceiling height:	8'-10'
Dock Door:	8'x8'
Power:	3 Phase, 120/280V
Frontage:	150'
Zoning:	MX-M
Submarket:	University

## PROPERTY OVERVIEW

4201-4207 Lomas is a freestanding retail/office building that has been used for the last decade by a single business to grow their online retail store and have expanded to a new facility. The property is now available for a new owner, either another business that could utilize some or all of the building for their own use or a value-add investor that is looking to improve the building and lease to multiple tenants. The building has been opened up to all be used as one space but can easily be returned to four separate suites if the new owner desires. It features a car port with drive-thru potential on the east end of the building, a fenced yard to the rear of the building and an 8'x8' roll-up door that leads to a dock-high platform on suite 4201. Ceiling heights are 8'-10' throughout and are ready for tenant's build-out depending on the need.

## LOCATION OVERVIEW

The University submarket has undergone some big changes over the past couple of years with both local and national retail investment. Starbucks constructed a new location directly to the east of this building at the corner of Lomas and Washington and High and Dry Brewing opened their doors to the SE on Adams St, both bringing more customers to this specific area. This building sits right up on Lomas Blvd with exposure to over 19,000 cars per day with excellent monument and building signage. Access is great with left in/left out from the west end of the property where parking is currently located outside of the fenced area.

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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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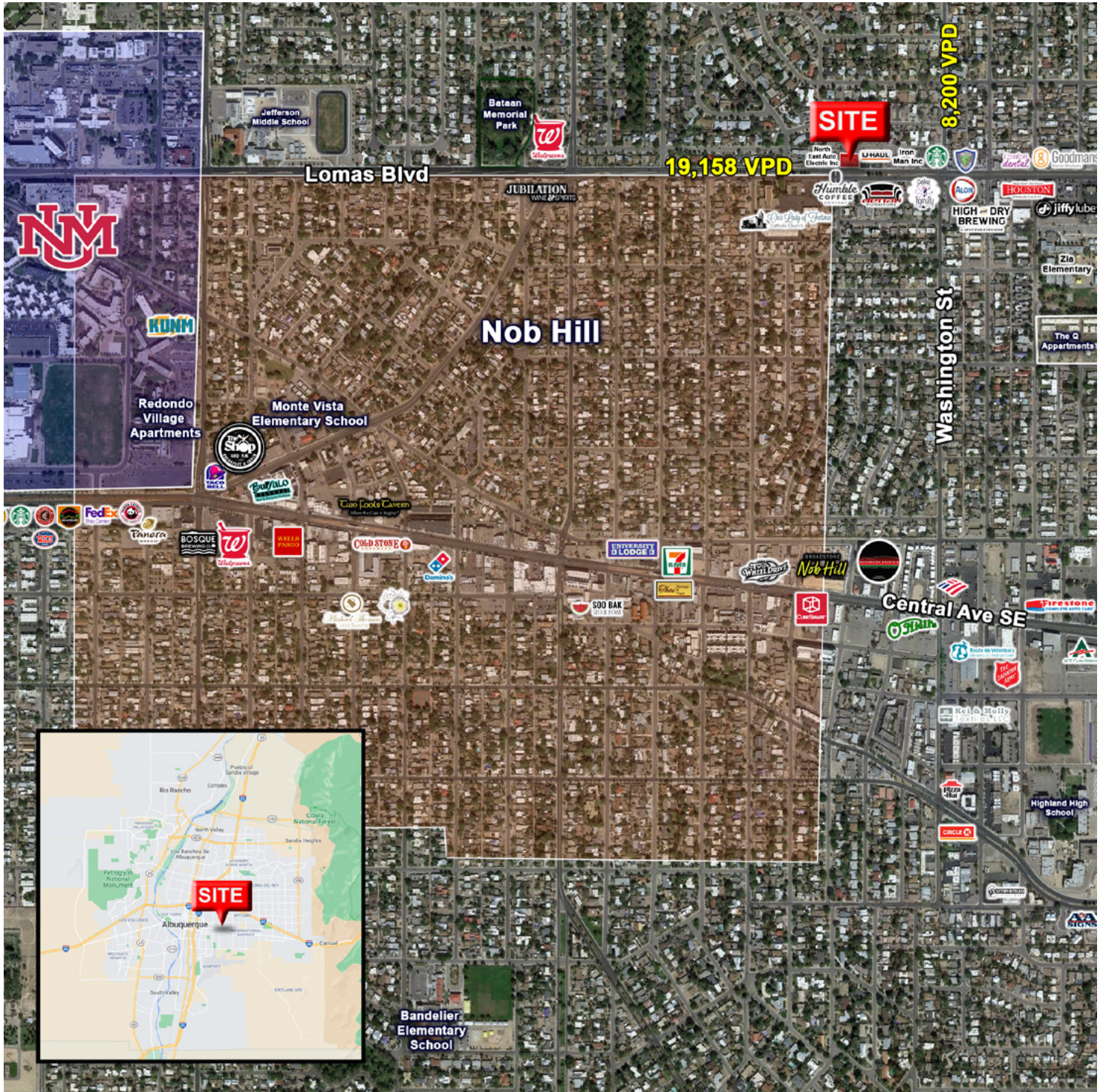
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