

BERMUDEZ PLAZA

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



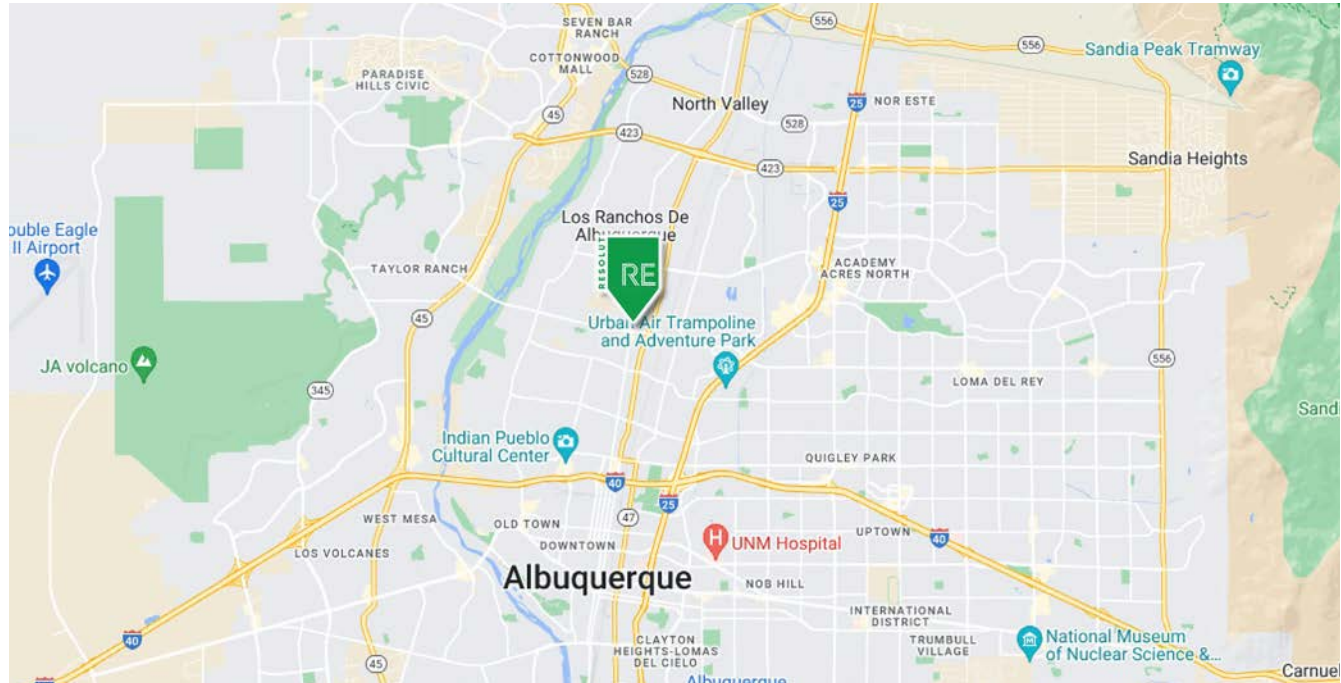
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PROPERTY HIGHLIGHTS

- Join Oak Street Health, Gen X Clothing and Little Caesars
- 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 2026



64,209
POPULATION
3-MILE RADIUS



\$93,708.00
AVG HH INCOME
3-MILE RADIUS



90,085
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Montañó Rd: 24,963 VPD
4th St: 17,427 VPD
(SitesUSA 2026)

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 Oak St. Health.

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/restauranteur looking in this area of town.

PROPERTY OVERVIEW

Zoning:	MX-M
Submarket:	North Valley
Lot Size:	1.62 AC
Year Built:	1998
Parking Ratio:	4.08





