

CALL FOR MORE INFORMATION



FOR LEASE

Suite A-6: \$19.00 PSF NNN

Suite B-1: \$9.00 PSF NNN

*NNNs \$4.00 PSF

AVAILABLE SPACE

| | |
|-----------|----------|
| Suite A-6 | 6,442 SF |
| Suite B-1 | 3,365 SF |

PROPERTY HIGHLIGHTS

- NE Heights retail center near the intersection of Wyoming & Montgomery
- Inline space available visible from Wyoming
- Corner retail space with functional layout, currently built as office/medical
- Large iconic monument sign for Wyoming traffic
- Join area retailers Eyeglass World, Golf Mart, Dunkin' Donuts, Natural Grocers, Party City & Target!

TRAFFIC COUNT

Wyoming Blvd: 39,014 VPD

Montgomery Blvd: 30,184 VPD

(Sites USA 2024)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



140,161
2024 POPULATION
3 MILE RADIUS



119,818
2024 DAYTIME POPULATION
3 MILE RADIUS



\$98,828
2024 AVERAGE INCOME
3 MILE RADIUS



39,014 VPD
WYOMING BLVD

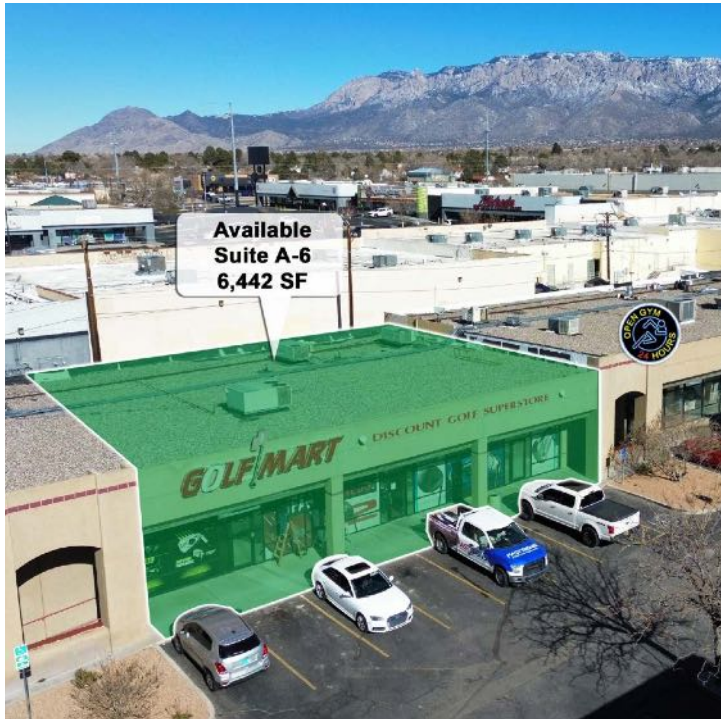
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com

Los Altos Plaza

SEQ WYOMING BLVD & MONTGOMERY BLVD
4200 WYOMING BOULEVARD
NORTHEAST ALBUQUERQUE, NM 87111



PROPERTY OVERVIEW

| | |
|-----------------|---|
| Lease Rate | Suite A-6: \$19.00 PSF NNN Suite B-1: \$9.00 PSF NNN NNN \$4.00 PSF |
| Available SF: | 3,365 -6,442 SF |
| Parking Spaces: | 133 |
| Building SF: | 48,104 SF |
| Lot Size: | 2.51 |
| Zoning: | MX-M |
| Year Built: | 1986 |
| Submarket: | NE Heights |

PROPERTY OVERVIEW

Los Altos Plaza is located in the NE Heights of Albuquerque with great leasing opportunities. The two remaining vacancies in this center are Suite A-6 consisting of 6,442 SF and suite B-1 consisting of 3,365 SF. Suite A-6 is an open floor plan adaptable to most retailers and B-1 was is a corner suite currently built out as a medical office but easily adaptable to traditional office or retail use. Suite B-1 was formerly an architect's office and most recently a dental training facility. It has an open ceiling concept with a few existing private offices and storage areas. Located in the elbow of the center with a secure private gated entrance and a covered courtyard. The center includes retailers Golf Mart, Eyeglass World, The Open Gym, and Down and Dirty Seafood Boil.

LOCATION OVERVIEW

This area within the NE Heights is being redeveloped in a big way, which directly impacts the Los Altos Plaza. Across the street, the former La Mirada Shopping Center has been torn down. The plans are to create more residential housing with individual retail pads to be developed along Wyoming and Montgomery. What that means to Los Altos Plaza is a significant lack of available property in the immediate area, along with new restaurant and retail services being added to this redeveloping area. The intersection of Wyoming and Montgomery boasts over 65,000 cars per day and is the 3rd highest trafficked intersection in the city.

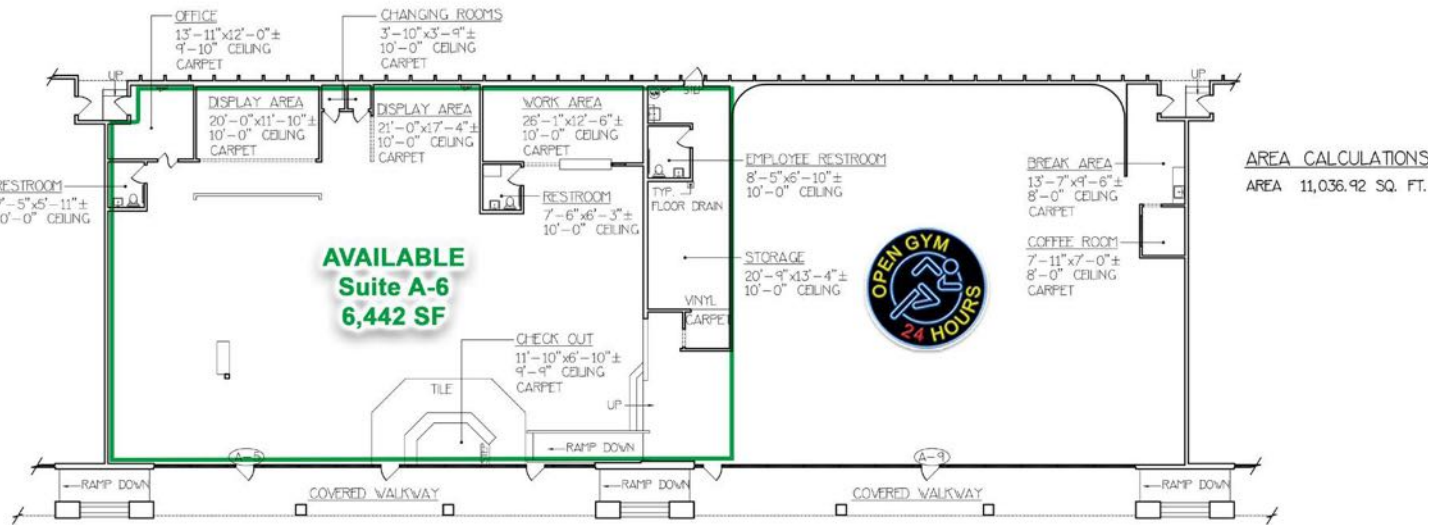
Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

SUITE A-6



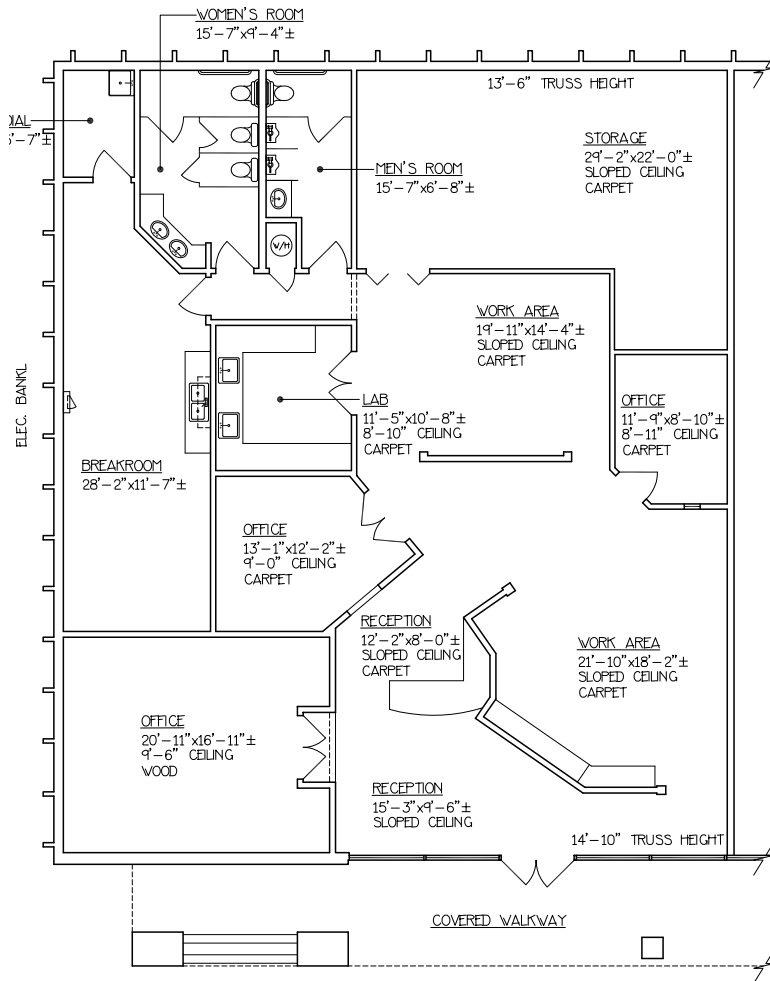
Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

SUITE B-1



LOS ALTOS PLAZA, SUITE B-1



Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Los Altos Plaza

SEQ WYOMING BLVD & MONTGOMERY BLVD
4200 WYOMING BOULEVARD
NORTHEAST ALBUQUERQUE, NM 87111



Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

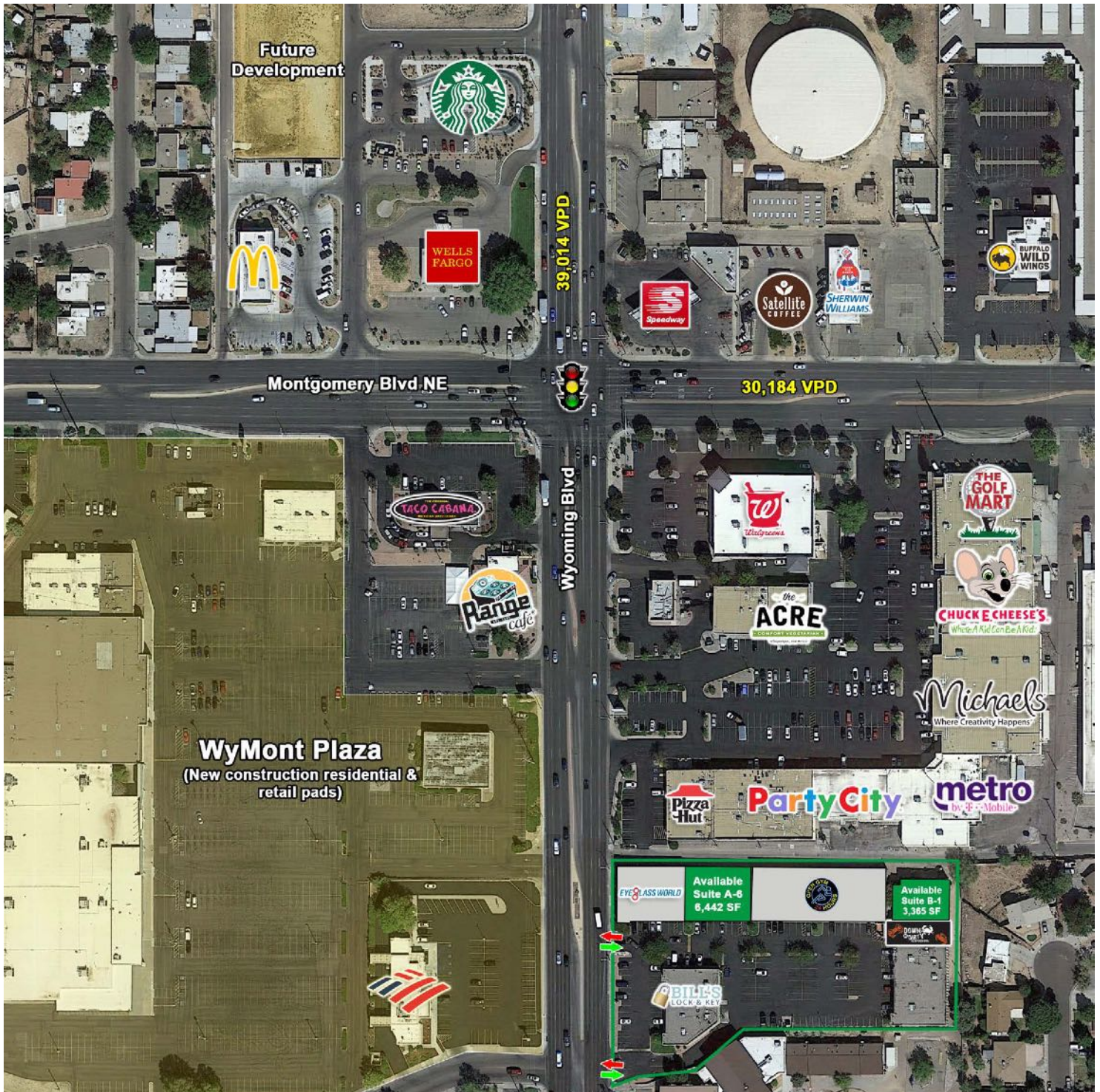
Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Los Altos Plaza

SEQ WYOMING BLVD & MONTGOMERY BLVD
4200 WYOMING BOULEVARD
NORTHEAST ALBUQUERQUE, NM 87111



Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com

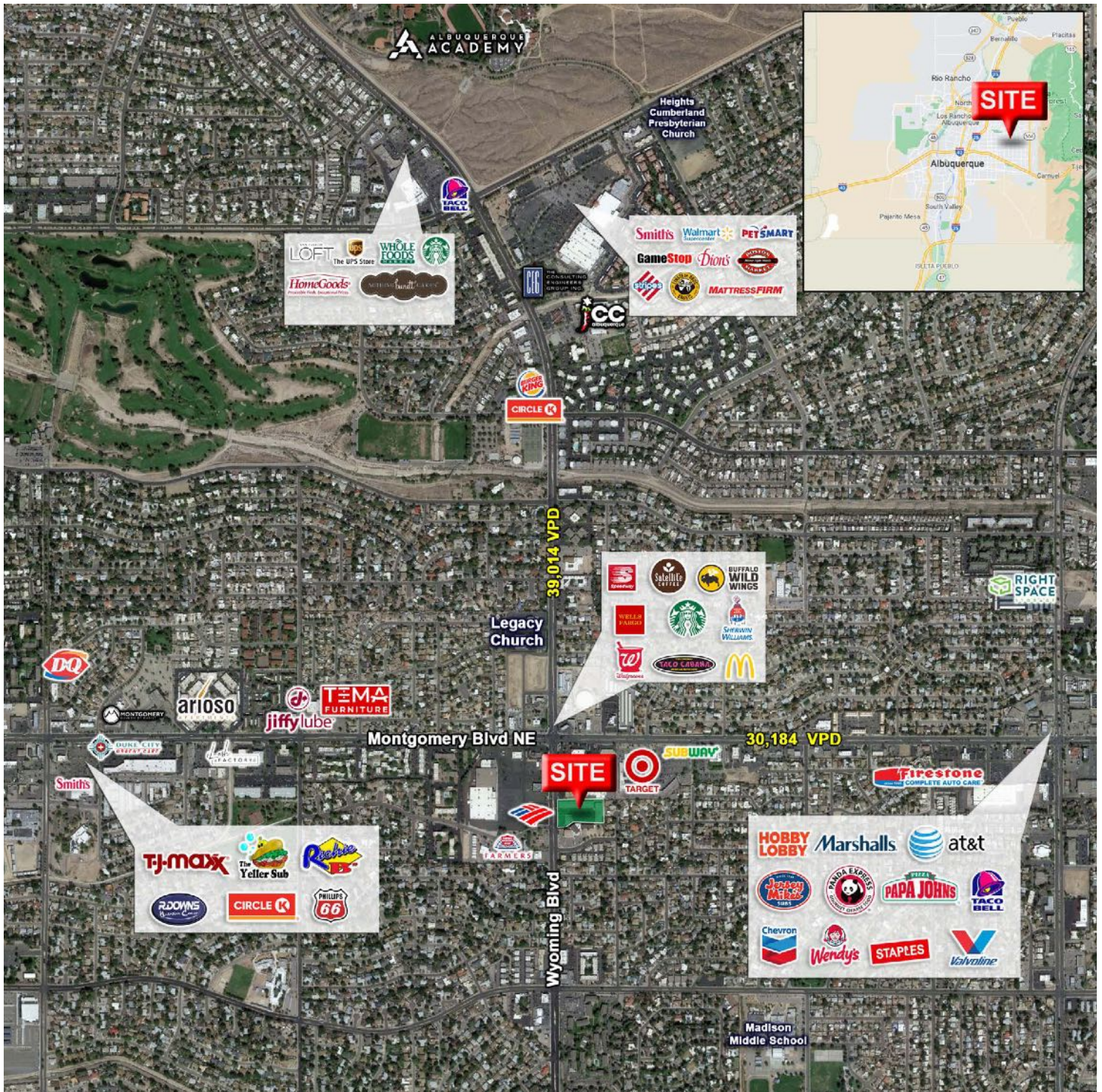
RESOLUT

RE

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Los Altos Plaza

SEQ WYOMING BLVD & MONTGOMERY BLVD
4200 WYOMING BOULEVARD
NORTHEAST ALBUQUERQUE, NM 87111



Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.