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PROPERTY SNAPSHOT



111,247
2024 POPULATION
3 MILE RADIUS



143,918
2024 DAYTIME POPULATION
3 MILE RADIUS



\$91,638
2024 AVERAGE INCOME
3 MILE RADIUS



37,270 VPD
MONTGOMERY BLVD NE

FOR LEASE

\$28.00 PSF NNN
***NNNS \$4.50 PSF**

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Suite B **1,000 SF**

PROPERTY HIGHLIGHTS

- Turn-key barber shop available
- High visibility end-cap suite
- Building anchored by Ziggis Coffee
- Great monument and building signage opportunities
- Small retail in highly desirable Far NE Heights submarket

TRAFFIC COUNT

Montgomery Blvd NE: 37,270 VPD
San Pedro Blvd: 9,974 VPD
(Sites USA 2024)

AREA TRAFFIC GENERATORS



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2nd Gen Barber Shop in Far NE Heights

SWQ OF MONTGOMERY BLVD AND SAN PEDRO DR
6000 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109



PROPERTY OVERVIEW

Lease Rate:	\$28.00 PSF NNN
NNN:	\$4.50 PSF
Suite Size:	1,000 SF
Build-Out:	Barber Shop
Building Redeveloped:	2021
Zoning:	MX-L
Submarket:	Far NE Heights

PROPERTY OVERVIEW

6000 Montgomery is a stand alone retail building constructed for Ziggis Coffee in 2021. The co-tenant, Ziggis, is a national favorite and growing in popularity and recognition in Albuquerque. This property features a 1,000 SF retail endcap with great western and northern exposure and visibility. Being off the hard corner means great traffic counts in excess of 50,000 VPD, stacking occurs in front of the property in the evening rush-hour. This is a great opportunity to reap the rewards of a stand-alone user with a bite size!

LOCATION OVERVIEW

The property is located in the heart of Albuquerque's NE Heights at the corner of Montgomery & San Pedro. This property is less than 6 minutes from ABQ Uptown and less than 5 minutes from the I-25 & Montgomery intersection. A host of national retailers exist in the surrounding area to the west and east, vacancy in the area is at a historic low. The surrounding area has high daytime population density and one of the highest population densities overall in a 3 & 5 mile ring in the Albuquerque MSA.

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