



# BERMUDEZ PLAZA

NEC MONTAÑO RD & 4TH ST  
333 MONTAÑO RD, ALBUQUERQUE, NM 87107



**FOR LEASE**

**AVAILABLE SPACE**  
1,570 SF  
Available Jan 2025

**RATE**  
\$18.00 PSF NNN  
NNNs\* \$2.36  
\* Estimate provided by Landlord and subject to change

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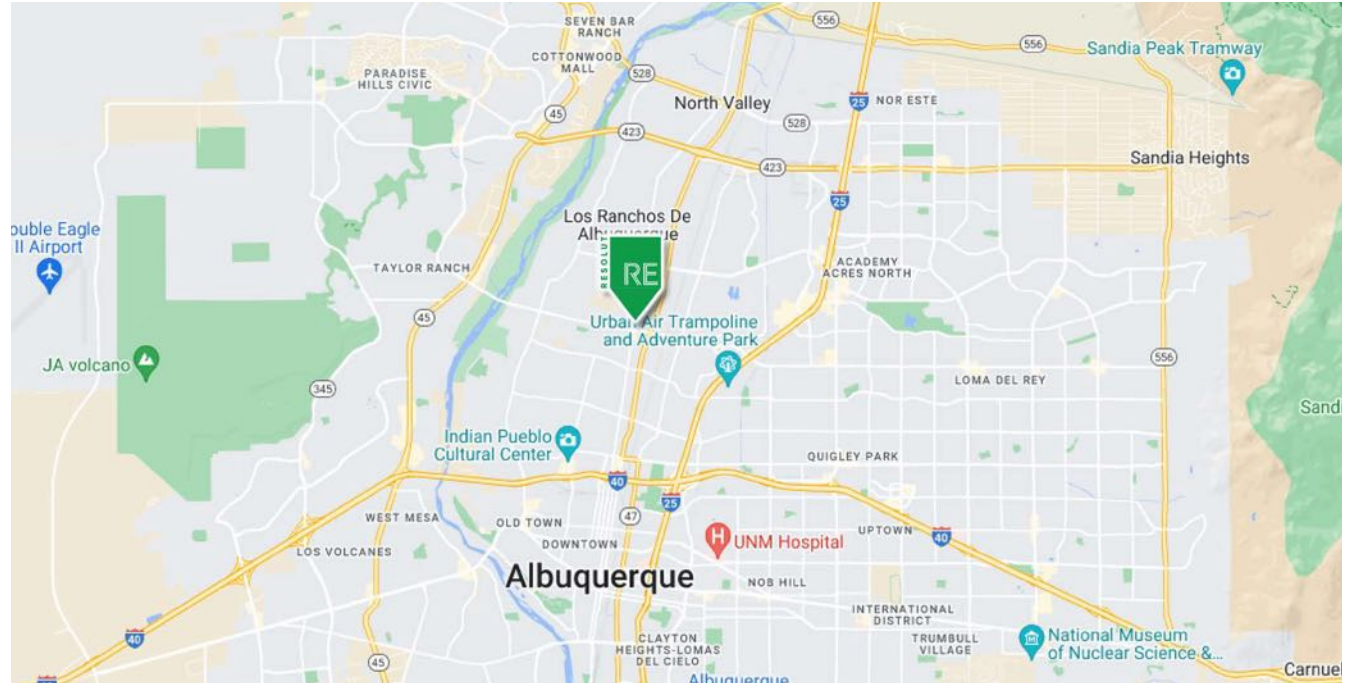
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**PROPERTY HIGHLIGHTS**

- Join Oak Street Health, Gen X Clothing, Fiesta Auto Insurance and Little Caesars
- Suite D (Driving School) available January 2025
- High traffic North Valley location at the hard corner of Montañó & 4th St
- Recent property improvements including exterior paint, façade enhancements and new monument sign
- Attractive submarket with new construction Burger King and remodeled Dunkin Donuts/Baskin Robbins at adjacent corner



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2024**

 **64,242**  
**POPULATION**  
 3-MILE RADIUS

 **\$98,567.00**  
**AVG HH INCOME**  
 3-MILE RADIUS

 **87,956**  
**DAYTIME POPULATION**  
 3-MILE RADIUS

 **TRAFFIC COUNTS**  
 Montañó Rd: 26,462 VPD  
 4th St: 17,437 VPD  
 (SitesUSA 2024)

**PROPERTY OVERVIEW**

Bermudez Plaza is an iconic piece of real estate for the North Valley submarket. It sits at the northeast corner of this highly trafficked intersection and is easily identifiable with its new blue trim and fully renovated facade. The property features an oversized monument sign with room for all tenants and is pushed up to the street for maximum visibility while retaining parking ease for retail customers. The property is under new ownership and has welcomed new and notable leases with tenants Gen X Clothing and Fiesta Auto Insurance.

**LOCATION OVERVIEW**

The North Valley is a highly desirable submarket of Albuquerque and has so much to offer. Being west of the Rio Grande river and a sizable distance from either interstate, this property sits at the intersection of the North Valley’s two thoroughfares. With so many residents commuting between I-25 and the westside via Montañó and between Downtown and Los Ranchos de Albuquerque via 4th St, this retail center is a daily destination and will prove to be a strong location for a retailer/restaurantur looking in this area of town.

**PROPERTY OVERVIEW**

Lease Rate:	\$18.00 PSF NNN
Available SF:	1,570 SF (Suite D)
Availability Date:	January 2025
Zoning:	MX-M
Submarket:	North Valley
Lot Size:	1.62 AC



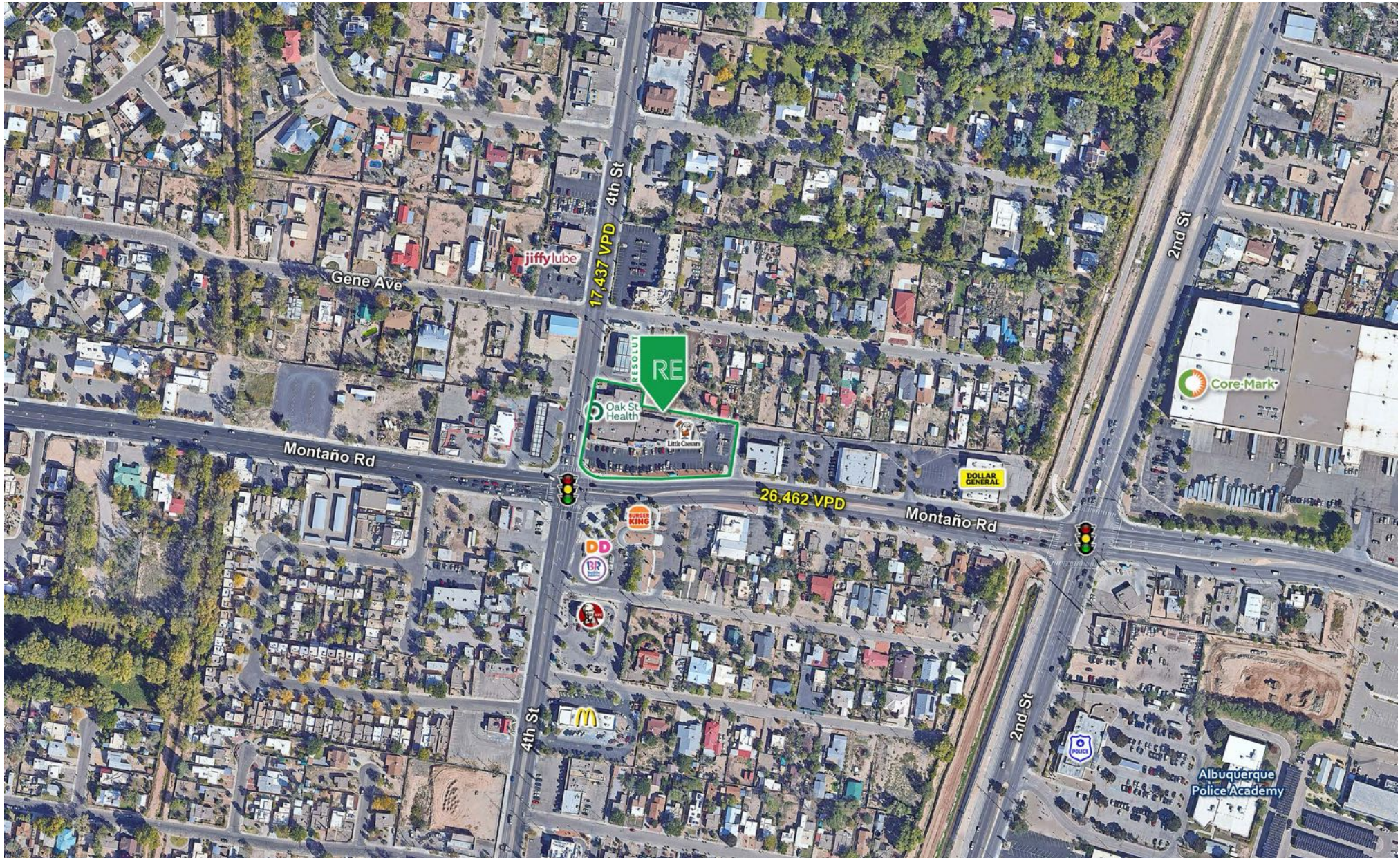




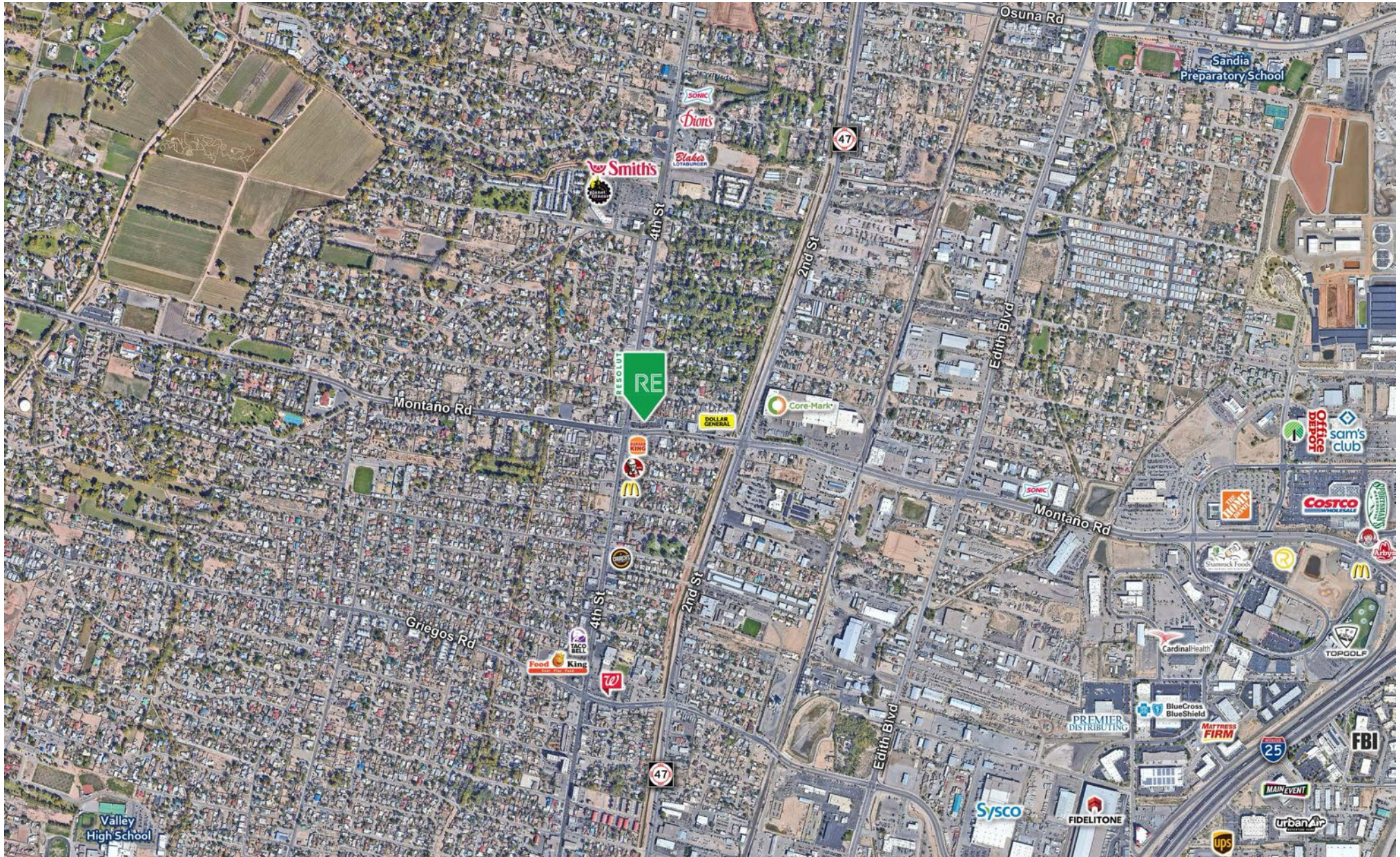




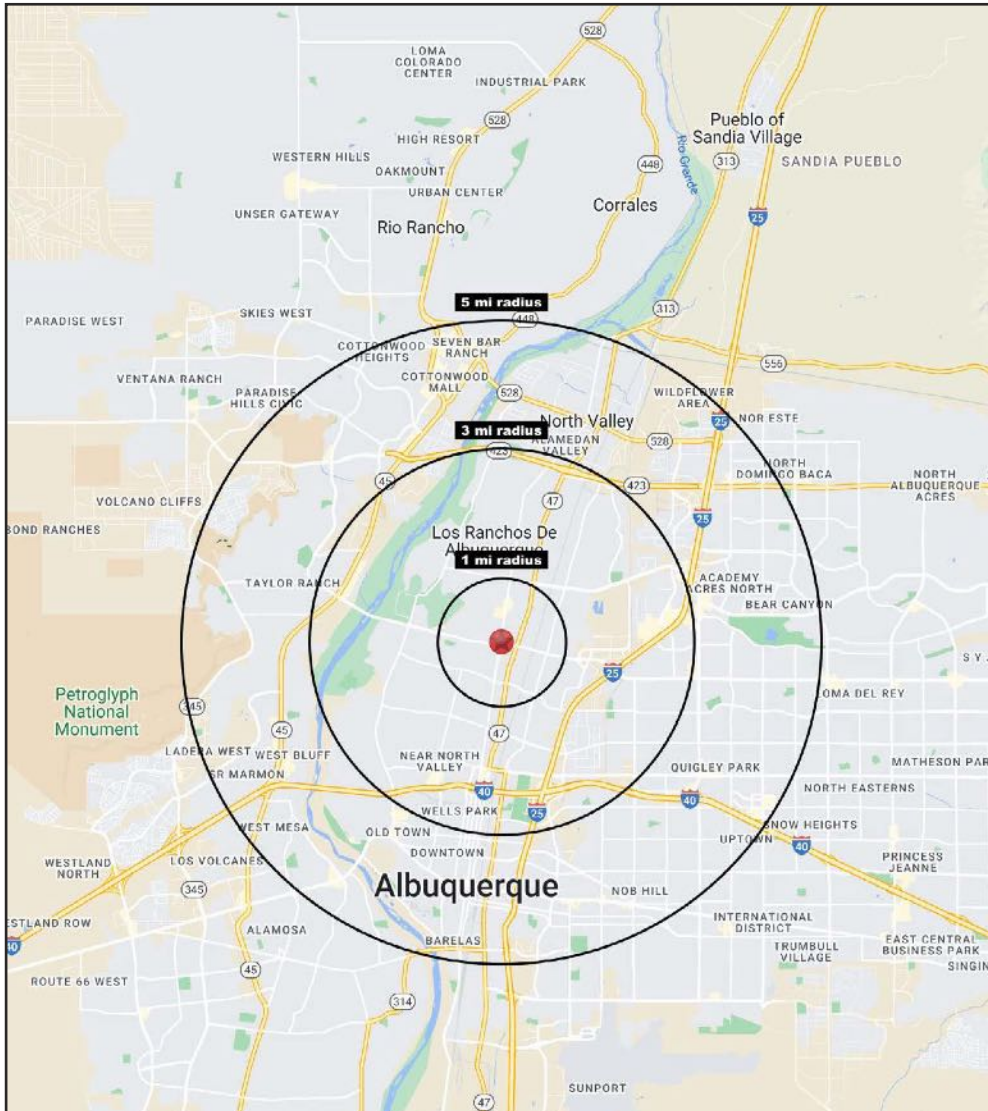












333 Montañó Rd NW Albuquerque, NM 87107	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	8,600	64,351	238,413
2028 Projected Population	8,513	63,675	237,120
2020 Census Population	8,547	64,660	238,573
2010 Census Population	8,496	64,645	235,740
Projected Annual Growth 2023 to 2028	-0.2%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	43.3	41.1	40.0
<b>Households</b>			
2023 Estimated Households	3,736	28,744	108,676
2028 Projected Households	3,746	28,789	109,325
2020 Census Households	3,663	28,489	107,504
2010 Census Households	3,502	27,618	102,400
Projected Annual Growth 2023 to 2028	-	-	0.1%
Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	51.6%	52.7%	54.6%
2023 Estimated Black or African American	3.0%	3.8%	3.6%
2023 Estimated Asian or Pacific Islander	1.2%	2.6%	3.8%
2023 Estimated American Indian or Native Alaskan	3.4%	4.9%	4.7%
2023 Estimated Other Races	40.8%	36.0%	33.3%
2023 Estimated Hispanic	57.5%	52.7%	48.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$85,296	\$93,316	\$93,907
2023 Estimated Median Household Income	\$61,117	\$65,925	\$66,726
2023 Estimated Per Capita Income	\$37,194	\$41,895	\$42,993
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.9%	2.9%
2023 Estimated Some High School (Grade Level 9 to 11)	6.6%	6.3%	5.1%
2023 Estimated High School Graduate	20.8%	19.8%	20.2%
2023 Estimated Some College	24.1%	22.3%	21.9%
2023 Estimated Associates Degree Only	7.0%	9.0%	8.7%
2023 Estimated Bachelors Degree Only	19.8%	19.3%	21.2%
2023 Estimated Graduate Degree	19.5%	20.4%	19.9%
<b>Business</b>			
2023 Estimated Total Businesses	557	6,891	21,326
2023 Estimated Total Employees	4,597	67,182	198,277
2023 Estimated Employee Population per Business	8.2	9.7	9.3
2023 Estimated Residential Population per Business	15.4	9.3	11.2
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