

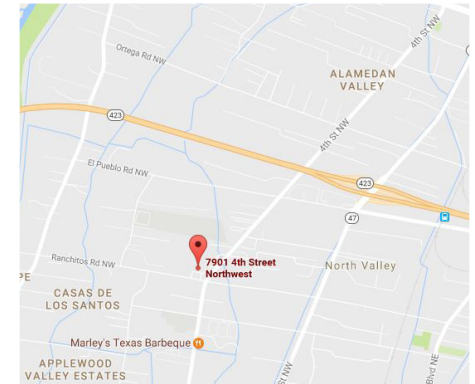
FOR LEASE > RETAIL SPACE

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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 D: 500 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



Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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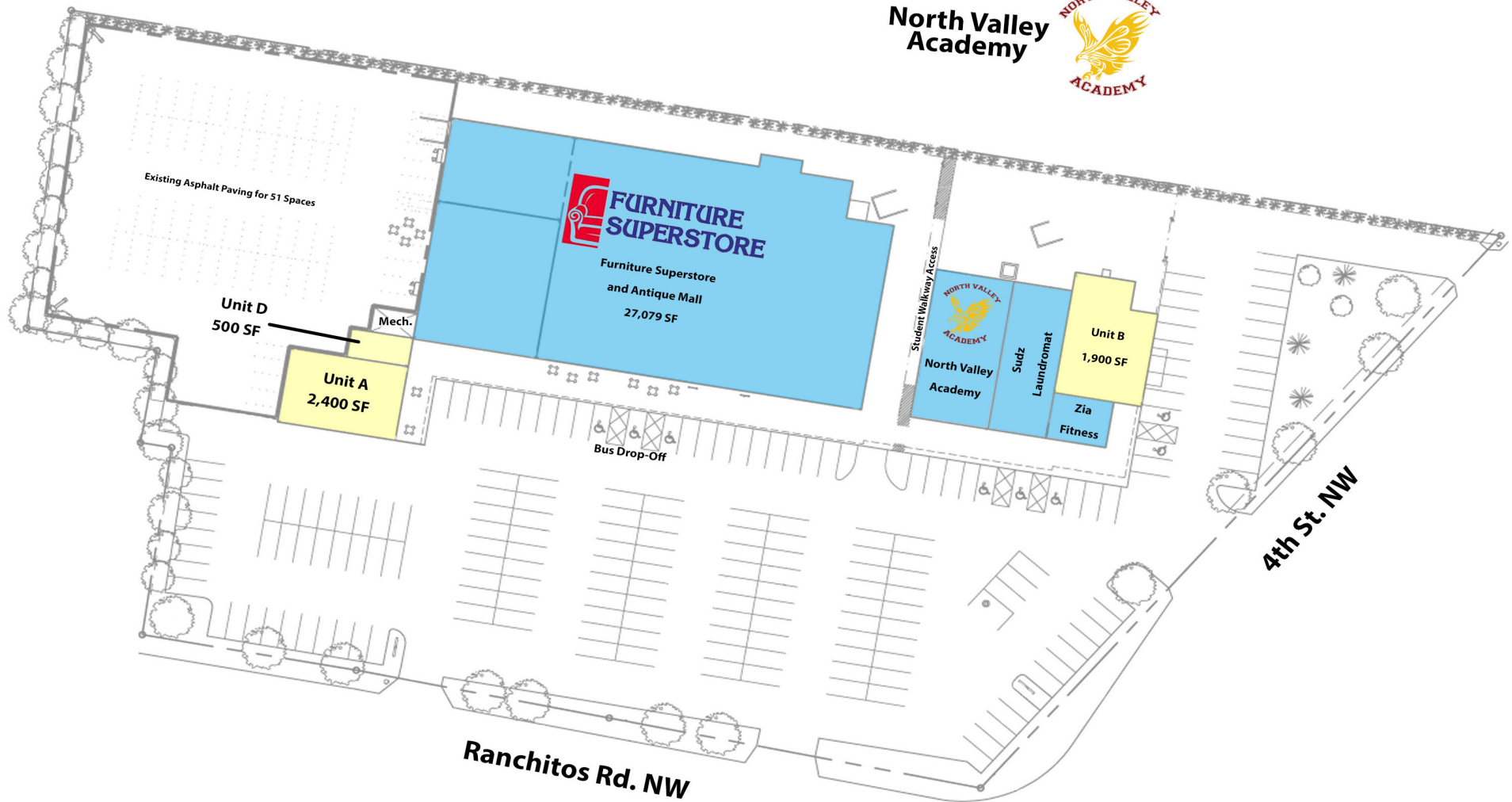
Site Plan

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North Valley
Academy



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Aerial

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