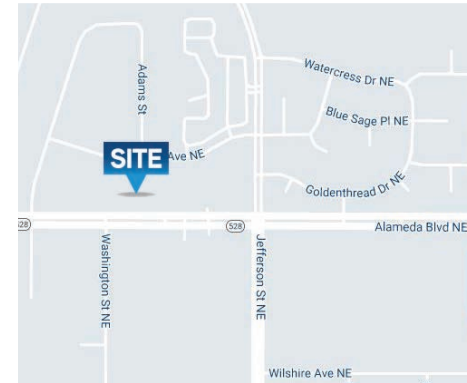


# 4545 Alameda Blvd

4545 ALAMEDA BLVD. NE, ALBUQUERQUE, NM 87113

Accelerating success.



## CONTACT US

BO GALLES  
ASSOCIATE BROKER  
+1 505 880 7051  
ALBUQUERQUE, NM  
LICENSE #48318  
[bo.galles@colliers.com](mailto:bo.galles@colliers.com)

BEN PERICH  
SENIOR BROKER  
+1 505 880 7054  
ALBUQUERQUE, NM  
LICENSE #45966  
[ben.perich@colliers.com](mailto:ben.perich@colliers.com)

## Details

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

## Property Features

- > Located in the growing Alameda Blvd retail corridor
- > Strong traffic counts with over 30,700 VPD
- > Located near Balloon Fiesta Park, which attracts over 200,000 visitors annually
- > Full access intersection

## Area Tenants



COLLIERS INTERNATIONAL | NM  
MAIN +1 505 883 7676  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
[www.colliers.com](http://www.colliers.com)



FOR LEASE > RETAIL

Colliers  
INTERNATIONAL

# Trade Area Aerial

4545 ALAMEDA BLVD. NE, ALBUQUERQUE, NM 87113

Accelerating success.



*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.



FOR LEASE > RETAIL



# Intersection Aerial

4545 ALAMEDA BLVD. NE, ALBUQUERQUE, NM 87113

Accelerating success.



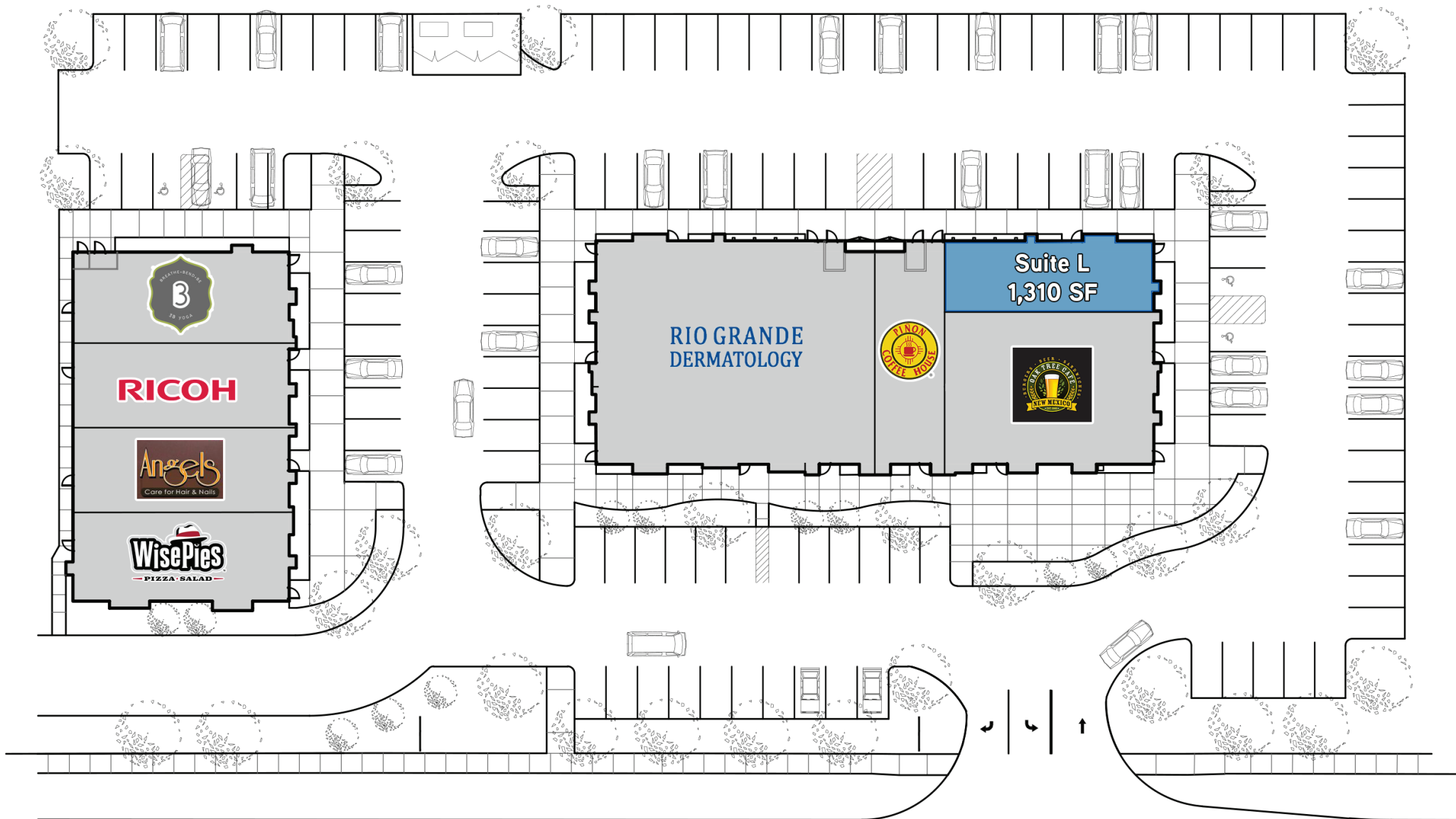
*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors,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



# Site Plan

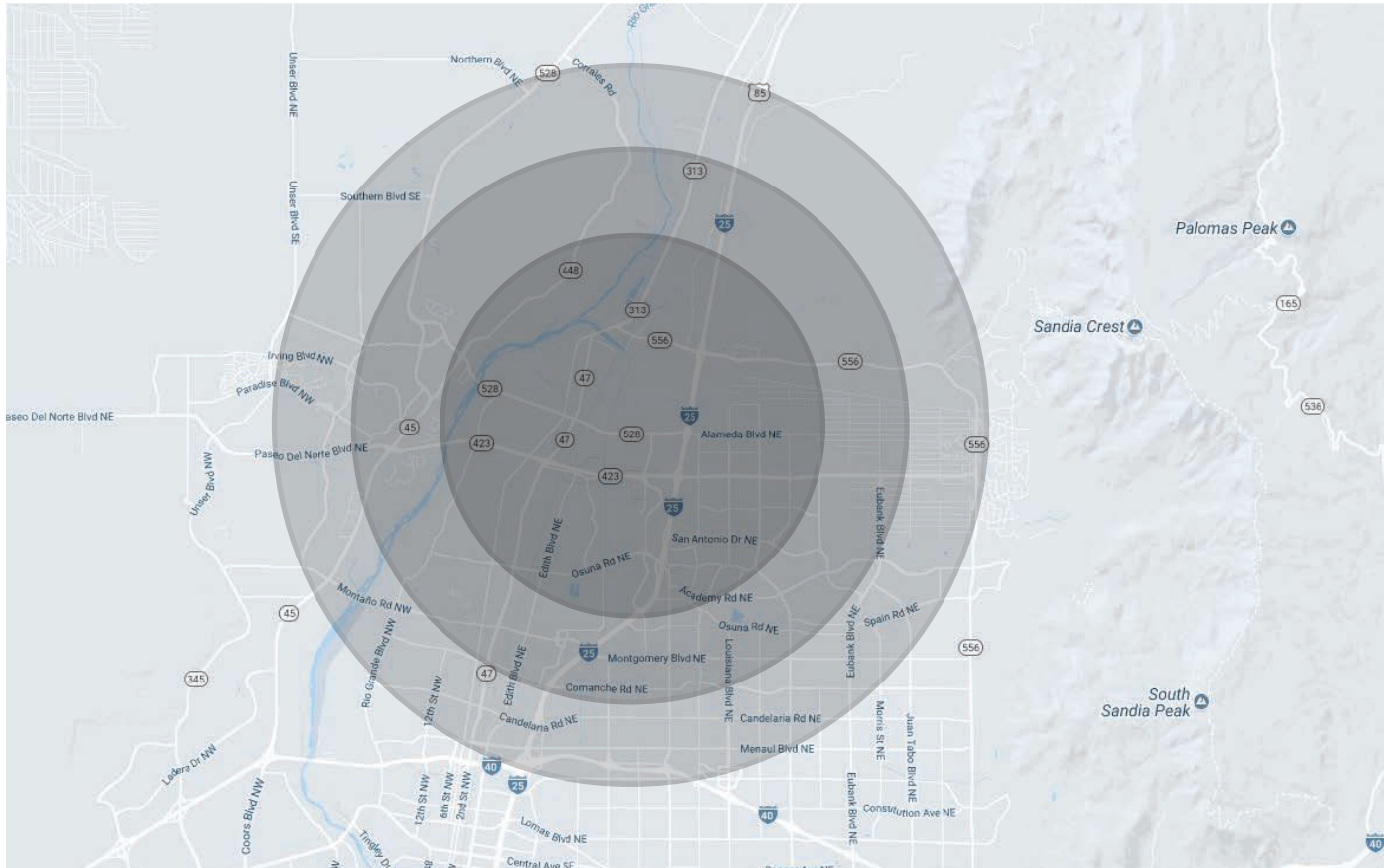
4545 ALAMEDA BLVD. NE, ALBUQUERQUE, NM 87113

Accelerating success.



# Demographics

4545 ALAMEDA BLVD. NE, ALBUQUERQUE, NM 87113



## Demographics

	1-Mile	3-Mile	5-Mile
Total Population	2,478	49,695	164,746
Total Households	1,085	20,683	70,525
Average HH Income	\$47,270	\$80,726	\$78,487
Median HH Income	\$33,023	\$59,323	\$55,567

## CONTACT US

BO GALLES  
 ASSOCIATE BROKER  
 +1 505 880 7051  
 ALBUQUERQUE, NM  
 LICENSE #48318  
[bo.galles@colliers.com](mailto:bo.galles@colliers.com)

BEN PERICH  
 SENIOR BROKER  
 +1 505 880 7054  
 ALBUQUERQUE, NM  
 LICENSE #45966  
[ben.perich@colliers.com](mailto:ben.perich@colliers.com)

COLLIERS INTERNATIONAL | NM  
 MAIN +1 505 883 7676  
 5051 Journal Center Blvd. NE, Suite 200  
 Albuquerque, NM 87109  
[www.colliers.com](http://www.colliers.com)