



NORTH VALLEY TOWNHOME LOTS

SWC OF 4TH ST NW AND CANDELARIA RD NW
3537 4TH ST NW, ALBUQUERQUE, NM 87107



FOR SALE

AVAILABLE
2.53 AC

PRICE
\$ 2,050,000

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PROPERTY OVERVIEW

North Valley Townhome Lots is a 21-acre, fully improved development featuring townhome lots ranging from 2,400 to 3,100 square feet, designed in clusters of three townhomes per group. The total area of the lots and associated improvements spans 2.53 acres. These townhome lots are part of the larger mixed-use development, "Calle Cuarta," located in the heart of the North Valley. Once completed, this vibrant development will welcome hundreds of new residents to the area.

YES Housing, the developer behind both the townhome lots and the multifamily/commercial component along 4th Street, is nearing completion of all improvements and plans to sell the fully finished lots once all development work is finalized. We are seeking a seasoned townhome or single-family home developer to purchase all the lots in a single transaction and bring their vision to life within this exciting new community.

PROPERTY HIGHLIGHTS

Price :	\$2,050,000
Available:	2.53 AC
Zoning:	MX-M
Submarket:	North Valley



LOCATION OVERVIEW

This townhome development is situated on a prime infill lot along 4th Street in Albuquerque's redeveloping North Valley. Located in a vibrant, growing area, the development combines the tranquility of a residential neighborhood with convenient access to key destinations across the city. Just 10 minutes from Downtown Albuquerque, residents can enjoy quick access to the city's urban core.

For commuters or frequent travelers, the Albuquerque International Sunport & KAFB is a mere 12-minute drive away. The Big I—where I-25 and I-40 intersect—is just 10 minutes from the property, providing swift access to Albuquerque's major highways for easy connections to other parts of the city and the region. The University of New Mexico (UNM) is also within 10 minutes, making the development ideal for students, faculty, and staff looking for a close, convenient place to live.

This prime location along 4th Street not only offers excellent proximity to these key areas but also places residents near the unique character and charm of the North Valley, with its blend of historic sites, local businesses, and scenic views.

PROJECT HIGHLIGHTS

- 21 Townhome Lots approved for residential development
- Property already platted into individual lots
- Part of larger mixed-use development
- Lots being delivered fully improved
- Seller improvements include road, sidewalk/curb, power, water, gas, etc.
- Seller has existing design guidelines



AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2024

 **77,270**
POPULATION
3-MILE RADIUS

 **\$90,244.00**
AVG HH INCOME
3-MILE RADIUS

 **105,465**
DAYTIME POPULATION
3-MILE RADIUS


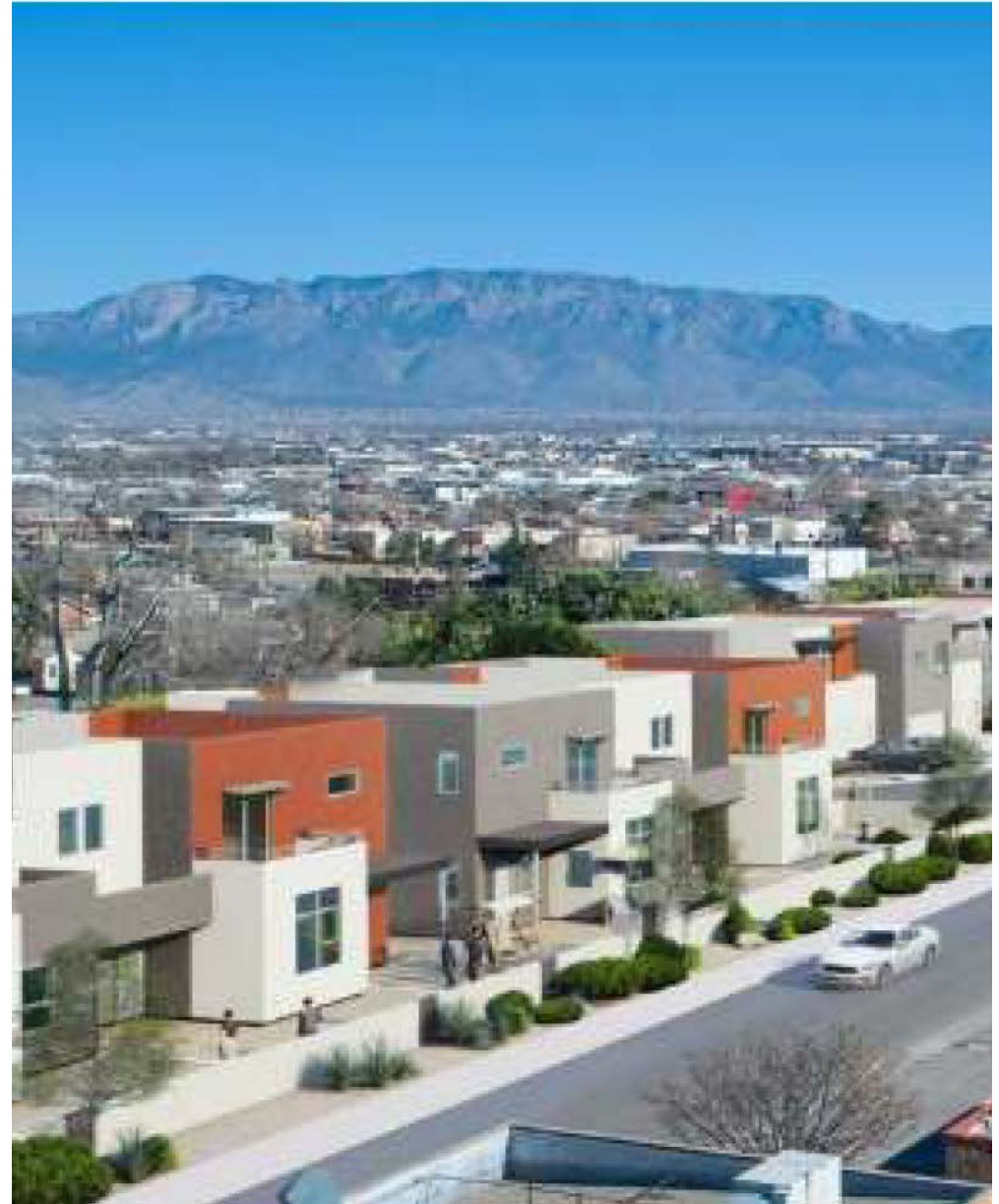
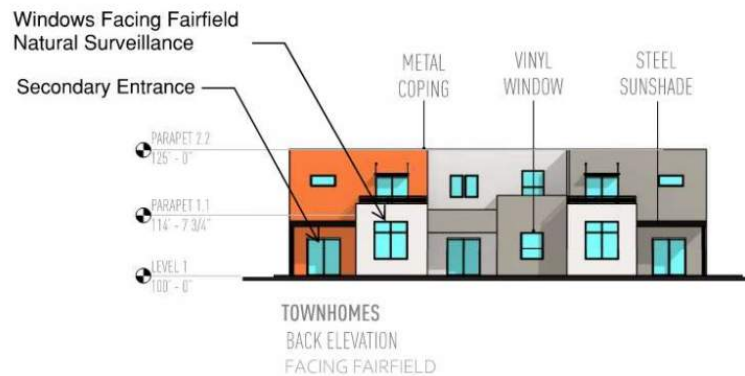
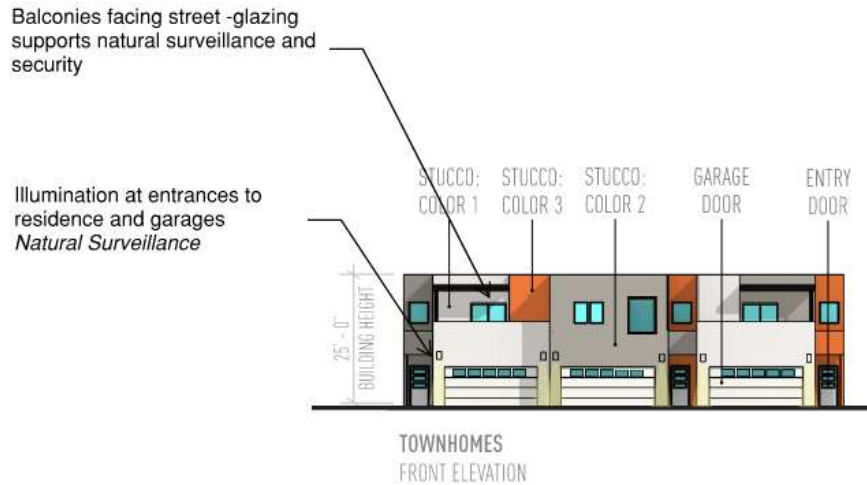
 **TRAFFIC COUNTS**
4th St: 18,476 VPD
Candelaria Rd: 12,759 VPD
(Sites USA 2024)

FIGURE 3: Façade articulation Front and Back facing Fairfield Street

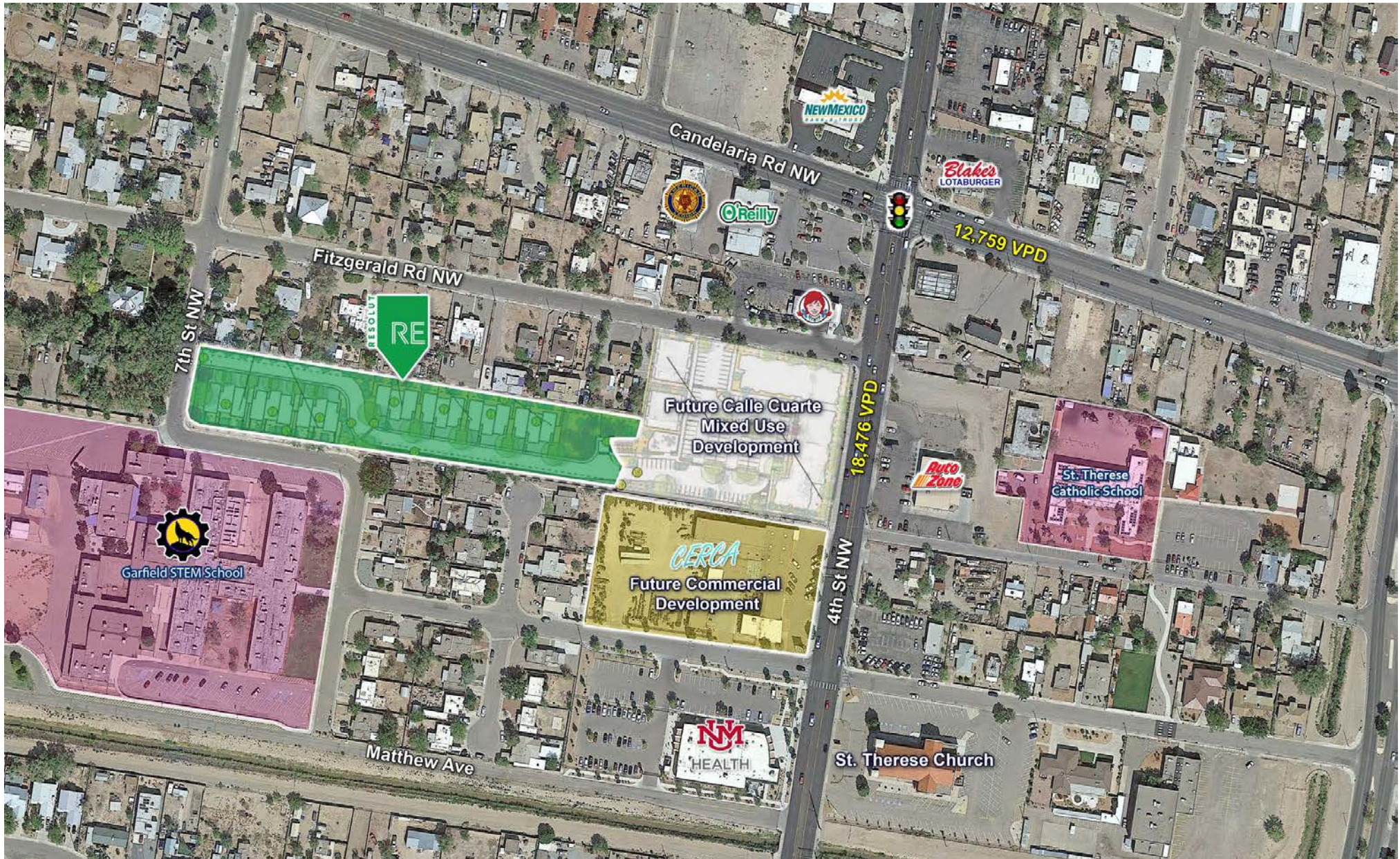




Construction Progress as of October 2024



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OTHER RECENT MIXED-USED DEVELOPMENTS
IN THE N 4TH CORRIDOR

	Address	Residential Units	Commercial SF
1	4419 4th St.	78	8,026
2	4322 4th St.	20	3,886
3	2818 4th St.	87	3,600
4	Cascade Crossing		
5	Trailhead at Chamizal	204	18,383
6	Avanyu Plaza		21,000

