



For Sale

7103 4th St NW, Suite F  
Los Ranchos de Albuquerque, NM

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# Property Profile

## Details

Sale Price	\$439,000
Price PSF	\$238.98 PSF
Space Available	± 1,837 SF
APN	101506307516031501AE
COA	\$383.97 /month
Submarket	Los Ranchos de Albuquerque
Zoning	C-1 (Retail Commercial)

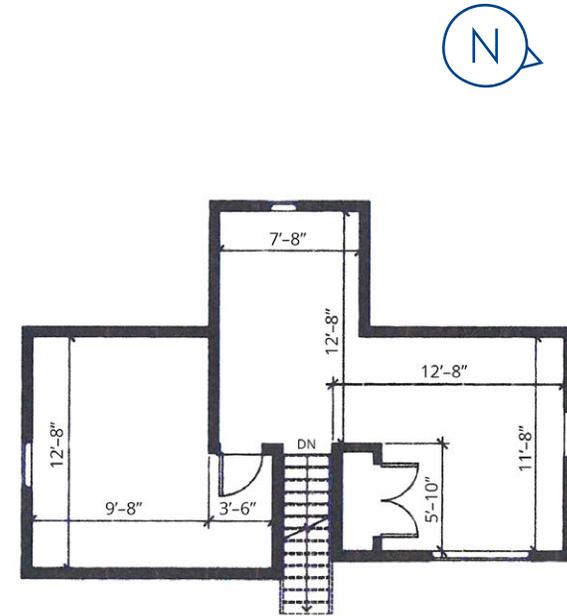
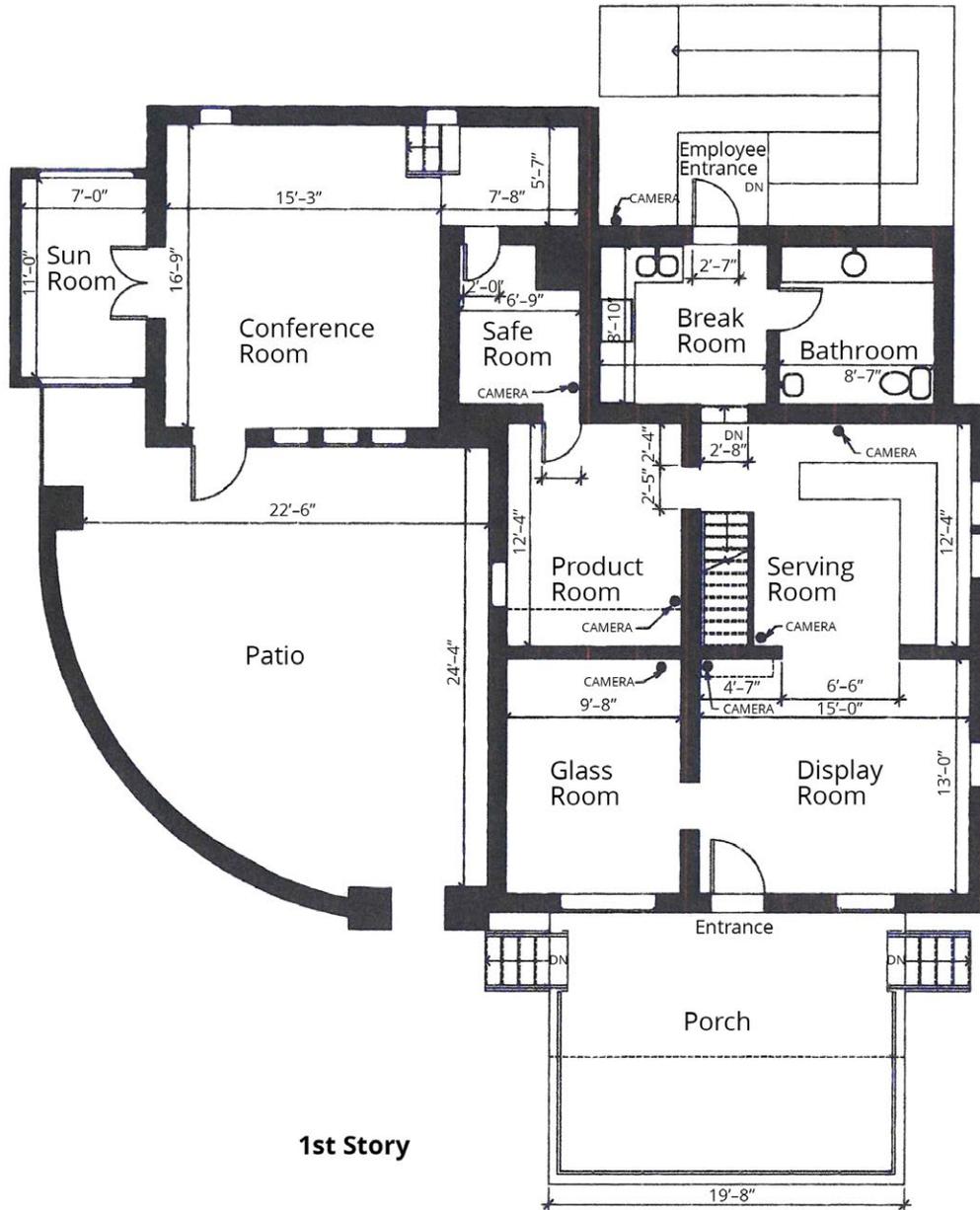
## Features

- Attractive retail/office condominium with curb appeal located within the coveted 4th St corridor
- 3 offices, 2 training/conference rooms, reception, attic, breakroom, and 2 outdoor patios
- Abundant natural light
- Brick and wood floors
- Tranquil country-like setting
- Owner Financing to qualified purchaser
- Traffic count: ±13,000 VPD

Price \$439,000

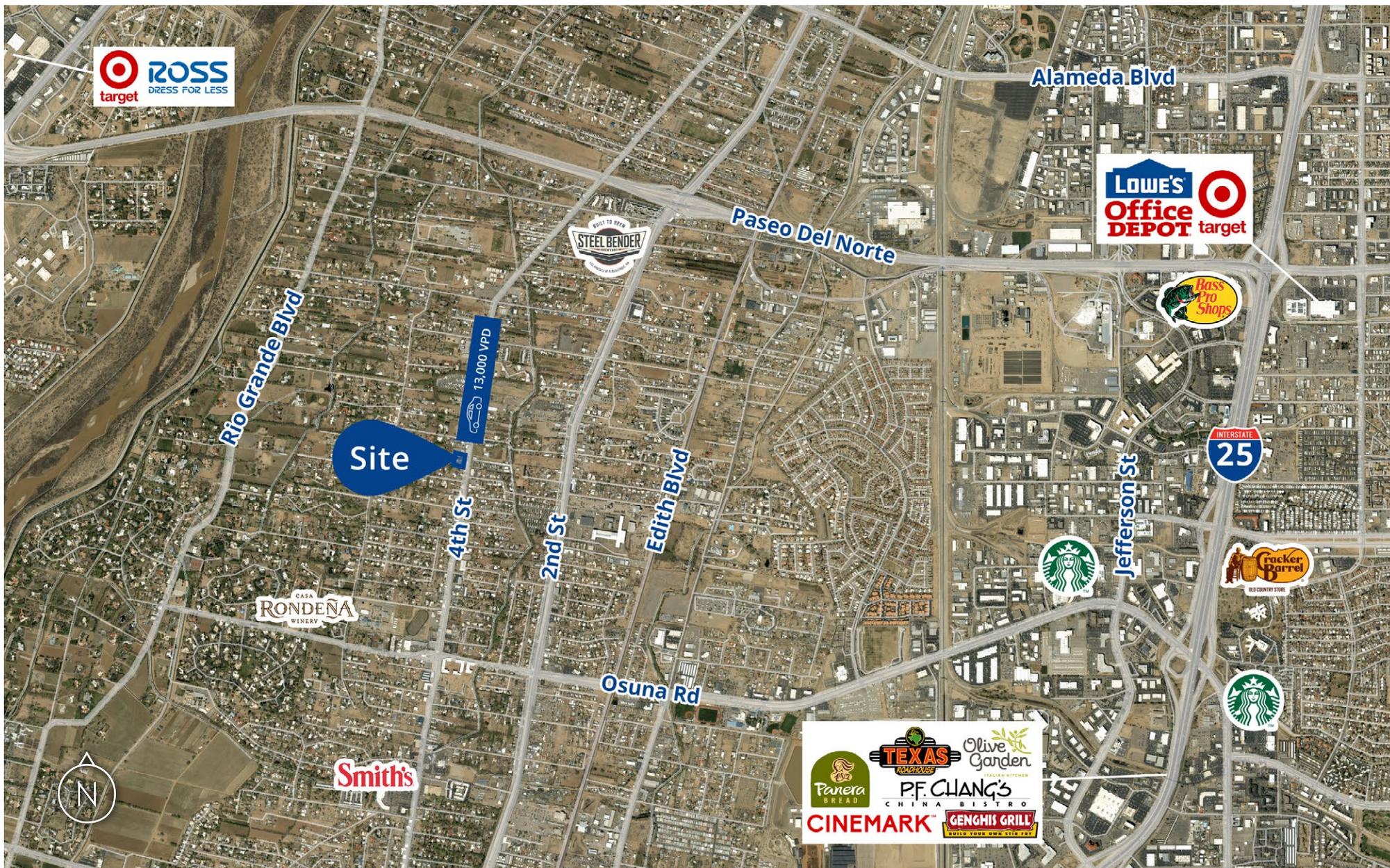


# Floor Plan



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# Trade Area Aerial

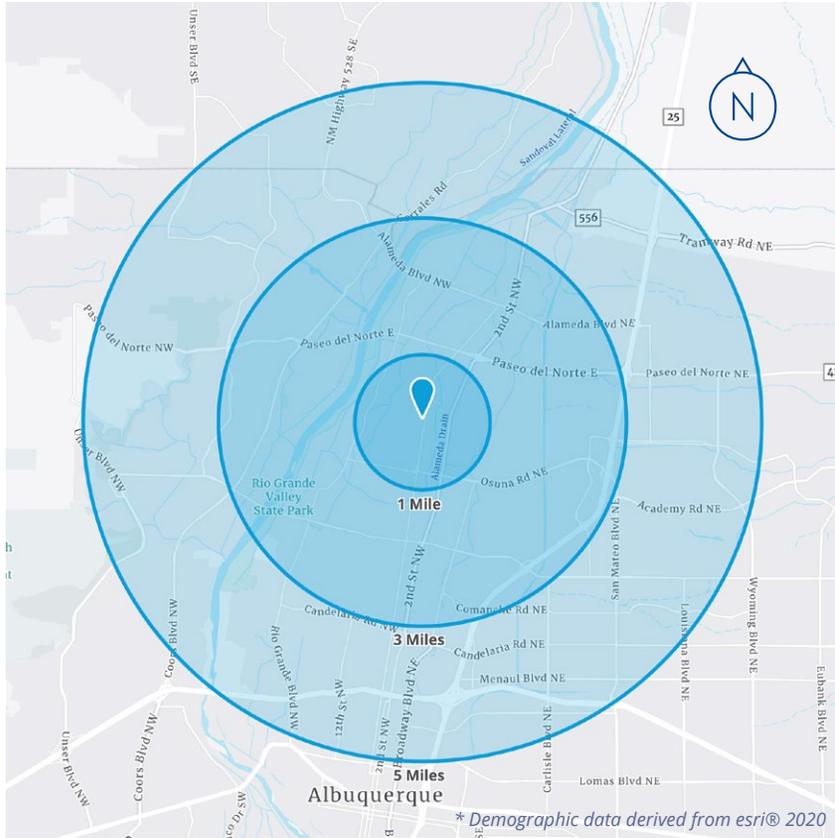


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# Intersection Aerial



# Demographics\*



\* Demographic data derived from esri® 2020

	1 MILE	3 MILES	5 MILES
Population	5,290	52,105	203,279
Households	2,305	23,040	90,172
Median Age	50.0	42.8	41.8
Average HH Income	\$130,680	\$102,083	\$103,124
Per Capita Income	\$56,463	\$45,083	\$45,753
Daytime Population	6,435	89,510	260,396
College Education	48.8%	53.7%	54.7%