



NORTH VALLEY OFFICE/WAREHOUSE/SHOP

LOS RANCHOS NORTH VALLEY

8409 4th st, Los Ranchos Albuquerque, NM 87114



FOR SALE

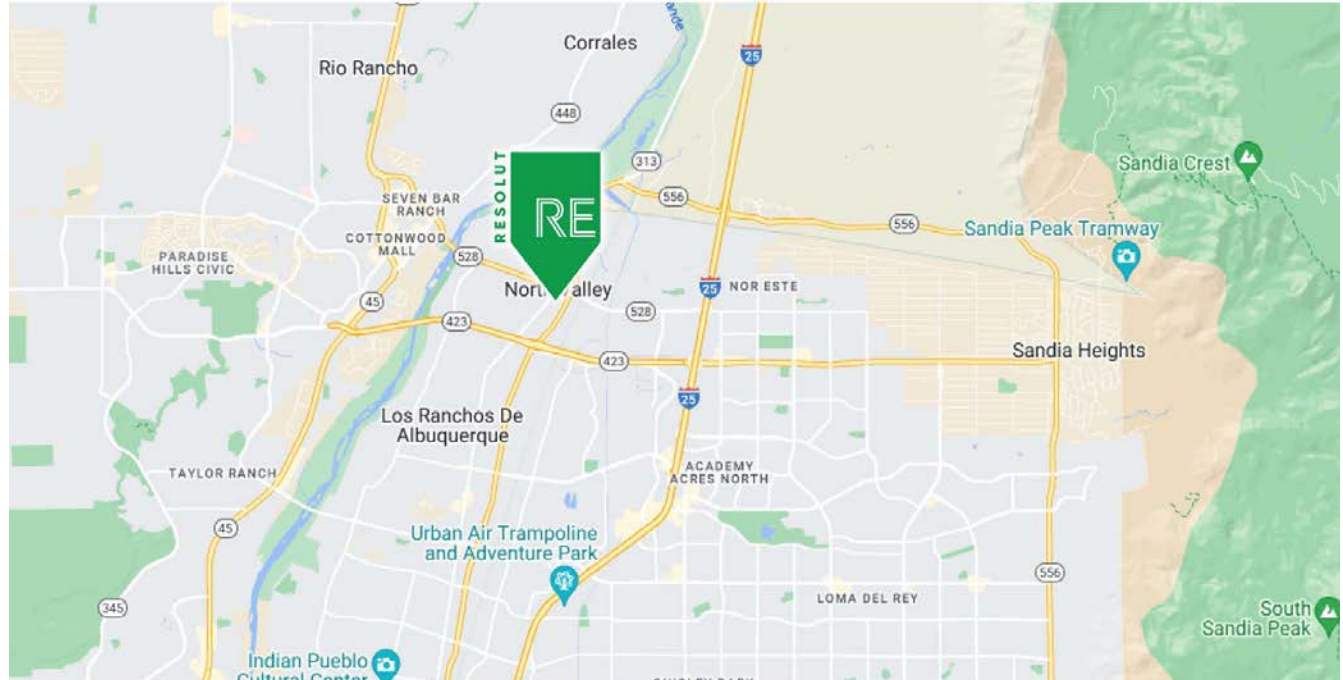
AVAILABLE SPACE
5,000 SF

PRICE
\$850,000

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PROPERTY HIGHLIGHTS

- Owner finance considered
- Gated storage yard
- 3 phase power
- 6 bay shop
- Warehouse space with 2 roll-up doors
- Doc high truck well



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DEMOGRAPHIC SNAPSHOT 2024



46,307
POPULATION
3-MILE RADIUS



\$110,406.00
AVG HH INCOME
3-MILE RADIUS



75,943
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
4th St: 8,176 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

This prime commercial property at 8409 4th Street NW, Albuquerque, NM offers an excellent opportunity for businesses needing warehouse, shop space, office space, and a secure gated yard. Conveniently located along 4th Street in the north valley. This property provides great visibility, accessibility, and functionality for a variety of industries. Spacious and well-maintained warehouse area, ideal for storage, distribution, or light industrial use. High ceilings and easy access for loading and unloading. Dedicated shop area suitable for manufacturing, auto repair, or other hands-on operations. Secure, fully fenced yard with ample space for vehicle and equipment storage. Perfect for contractors, fleet management, or outdoor work needs. Functional office areas to accommodate administrative operations, client meetings, or workspace for staff. Located in the North Valley with easy access to major roads, ensuring smooth logistics and transportation.

LOCATION OVERVIEW

The North Valley and the Village of Los Ranchos in Albuquerque offer a unique blend of rural charm and commercial opportunity, making it an attractive area for businesses looking to establish or expand their operations. Known for its strong community support, strategic location, and business-friendly atmosphere, this area provides an excellent environment for various industries.



KEY BUSINESS ADVANTAGES

Strategic Location: Situated just minutes from Downtown Albuquerque and major highways (I-25, Paseo del Norte), providing easy access for transportation, logistics, and customer reach.

Diverse Business Opportunities: The North Valley supports a mix of light industrial, commercial retail, agricultural, and service-based businesses, making it ideal for companies in construction, manufacturing, warehousing, boutique retail, and professional services.

Gated Commercial: This property offers warehouse space, shop areas, and a gated yard, perfect for businesses needing outdoor storage, fleet parking, or secure operations.

Strong Economic Growth: With steady development in Los Ranchos de Albuquerque, businesses benefit from local investment, tourism traffic, and a community that values independent enterprises.

Zoning Flexibility: The area features a mix of commercial, industrial, and agricultural zoning, allowing for a wide range of business uses, from artisan markets to logistics hubs.

Upscale & Growing Consumer Base: The North Valley attracts affluent residents and visitors looking for specialty goods, fine dining, and unique services, offering opportunities for high-end retail, hospitality, and professional offices.

Whether you're looking to establish a warehouse, manufacturing facility, retail space, or office, the North Valley and Village of Los Ranchos provide a rare combination of space, security, and business potential in the Albuquerque metro area.



