



# ENDCAP RETAIL WITH POTENTIAL PATIO

NEC OSUNA RD & 2ND ST  
141 Osuna Rd NW, Albuquerque, NM 87107



**FOR LEASE**

**AVAILABLE SPACE**  
3,000 SF

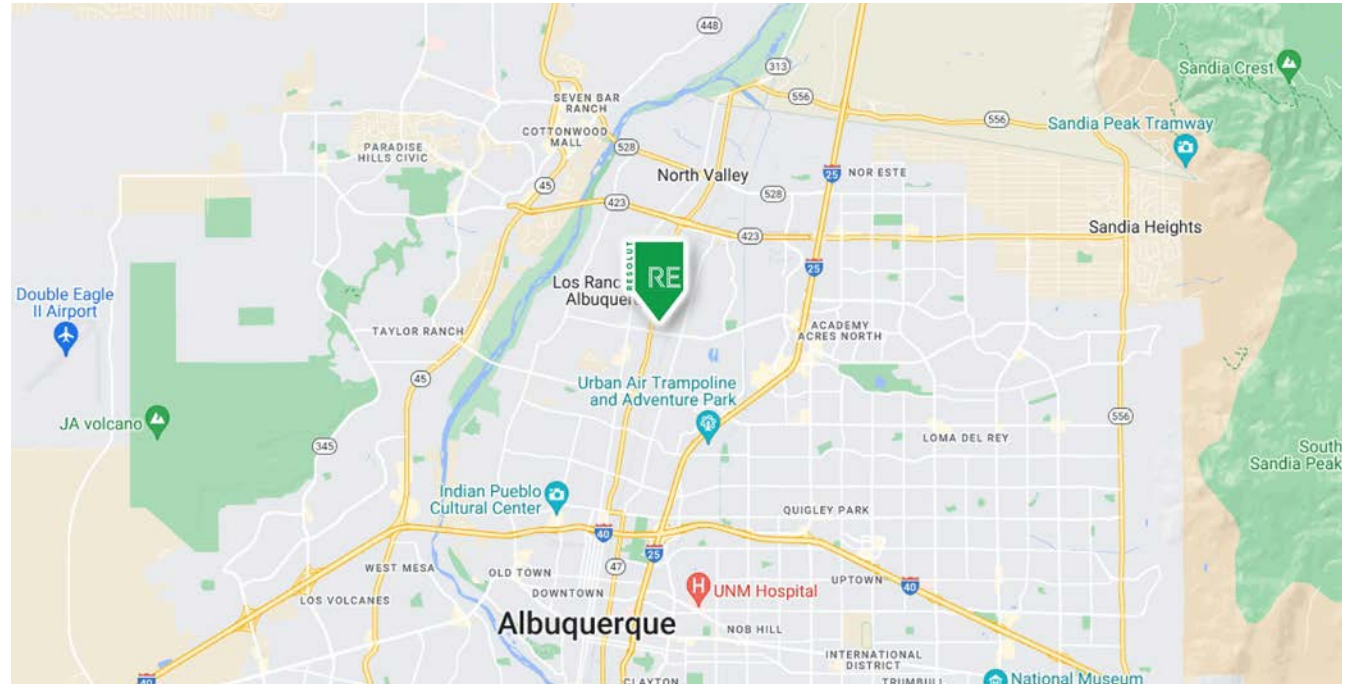
**RATE**  
\$20.00 PSF NNN  
NNN's \$5.00  
\* Estimate provided by Landlord  
and subject to change

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**PROPERTY HIGHLIGHTS**

- Endcap Space Available
- 1,000-1,500 SF Patio potential
- Abundant Natural Light
- High Visibility to Osuna
- Left in Access
- Next to High Volume Restaurant (Burrito Express)
- Near New construction (Multi-Family)
- Abundant Parking



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2023**

 **56,299**  
**POPULATION**  
3-MILE RADIUS

 **\$96,702.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **97,429**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Osuna Rd: 16,650 VPD  
2nd St: 21,989 VPD  
(Costar 2023)

### PROPERTY OVERVIEW

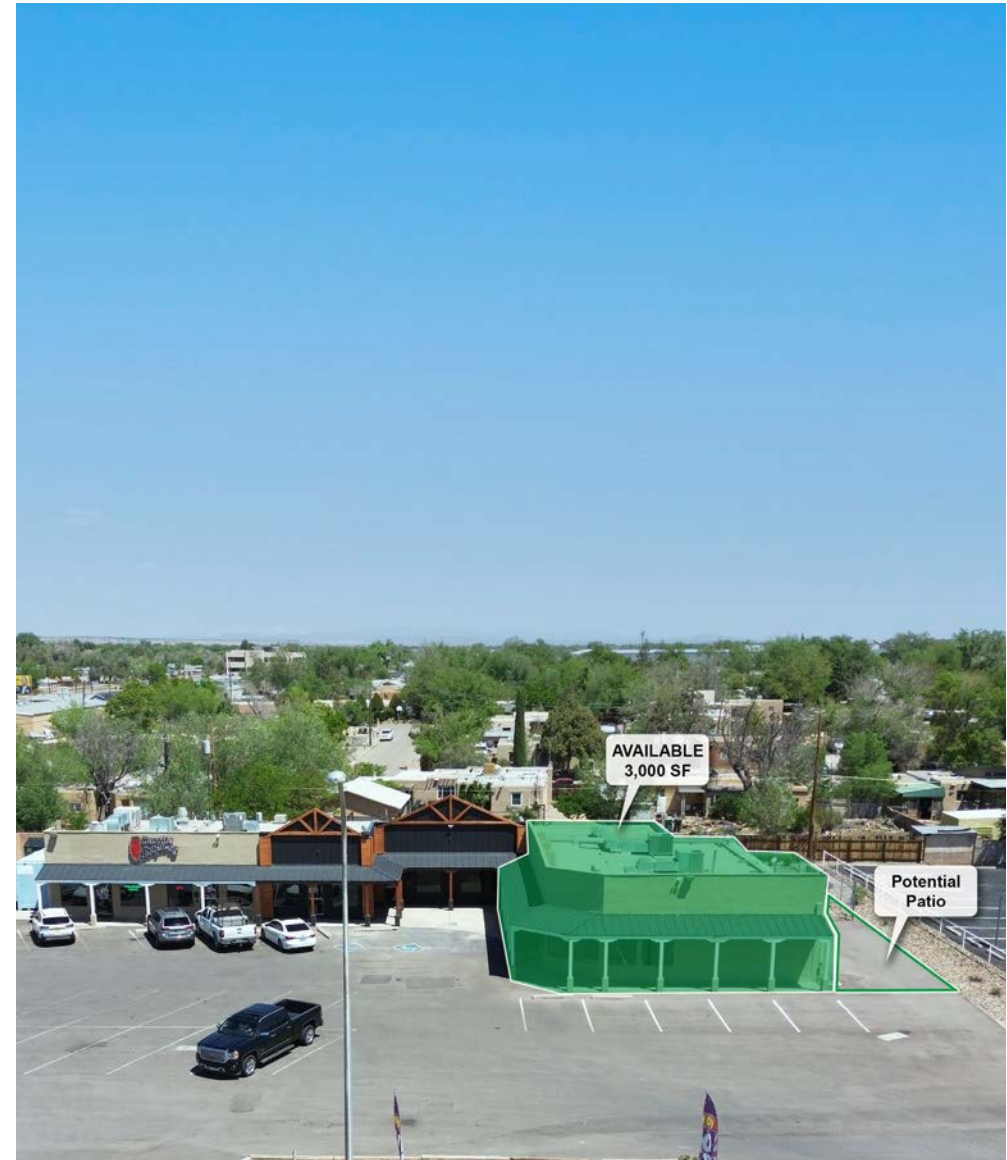
141 Osuna is a three tenant, retail center in the heart of the North Valley. This property is currently home to a high volume restaurant and high volume cannabis retailer. The available space is the endcap, with the prominent visibility to Osuna Rd. The owner intends to develop the western lot of the property in the future, but is currently available as overflow parking. The center has recently changed ownership, and ownership is actively renovating the property and shows pride of ownership.

### LOCATION OVERVIEW

The property is located near the SEC of Osuna and Wnd Street in the North Valley. This area is roughly a 5 minute drive time to the Osuna and I-25 interchange with easy accessibility to the entire city. The property is adjacent to Los Ranchos De Albuquerque with some of the highest income demographics in the Albuquerque MSA.

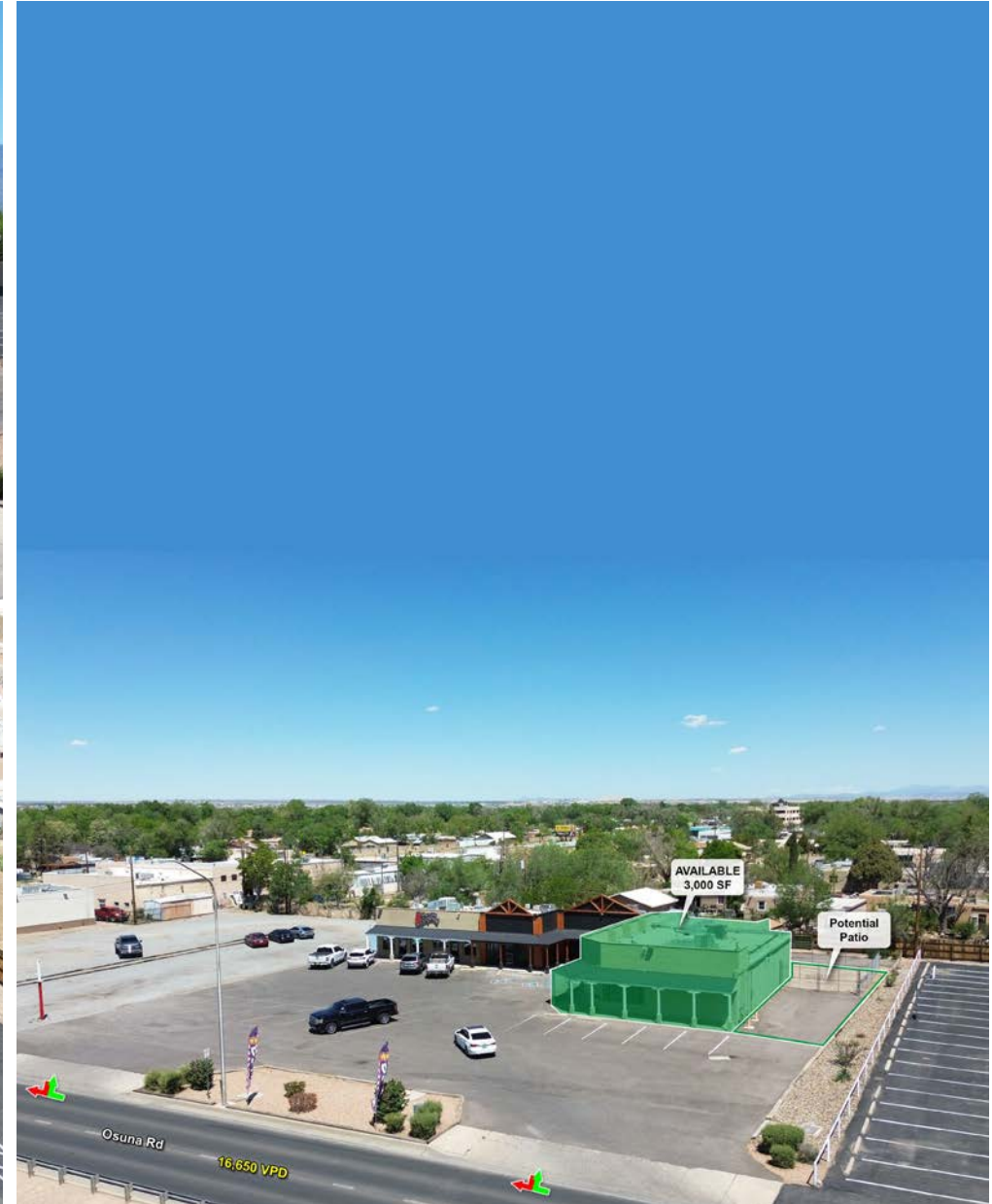
### PROPERTY OVERVIEW

Space Size:	3,000 SF
Lot Size:	0.65 Acres
Frontage:	175 Feet
Zoning:	Commercial





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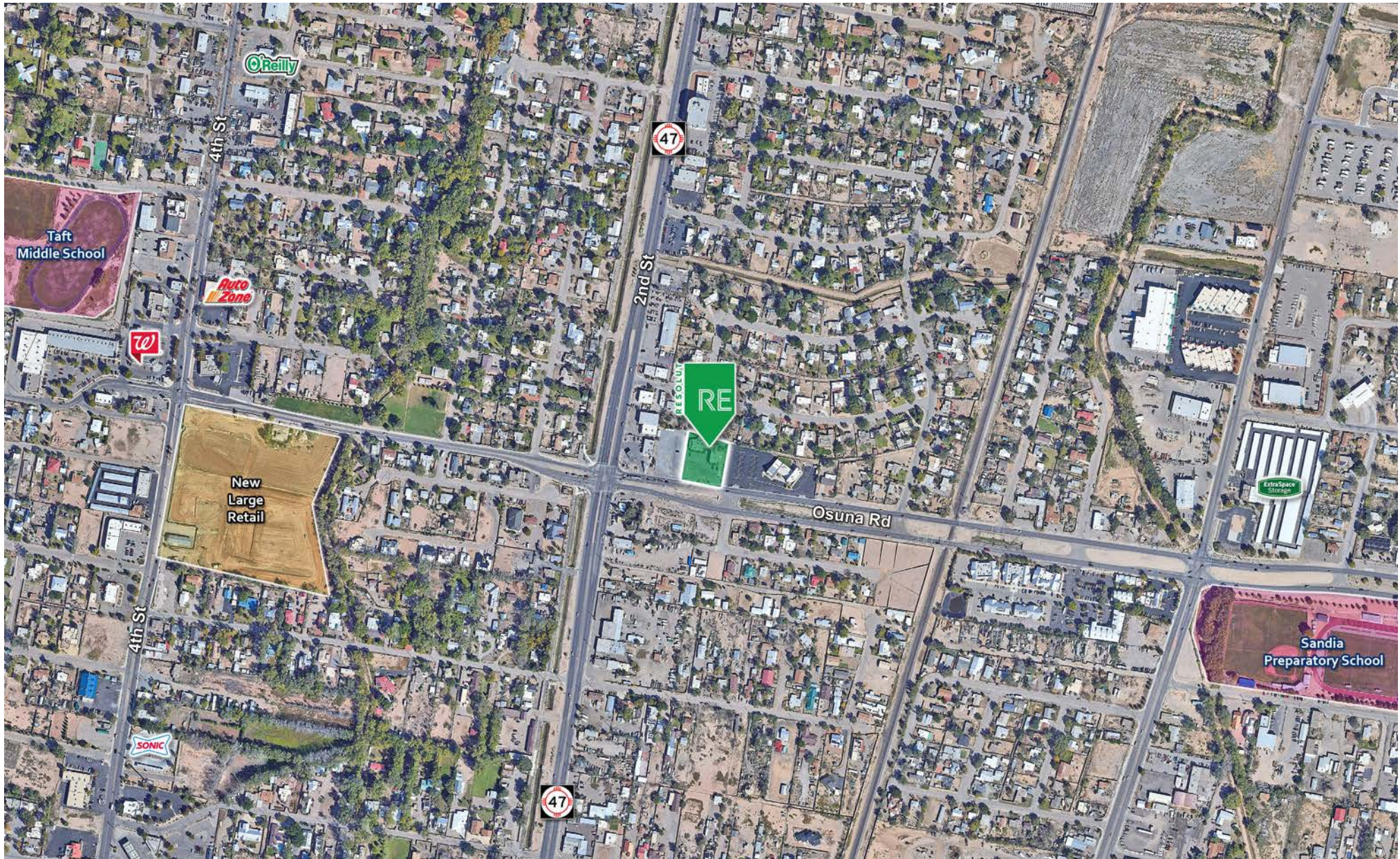
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