

## CALL FOR MORE INFORMATION





#### **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 Ziggi's 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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## **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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# 2nd Gen Barber Shop in Far NE Heights









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## 2nd Gen Barber Shop in Far NE Heights

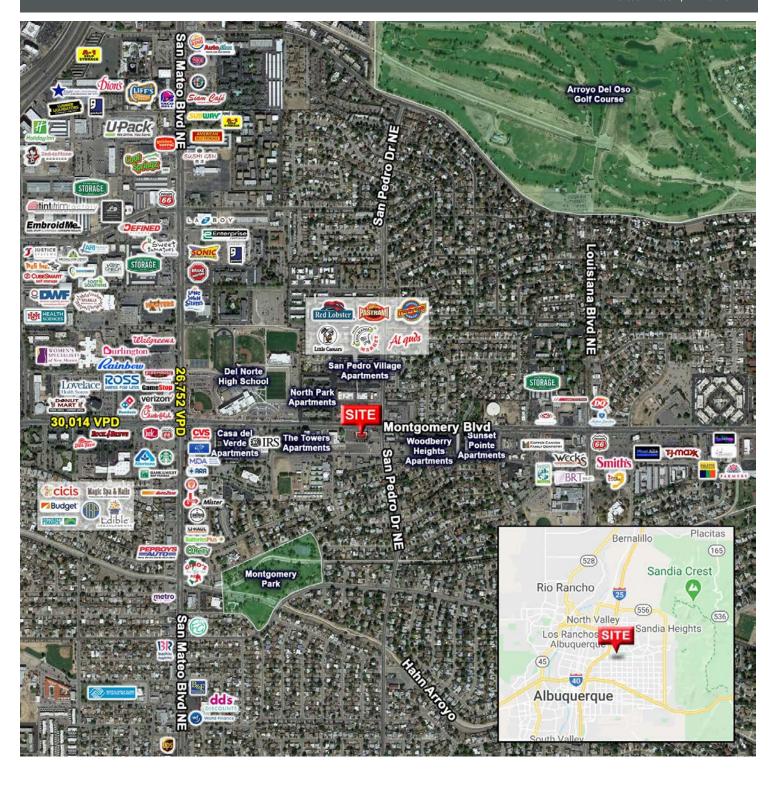


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