

CALL FOR MORE INFORMATION



**SOLD**

**BUILDING SIZE**

5,388 SF

**PROPERTY HIGHLIGHTS**

- Mid-sized retail/office building available north of Nob Hill
- Flexible options for an owner-user, investor or available for lease
- Great building features include 8'x8' roll-up door for deliveries, fenced yard space and car port
- Stellar location joining Humble Coffee, Starbucks, High & Dry Brewing, Sprouts, True Value & Ace Hardware

**AREA TRAFFIC GENERATORS**



**PROPERTY SNAPSHOT**



**118,131**  
2022 POPULATION  
3 MILE RADIUS



**136,386**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$73,133**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**19,158 VPD**  
LOMAS BLVD

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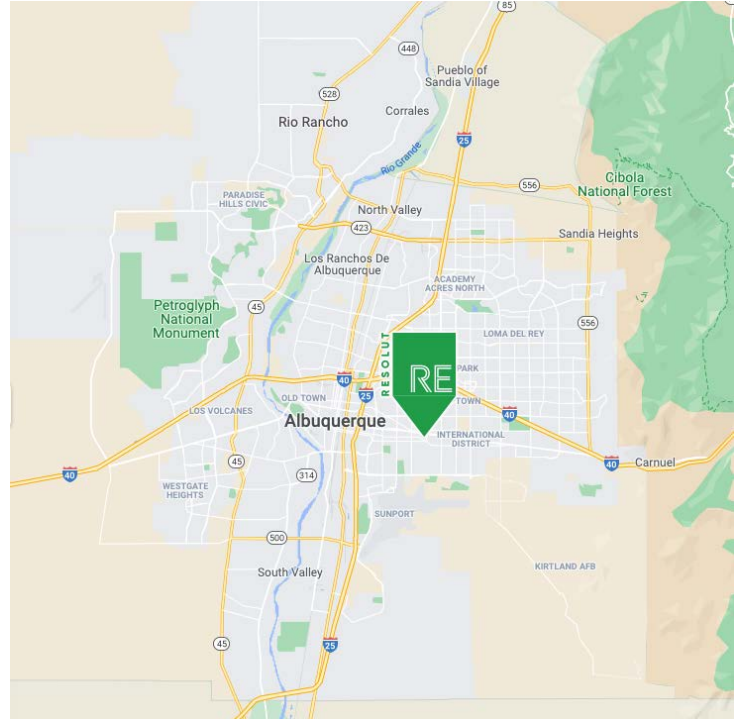
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# Freestanding Retail/Office Strip

NWQ LOMAS BLVD & WASHINGTON ST  
4201-4207 LOMAS BOULEVARD NE  
ALBUQUERQUE, NM 87110



## PROPERTY OVERVIEW

Sale Price:	\$675,000
Lease Rate:	\$14.00 PSN NNN
Property Size:	5,388 SF
Land size:	0.49 Acres
Property Use:	Retail/Office
Ceiling height:	8'-10'
Dock Door:	8'x8'
Power:	3 Phase, 120/280V
Frontage:	150'
Zoning:	MX-M
Submarket:	University

## PROPERTY OVERVIEW

4201-4209 Lomas is a freestanding retail/office building that has been used for the last decade by a single business to grow their online retail store and have expanded to a new facility. The property is now available for sale or lease with flexible options. The building has been opened up to all be used as one space but can easily be returned to four separate suites if needed. It features a car port with drive-thru potential on the east end of the building, a fenced yard to the rear of the building and an 8'x8' roll-up door that leads to a dock-high platform on suite 4201. Ceiling heights are 8'-10' throughout and are ready for tenant's build-out depending on the need. Seller prefers to sell on a real estate contract and has offered terms of 25% down, 6.75% interest, 25 years amortization on a 10 year call.

## LOCATION OVERVIEW

The University submarket has undergone some big changes over the past couple of years with both local and national retail investment. Starbucks constructed a new location directly to the east of this building at the corner of Lomas and Washington and High and Dry Brewing opened their doors to the SE on Adams St, both bringing more customers to this specific area. This building sits right up on Lomas Blvd with exposure to over 19,000 cars per day with excellent monument and building signage. Access is great with left in/left out from the west end of the property where parking is currently located outside of the fenced area.

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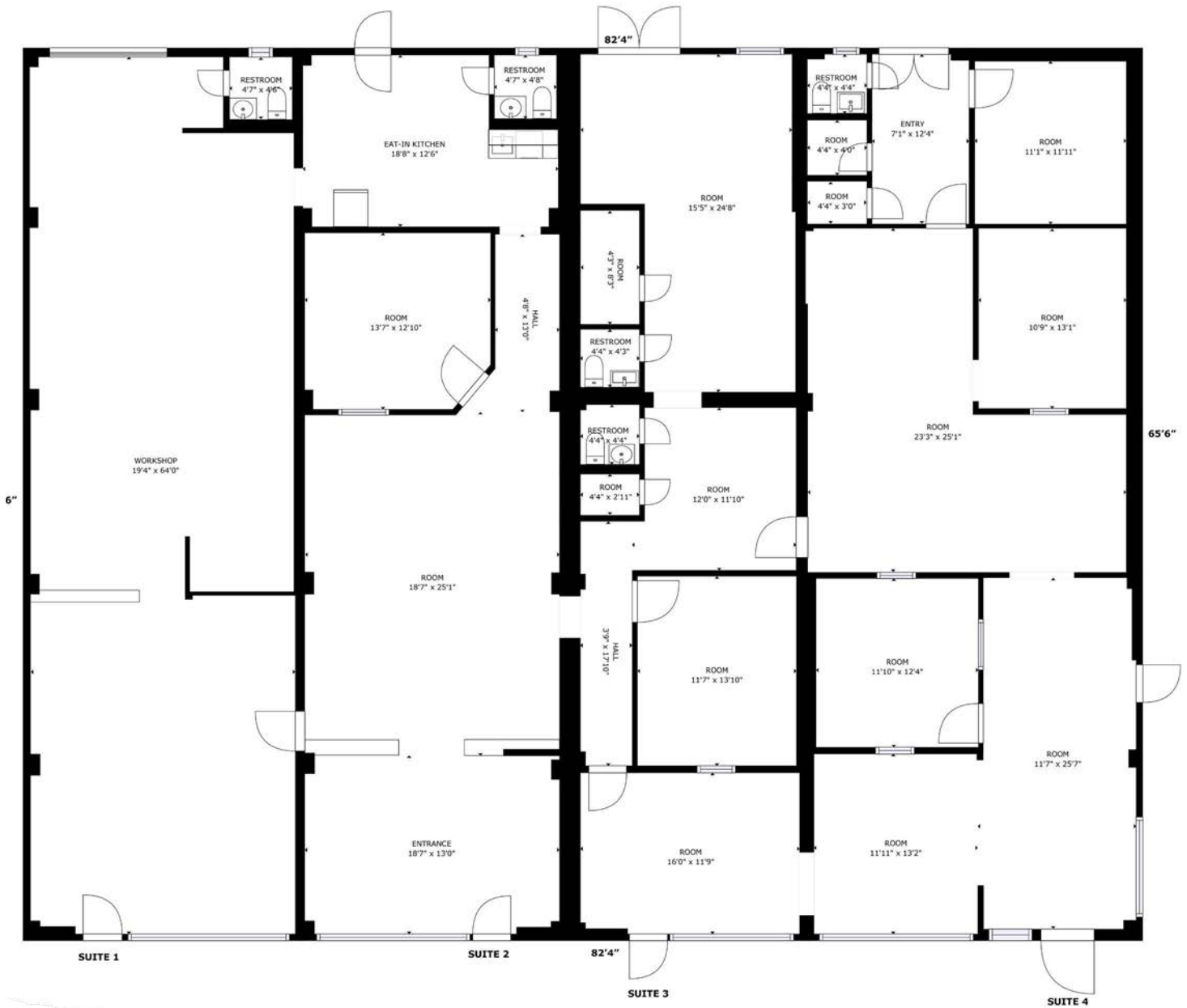
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EXTERIOR PHOTOS



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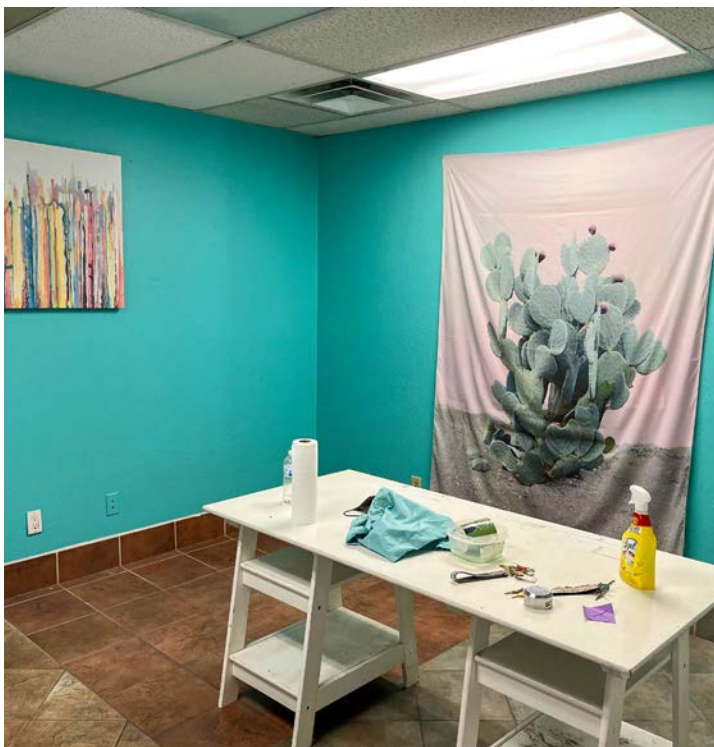
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## INTERIOR PHOTOS



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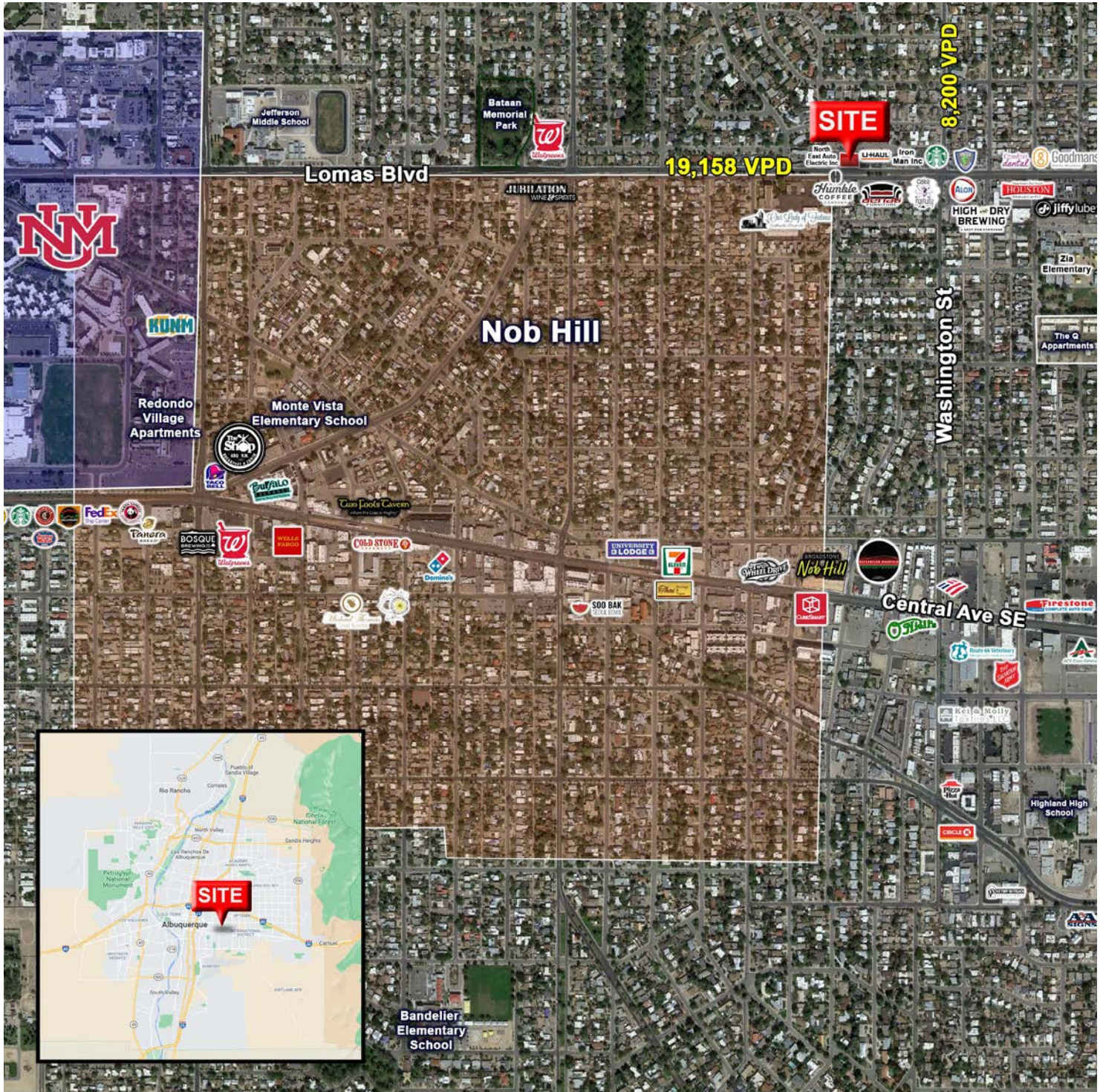


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