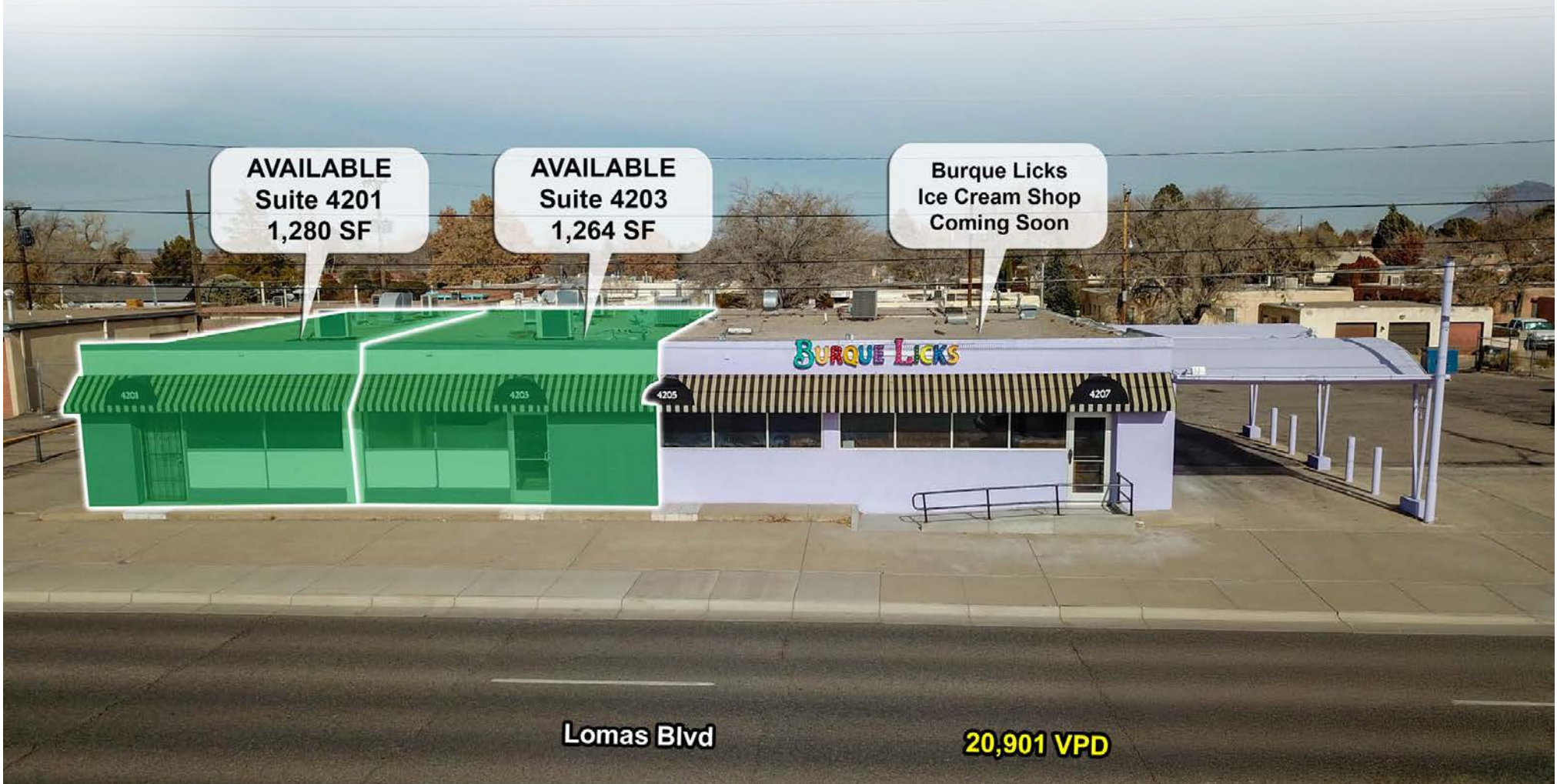




NOB HILL HIGH VISIBILITY RETAIL

NWQ LOMAS BLVD & WASHINGTON ST
4201-4207 Lomas Boulevard Northeast Albuquerque, NM 87110



FOR LEASE

AVAILABLE SPACE
1,264 - 2,544 SF

RATE
\$14.00 PSF
Modified Gross

Remsa Troy
rtroy@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- **Convenient Features:** Includes an 8'x8' roll-up door, perfect for seamless deliveries and efficient operations.
- **Prime Location:** Situated among high-traffic, popular neighbors like Humble Coffee, Starbucks, High & Dry Brewing, Sprouts, True Value, and Ace Hardware.
- **Outstanding Visibility:** Enjoy prime building signage fronting Lomas Boulevard, exposed to over 19,150 vehicles daily.
- **Plentiful Parking:** Ample parking space available at the rear of the property for your customers and staff.
- **Accessible Entry Points:** Easy vehicle access from Lomas Boulevard and a back alley connecting to Washington Street or Montclair Drive.
- **Flexible Layout:** Suites are currently open but can easily be demised for two tenants.



AREA TRAFFIC GENERATORS



Remsa Troy
rtroy@resolutre.com | 505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



117,564
POPULATION
3-MILE RADIUS



\$78,105.00
AVG HH INCOME
3-MILE RADIUS



134,470
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Lomas Blvd: 20,901 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

4201-4207 Lomas offers an exceptional leasing opportunity in a retail building fronting Lomas Blvd. Tenants can lease individual spaces measuring just over 1,200 SF each or combine suites for a total of 2,544 square feet, providing flexibility to accommodate varying space needs. The property is anchored by Burque Licks, a new-to-market ice cream shop opening soon on the east end of the building. Suite 4201 includes an 8'x8' roll-up door leading to a dock-high platform. The spaces feature ceiling heights ranging from 8 to 10 feet. This property presents an excellent opportunity for businesses seeking flexible space in the University submarket, with close proximity to Nob Hill.

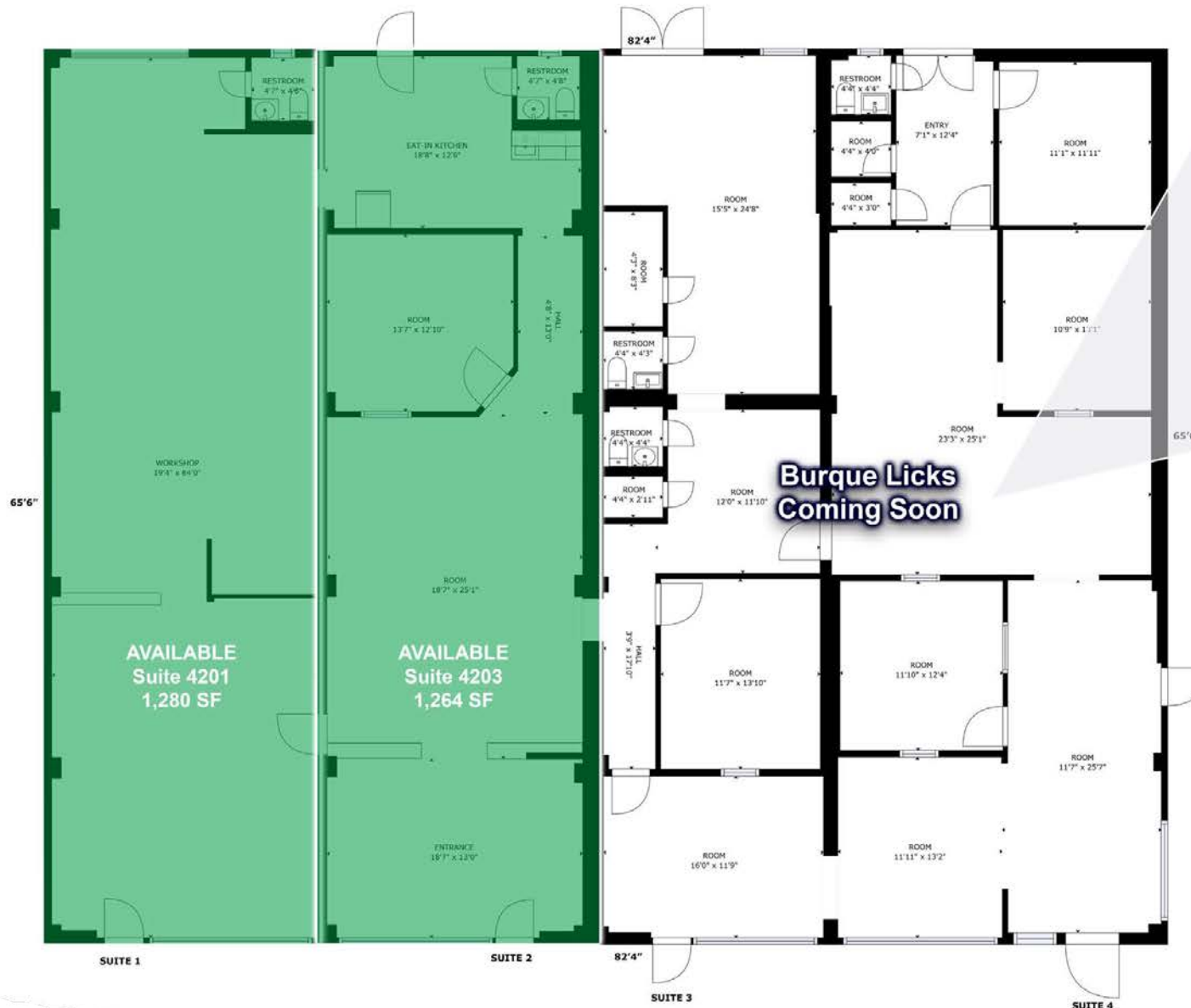
LOCATION OVERVIEW

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.



PROPERTY OVERVIEW

Lease Rate:	\$14.00 PSF
Lease Structure:	Modified Gross
Available Suites:	4201 Lomas - 1,280 SF 4203 Lomas - 1,264 SF
Zoning:	MX-M
Submarket:	University



Suite 201 - 1,280 SF



Suite 202 - 1,264 SF







