

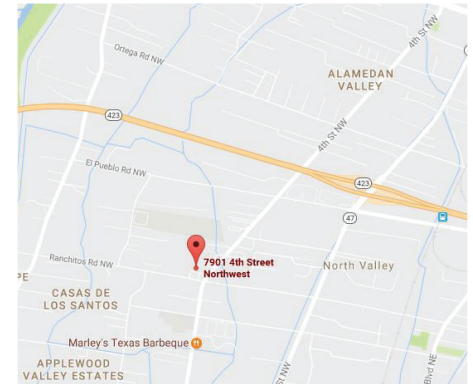
FOR LEASE > RETAIL SPACE

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North Valley Retail Strip Center

7901 4TH ST. NW | VILLAGE OF LOS RANCHOS, NM 87114

Accelerating success.



CONTACT US

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Details

- > Lease Rate: \$12.00/SF
- > NNN: \$2.25/SF
- > Available Space:
 - Unit A: 2,400 SF
 - Unit B: 1,900 SF*
 - Unit C: 750 SF*
 - Unit D: 500 SF
- *Units B and C can be combined for 2,650 SF
- > Zoning: SU-1 for C-1 uses

Building Amenities

- > Great North Valley property located on the NWC of 4th St. and Ranchitos Rd.
- > Special use zoning which allows for outdoor sales for shopping center tenants
- > Total traffic count: 16,900 VPD
- > 10 ft. roll-up door in Unit A
- > Easy access from Paseo Del Norte
- > North Valley Academy uses center parking lot for student drop-off and pick-up, creating huge in center traffic surge 5 days per week
- > Unit B is a turn-key restaurant equipped with hoods, walk-in freezers, sinks, grease trap, tables/chairs, etc.
- > Ideal for a caterer or cafe style restaurant
- > Unit D is built out for a hair salon/barber shop



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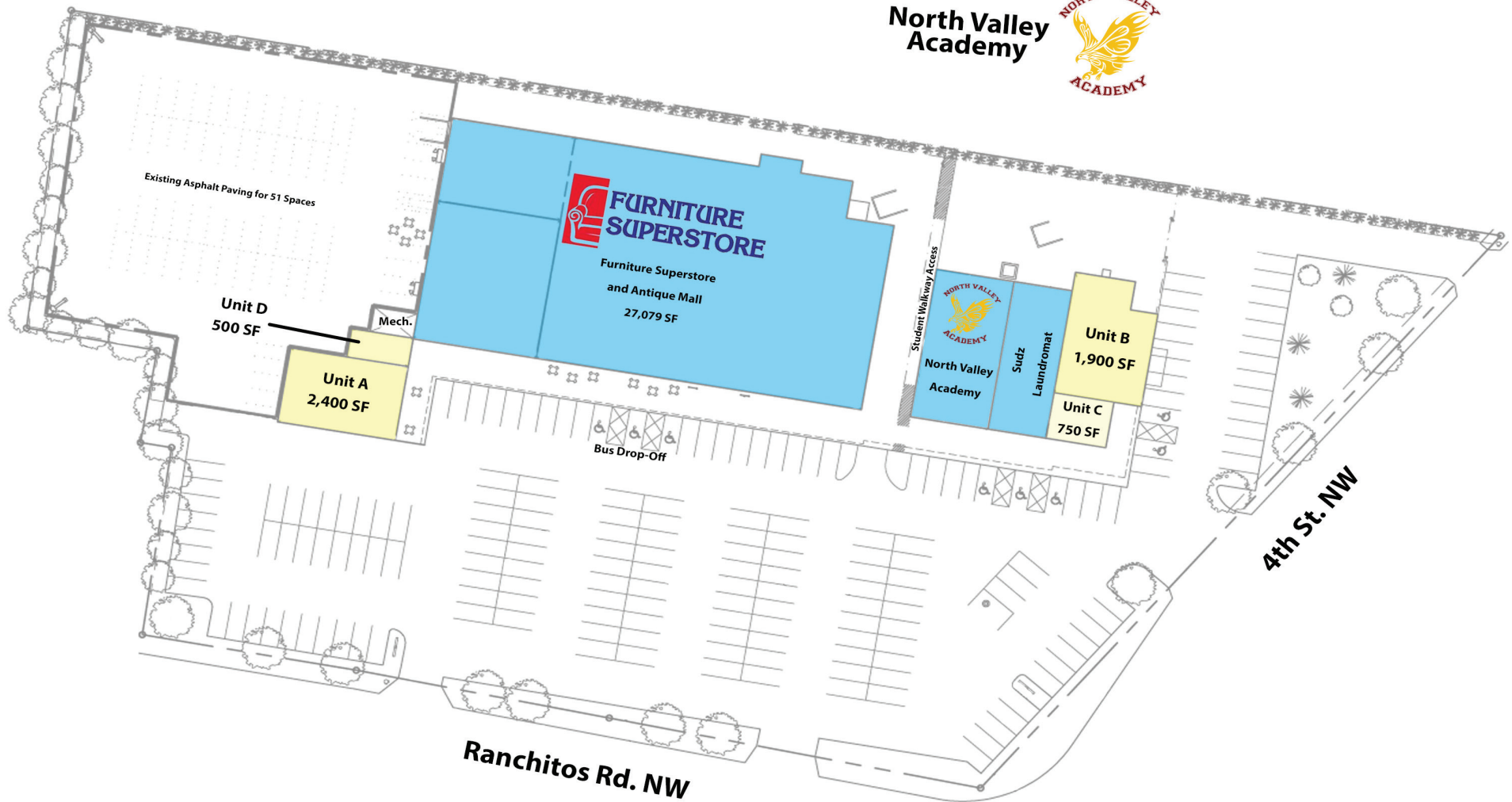
Site Plan

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North Valley
Academy



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Aerial

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