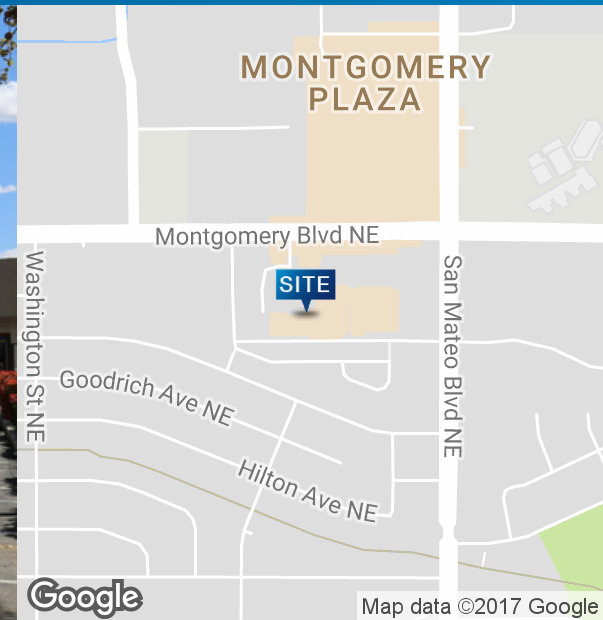


FOR LEASE > RETAIL SPACE

Fiesta Crossings



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Fiesta Crossings

- > Lease Rate: \$8.00 - 14.00 SF/Yr
- > NNN: \$3.61
- > Building Size: +/- 64,602 SF
- > Overall Land Size: 5.77 Acres
- > Zoning: C-2
- > Available Space: +/- 1,112 - 32,216 SF

Building Amenities

- > Anchor space available
- > Albertson's Grocery anchored shadow center
- > High concentration of national retail synergy at the intersection
- > One of the top traffic intersections in the city/state with a combined traffic count of in excess of 80,000 VPD

Area Tenants



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Property Photos

4770 MONTGOMERY BLVD NE, ALBUQUERQUE, NM 87109



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Intersection Aerial

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Oblique

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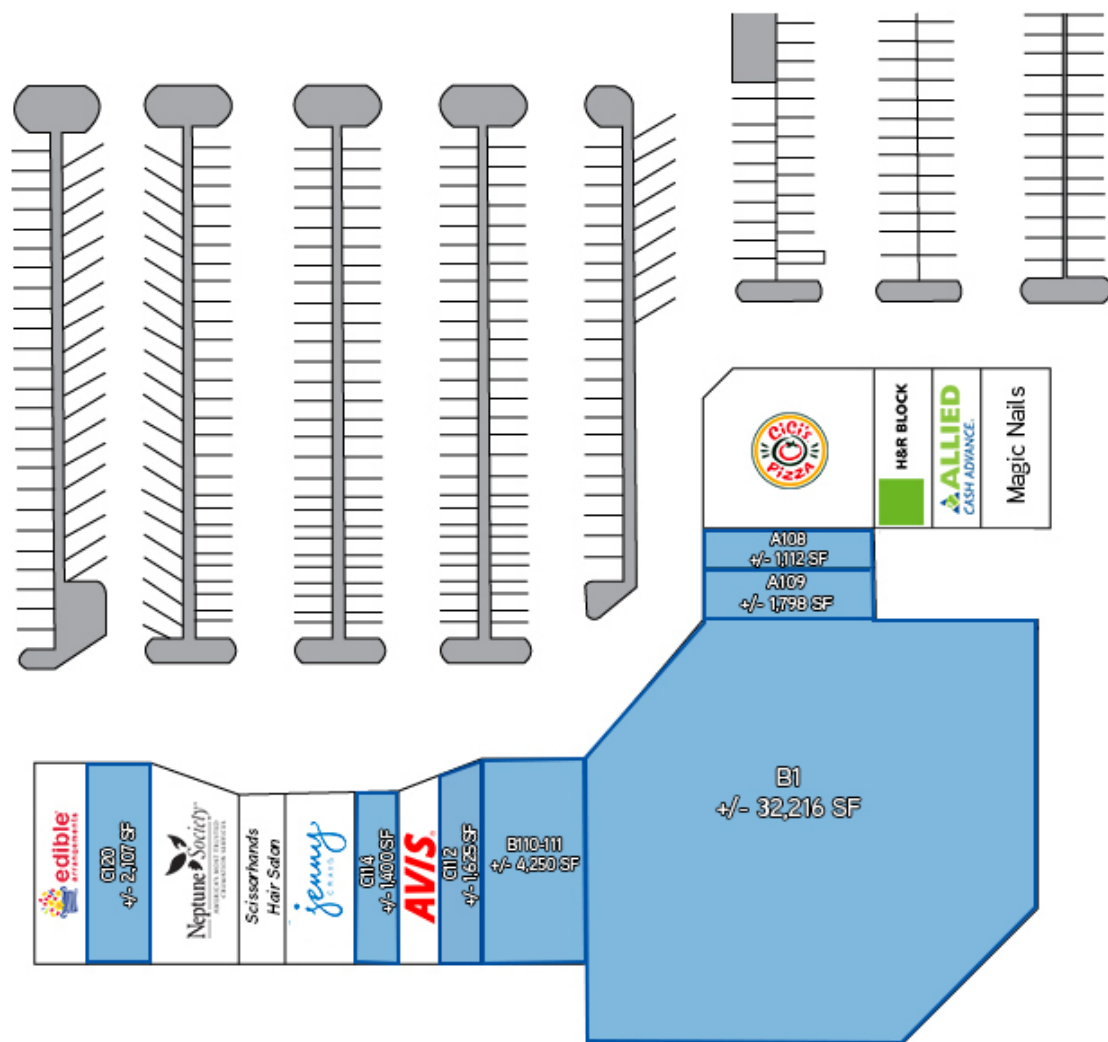
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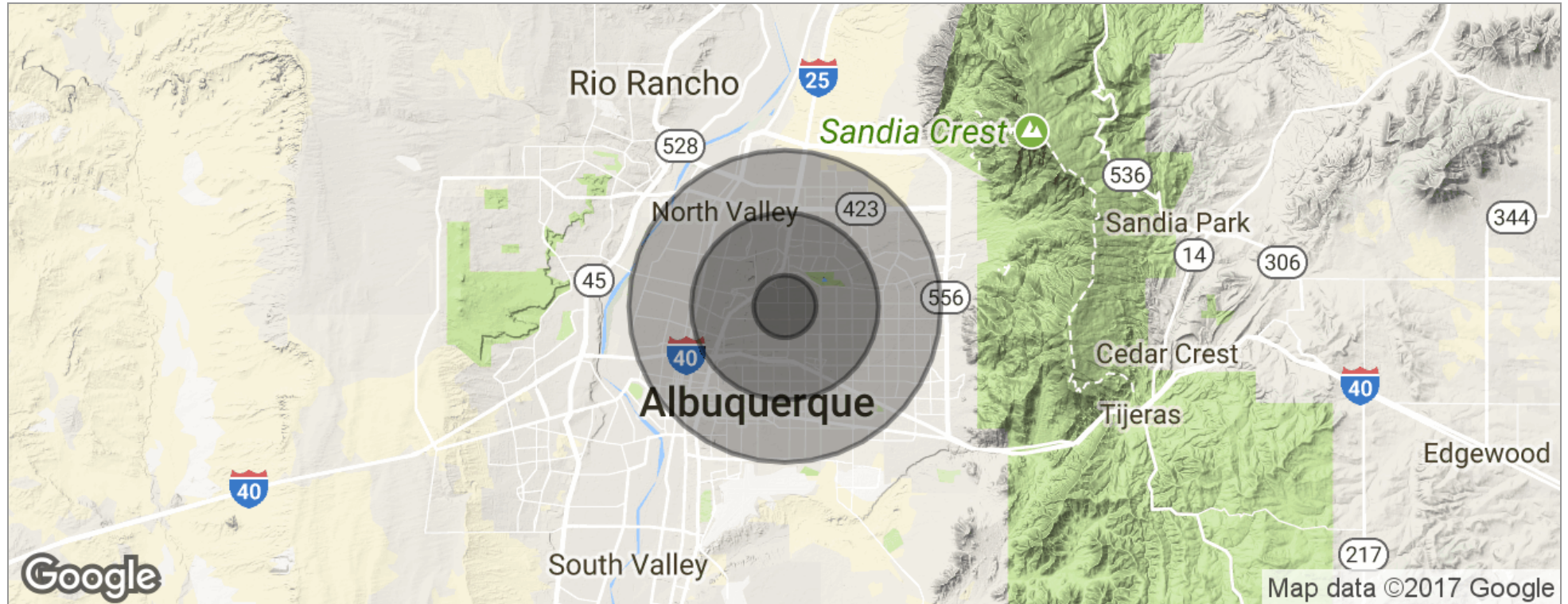
Site Plan

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Fiesta Crossings

4770 MONTGOMERY BLVD NE, ALBUQUERQUE, NM 87109



	1 Mile	3 Miles	5 Miles
Total Population	17,143	99,089	291,431
Population Density	5,457	3,505	3,711
Median Age	34.7	39.1	38.6
Median Age (Male)	33.1	37.1	37.1
Median Age (Female)	37.5	41.0	40.0
Total Households	7,786	45,480	129,405
# of Persons Per HH	2.2	2.2	2.3
Average HH Income	\$49,385	\$59,251	\$58,675
Median HH Income	\$201,957	\$197,759	\$220,863
Median HH Income	\$34,417	\$42,917	\$43,137

* Demographic data derived from 2010 US Census

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