

FOR LEASE > RETAIL SPACE

4545 Alameda Blvd

4545 ALAMEDA BLVD, ALBUQUERQUE, NM 87113



4545 Alameda Blvd

- > Lease Rate: \$18.00 / SF NNN
- > NNN: \$3.95 / SF
- > Available Space:
 - Suite C: +/- 1,535 SF
 - Suite L: +/- 1,310 SF
- > Zoning: SU-2

Building Amenities

- > Located in the growing Alameda Blvd retail corridor
- > Strong traffic counts with over 30,000 VPD
- > Located near Balloon Fiesta Park, which attracts over 200,000 visitors annually
- > Full access intersection

Area Tenants



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Aerial Map

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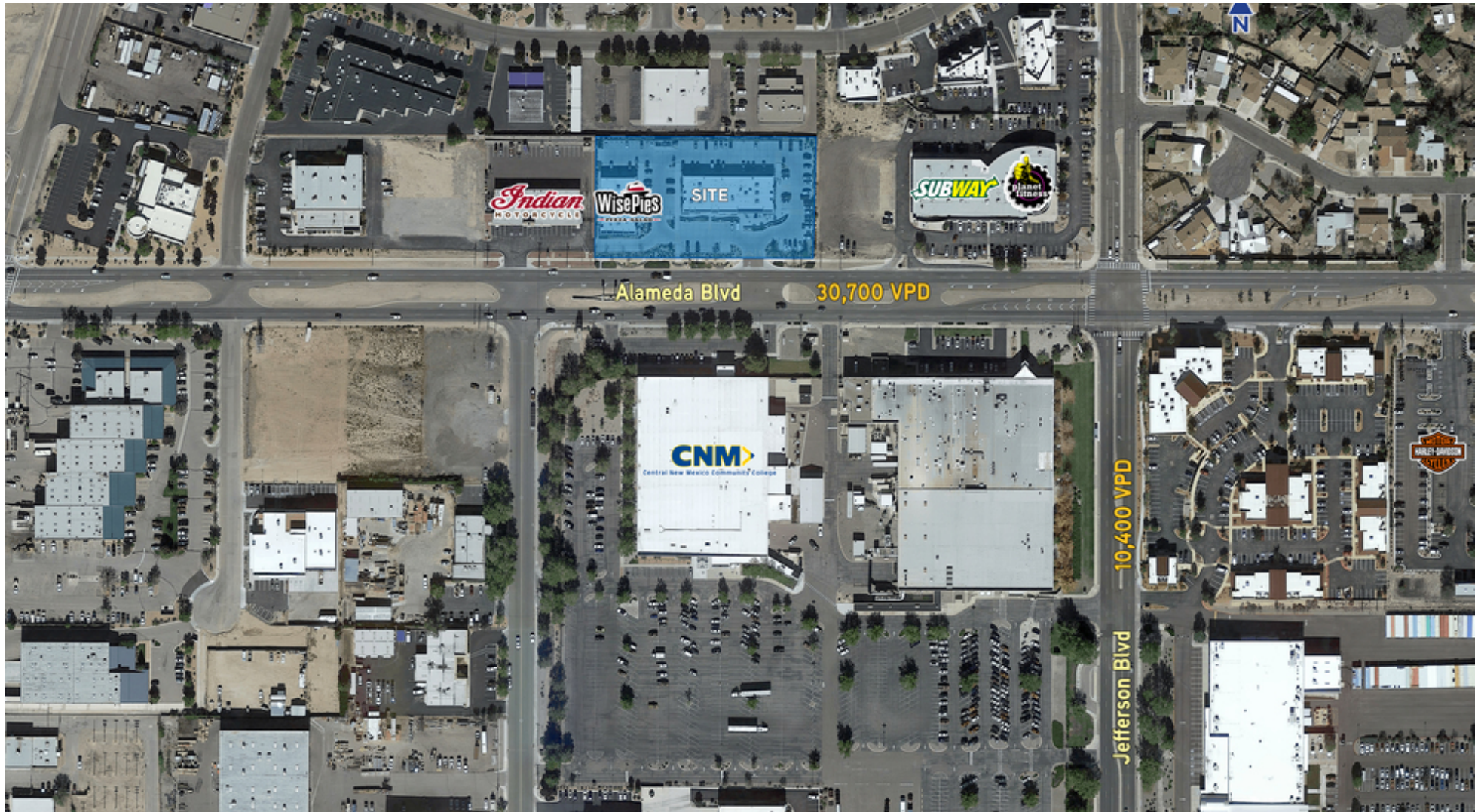
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Intersection Aerial Map

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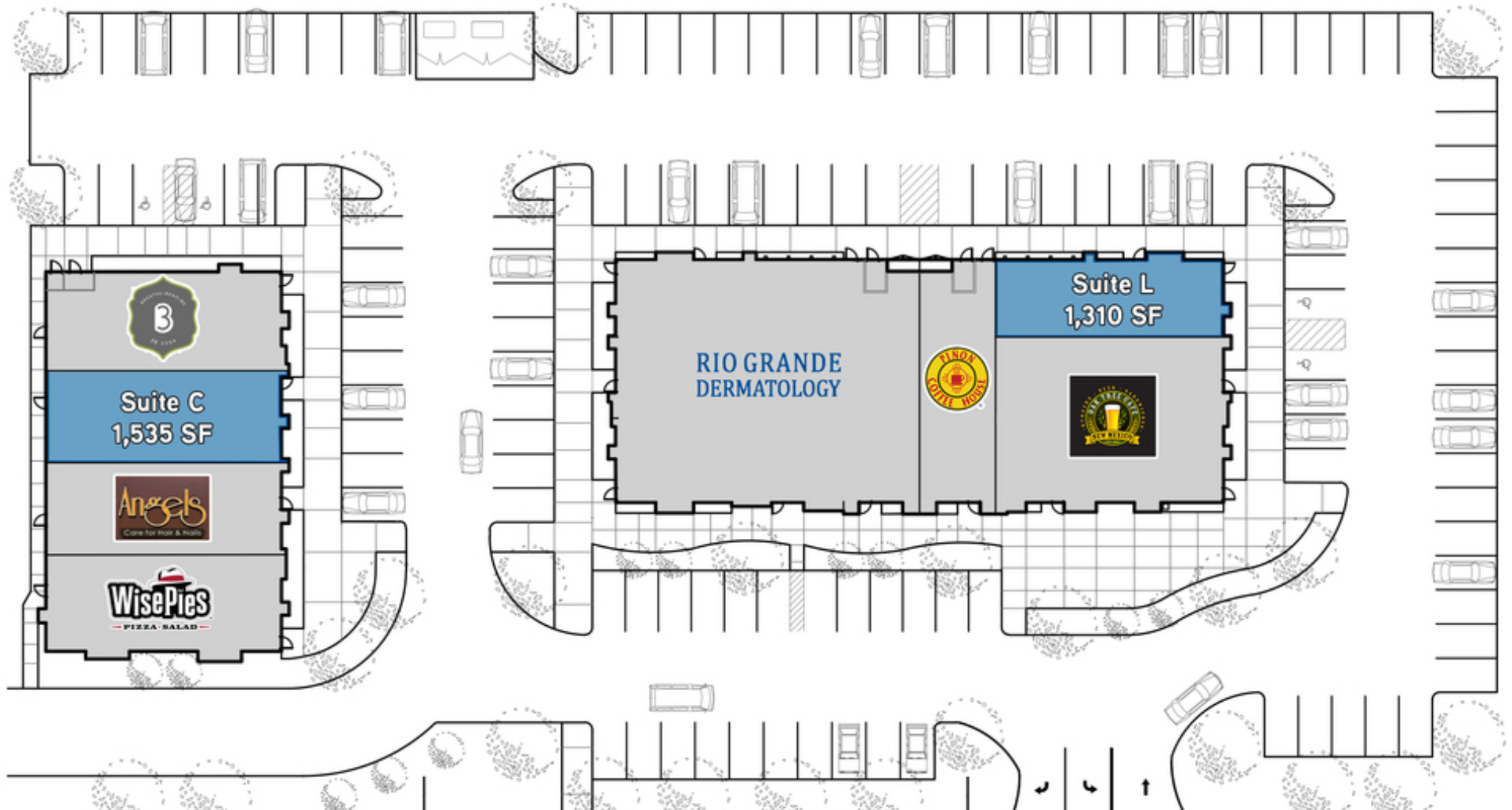
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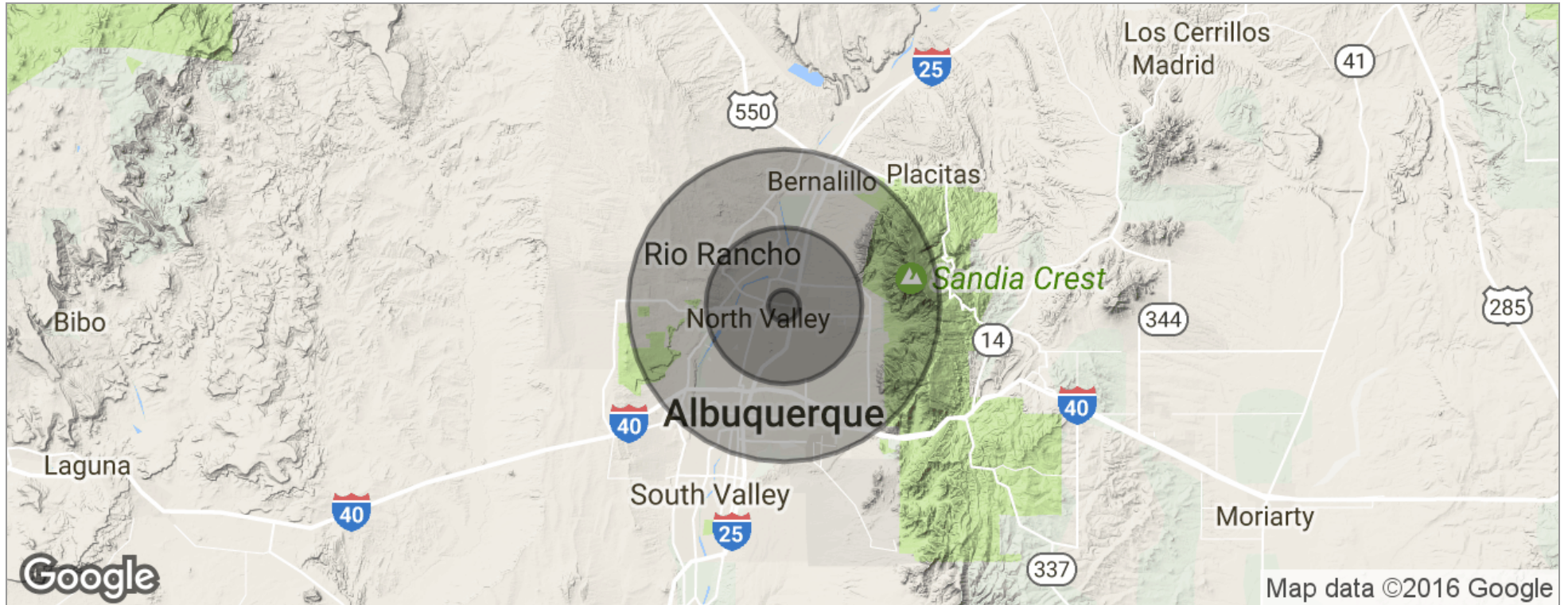
Site Plan

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Demographics

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	1 Mile	5 Miles	10 Miles
Total Population	1,818	148,697	648,686
Population Density	579	1,893	2,065
Median Age	33.6	40.8	38.3
Median Age (Male)	34.3	39.3	37.0
Median Age (Female)	33.4	42.3	39.5
Total Households	798	64,039	271,349
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$53,809	\$74,671	\$65,878
Average House Value		\$284,019	\$239,221
Median HH Income	Text Here	Text Here	Text Here

* Demographic data derived from 2010 US Census

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