



CALLE CUARTA MIXED USE DEVELOPMENT

SWC OF 4TH ST NW AND CANDELARIA RD NW
3525 4TH ST NW, ALBUQUERQUE, NM 87107



FOR LEASE

AVAILABLE SPACE
1,751 SF – 2,573 SF

RATE
\$22.00 – \$26.00 PSF NNN
* Estimate provided by Landlord and subject to change

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PROPERTY OVERVIEW

Calle Cuarta is Albuquerque's newest mixed-use development created by Yes Housing, a nonprofit committed to community development and revitalization. On what was a vacant lot at 4th St NW and Candelaria RD NW, Yes Housing is creating a vibrant community that brings together the best of urban living and retail experiences. Our retail spaces are a perfect blend of convenience and excitement, bringing together a diverse range of shops and restaurants for your everyday needs and special occasions.

LOCATION OVERVIEW

Located in the heart of the city, our mixed-use commercial development offers easy access to transportation, entertainment, and business hubs. Whether you are a young professional, a family, or a retiree, our development offers a perfect home for you. Come and experience the best of city living and retail experiences at our newest mixed-use commercial development.

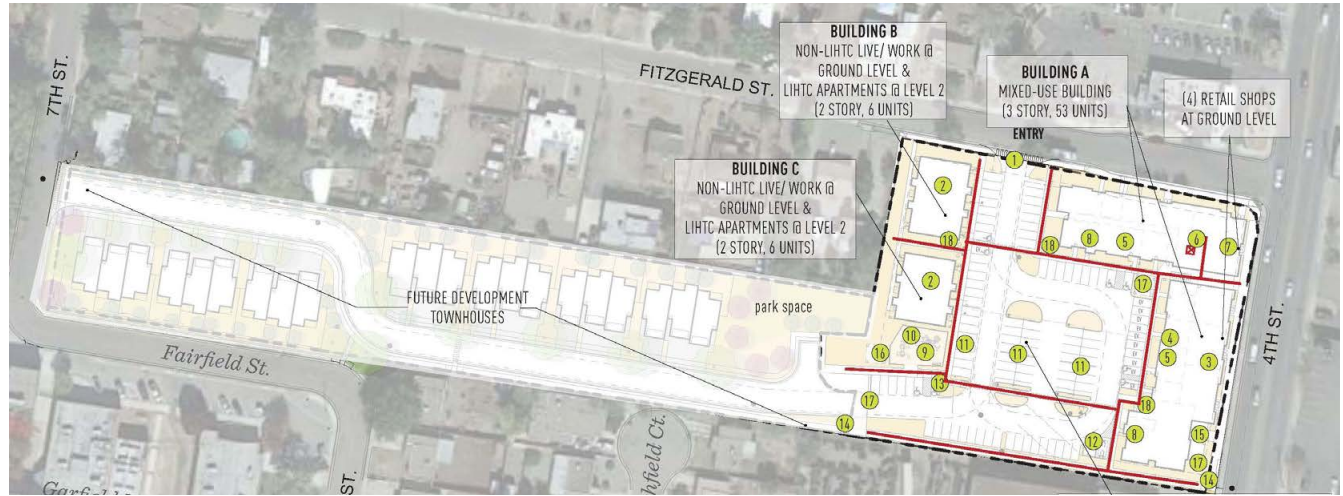
PROPERTY OVERVIEW

Lease Rate:	\$22.00 – \$26.00 PSF
Available SF:	1,751 SF – 2,468 SF
Lot Size:	2.465 AC
Zoning:	MX-M
Submarket:	North Valley



PROJECT HIGHLIGHTS

- Anticipated delivery date Spring 2025
- Four ground level retail suites
- Suites finished to shell condition; Tenant improvement allowance provided
- Patio space available
- 61 apartment units
- 21 townhomes
- Four live/work units
- Playground and Dog Park



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2024

 **79,363**
POPULATION
3-MILE RADIUS

 **\$89,125.00**
AVG HH INCOME
3-MILE RADIUS

 **106,942**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
4th St: 18,476 VPD
Candelaria Rd: 12,759 VPD
(Sites USA 2024)

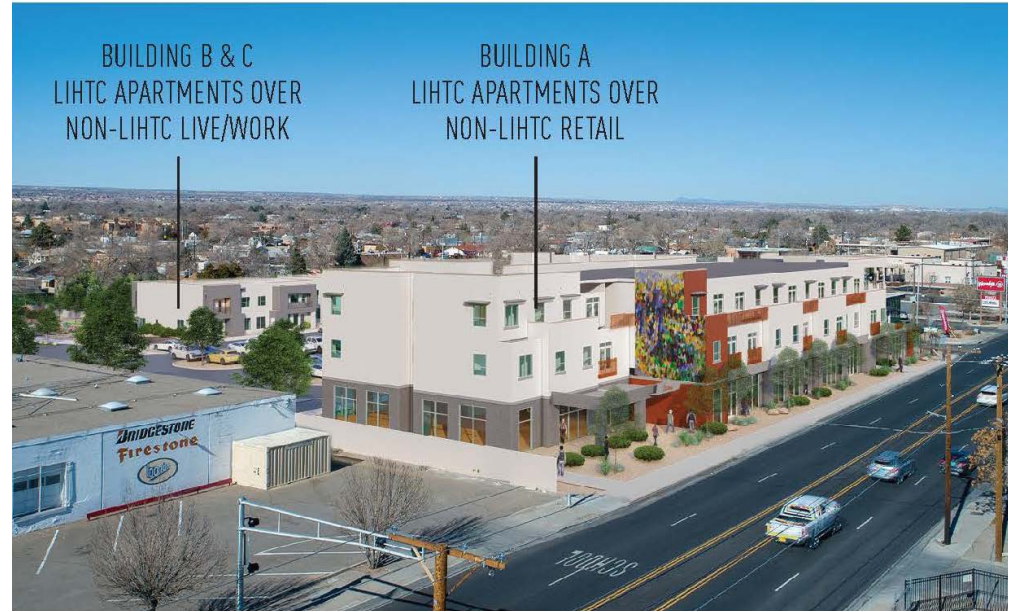
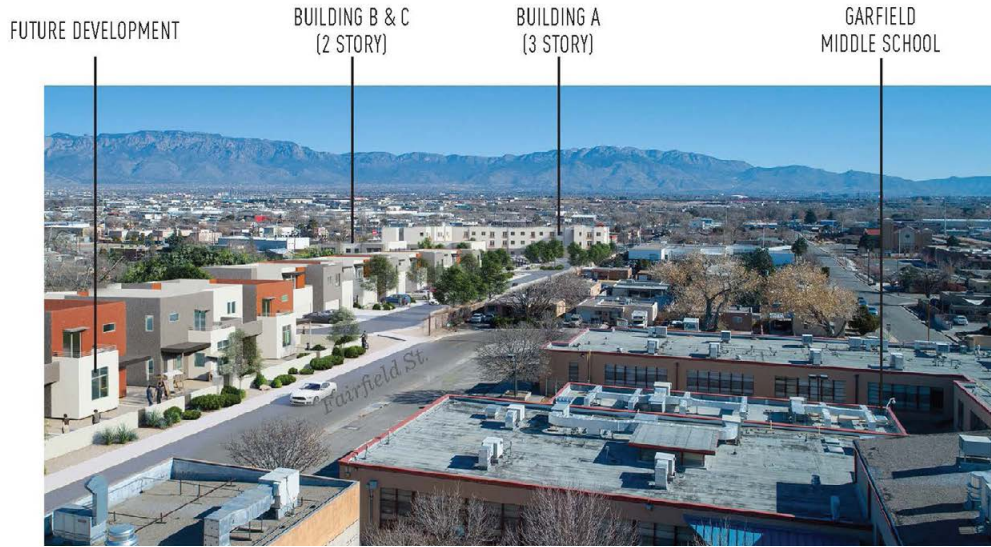
Suite	Sq Ft	Rent	Tenants Improvement Allowance:
101	1,751 SF	\$22 PSF	\$5 PSF
102	2,024 SF	\$22 PSF	\$5 PSF
103	2,573 SF	\$22 PSF	\$5 PSF
104	2,468 SF	\$26 PSF	\$10 PSF

DELIVERY CONDITIONS FOR EACH SUITE:

- Interior demising walls to roof deck ready for paint
- Bare, smooth, level concrete flooring ready to receive tenant’s floor covering
- Access to suite from the street (East Side) and parking lot (West Side)
- One ADA compliant restrooms
- One electrical panel with 3-phase/220 Amp service
- LED light fixtures—one fixture or every 85 sqft of space
- Electrical J-Box within canopy for tenant’s exterior sign



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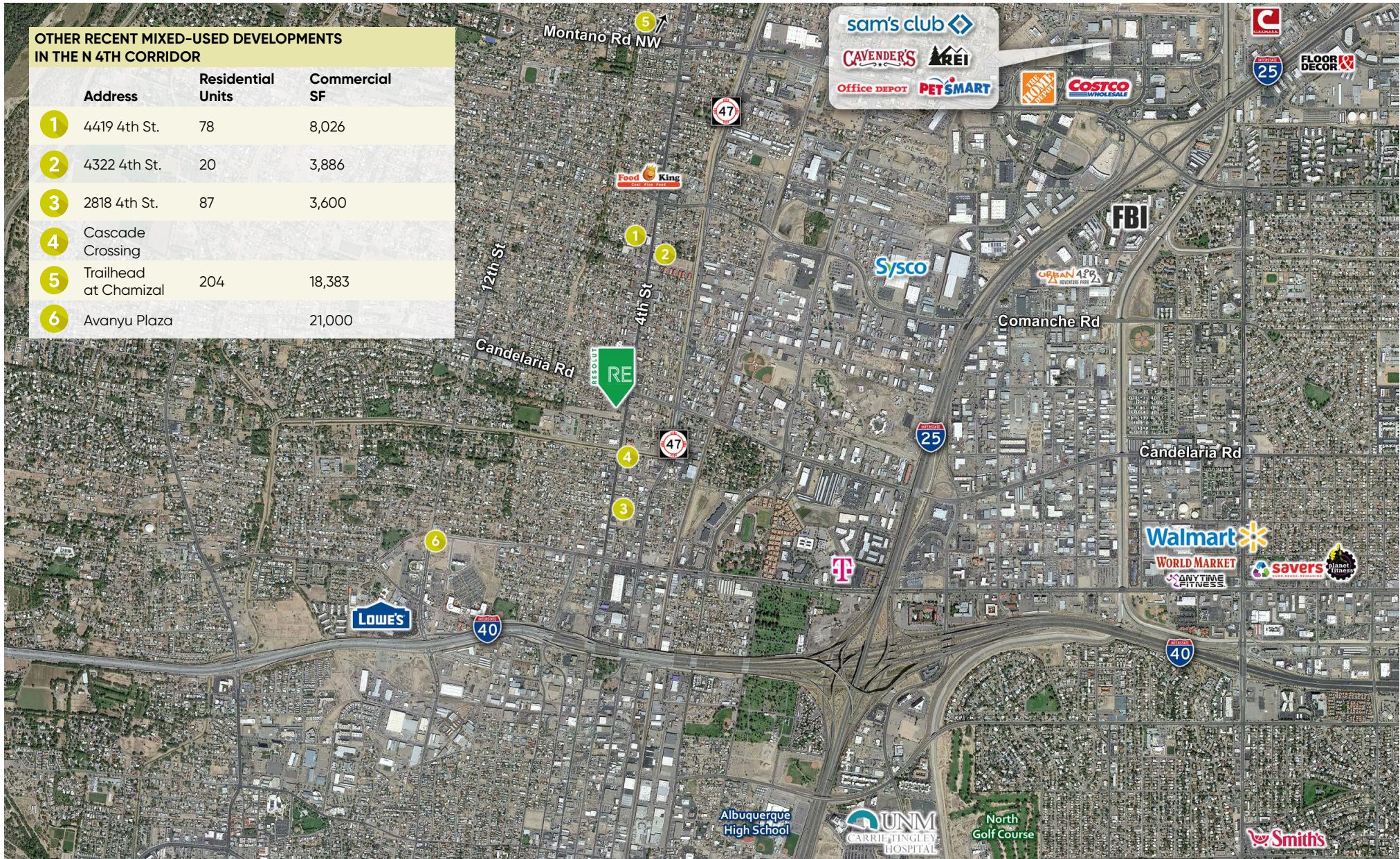




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OTHER RECENT MIXED-USED DEVELOPMENTS IN THE N 4TH CORRIDOR

	Address	Residential Units	Commercial SF
1	4419 4th St.	78	8,026
2	4322 4th St.	20	3,886
3	2818 4th St.	87	3,600
4	Cascade Crossing		
5	Trailhead at Chamizal	204	18,383
6	Avanyu Plaza		21,000



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Construction Progress as of August 2024