

LOS ALTOS PLAZA

SEQ WYOMING BLVD & MONTGOMERY BLVD
4200 Wyoming Boulevard Northeast Albuquerque, NM 87111



**FOR
LEASE**

AVAILABLE
2,500 - 6,442 SF

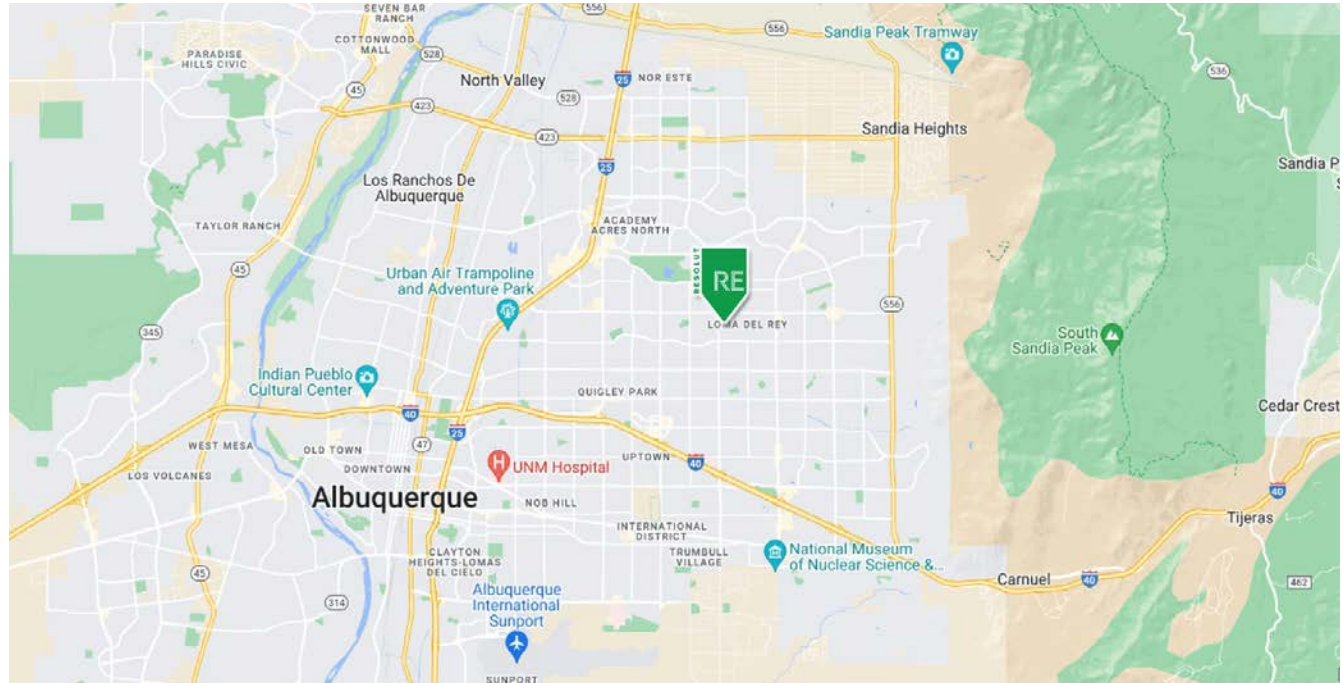
RATE
\$9.00 - \$16.00 PSF NNN
NNNs* \$4.00
* Estimate provided by Landlord and
subject to change

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PROPERTY HIGHLIGHTS

- NE Heights retail center near the intersection of Wyoming & Montgomery
- Suite A-6: Inline space with visibility from Wyoming, 2,500 - 6442 SF Available
- Suite B-1: Corner suite with open layout, currently built as office, 3,365 SF
- Large iconic monument sign for Wyoming traffic
- Join area retailers Eyeglass World, Golf Mart, Dunkin' Donuts, Natural Grocers, Party City & Target!



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



139,080
POPULATION
3-MILE RADIUS



\$95,186.00
AVG HH INCOME
3-MILE RADIUS



122,046
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Wyoming Blvd: 31,510 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

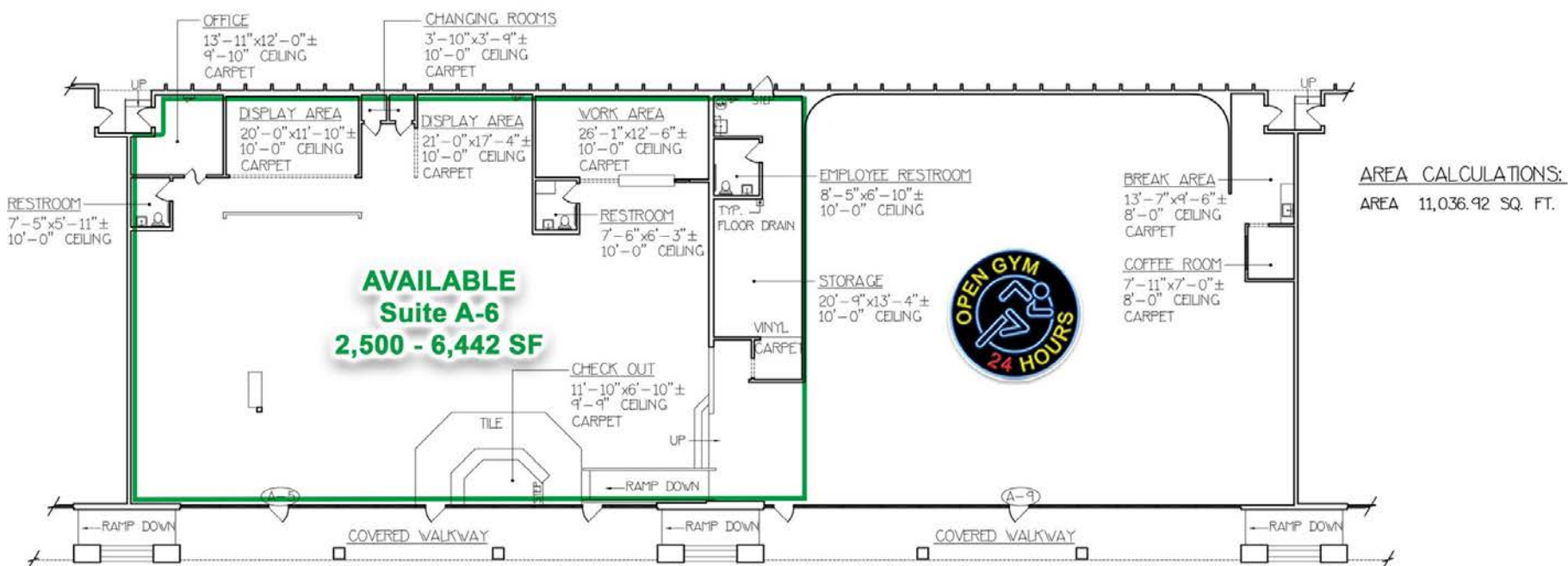
Los Altos Plaza is located in the NE Heights of Albuquerque with great leasing opportunities. The two remaining vacancies in this center are Suite A-6 consisting of 2,500 SF - 6,442 SF and suite B-1 consisting of 3,365 SF. Suite A-6 is an open floor plan demisable and adaptable to most retailers and B-1 is a corner suite currently built out as an office but easily adaptable to 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.



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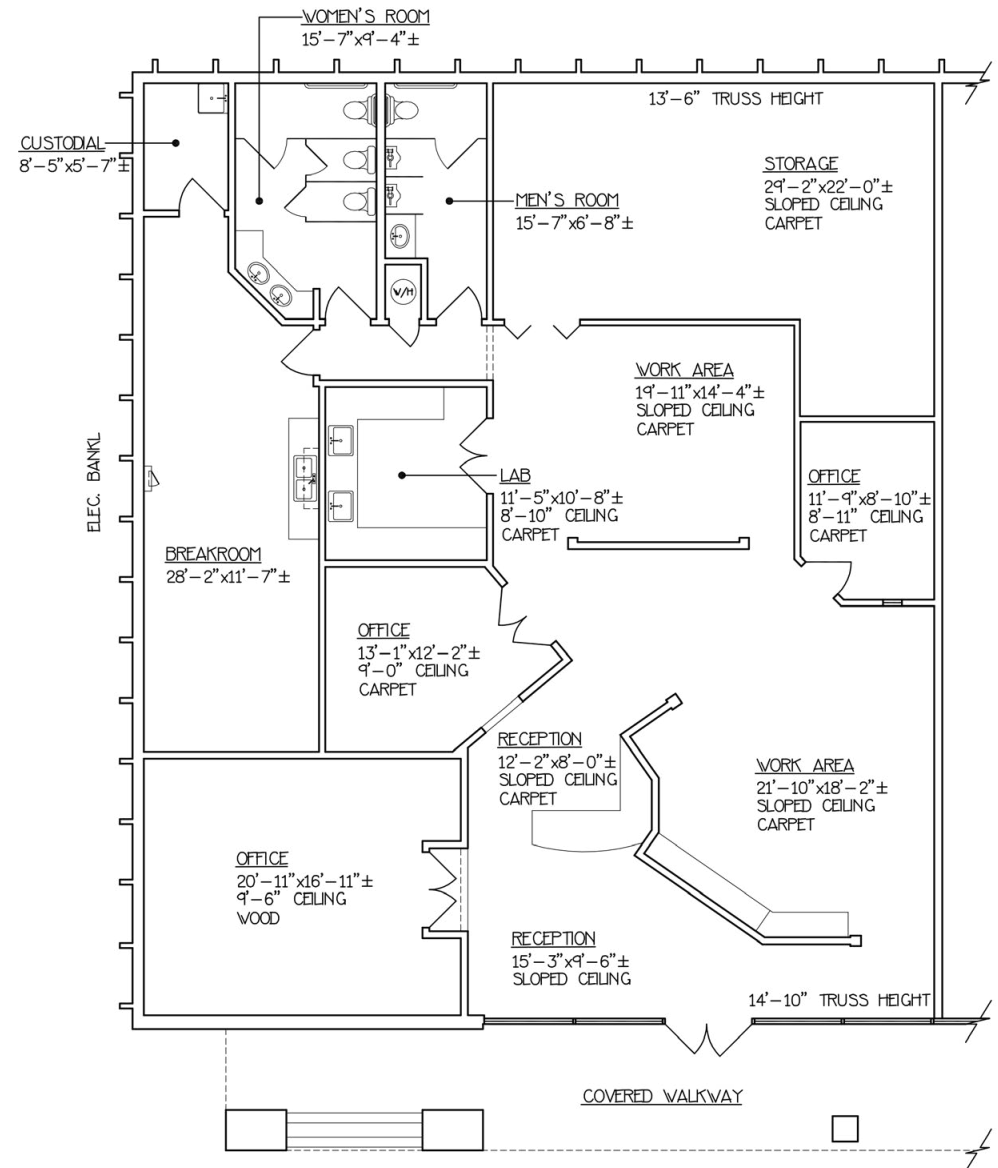


Suite A-6 Interior Photos

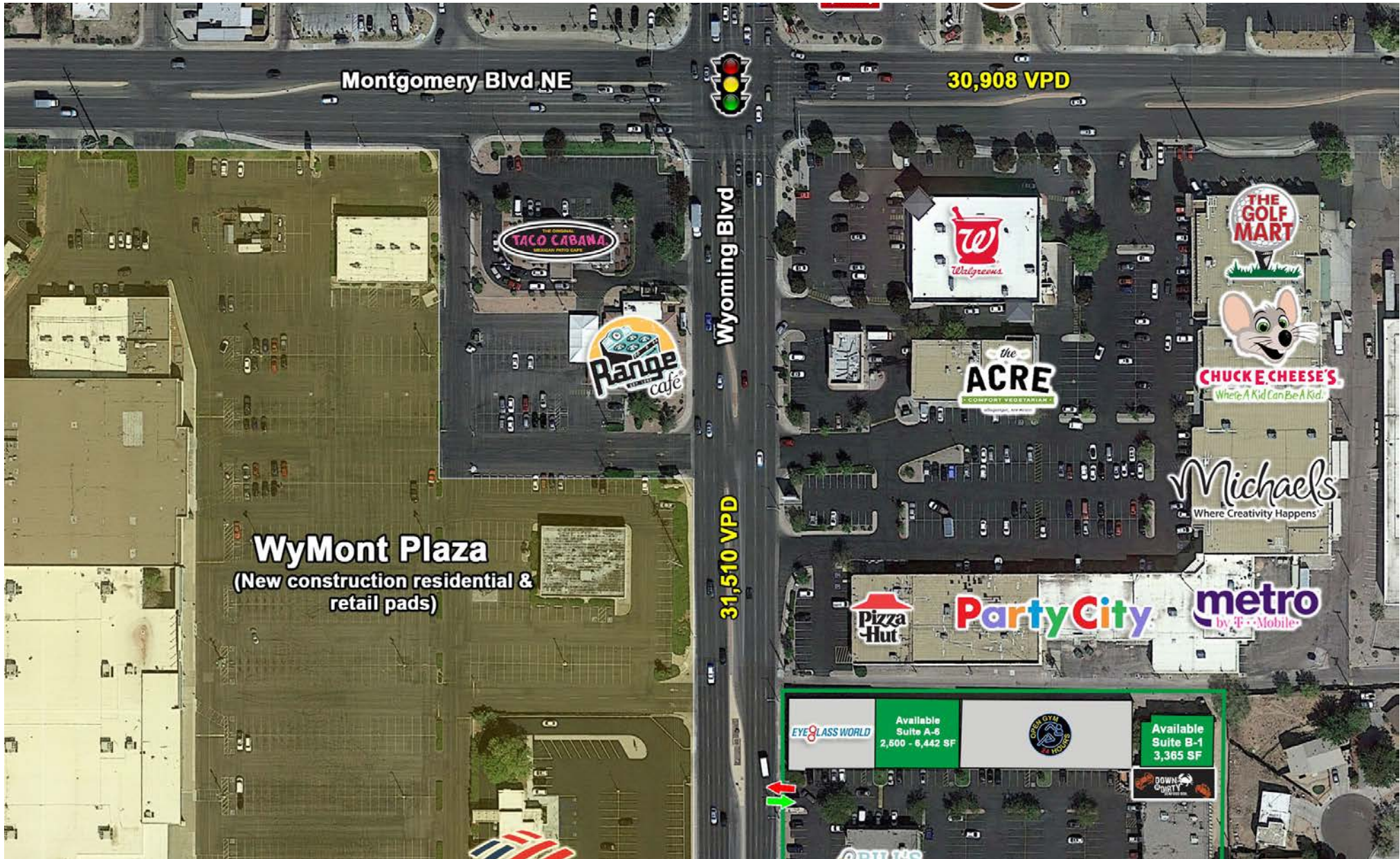




Suite B-1



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