



NOB HILL CHURCH/RETAIL REDEVELOPMENT

SWC LOMAS BLVD & MONROE ST
4800 Lomas Blvd NE Albuquerque, NM 87110



**FOR SALE
OR LEASE**

BUILDING SIZE
± 18,977 SF
± 1.2 AC

RATE
See Broker
for Pricing

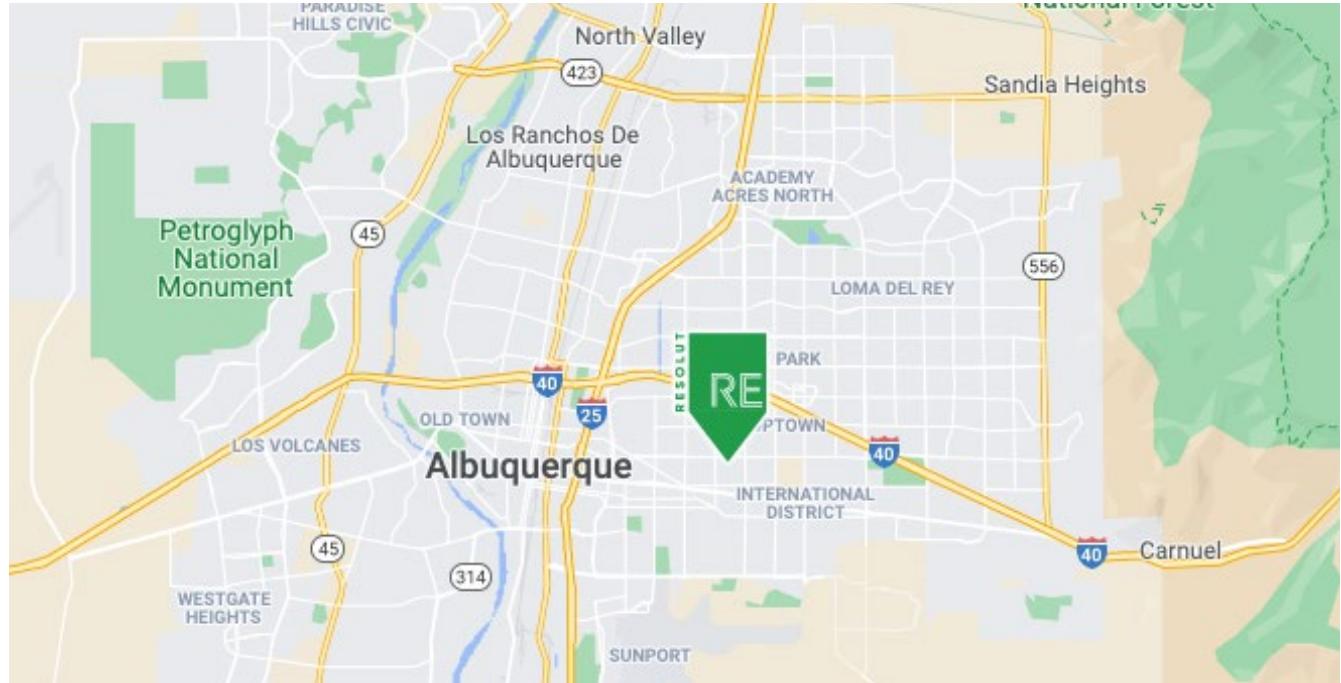
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PROPERTY HIGHLIGHTS

- Existing freestanding church building servicing Nob Hill
- Creative ownership with options to purchase or lease
- Opportunity for turn-key church or an adaptive retail reuse
- Strong traffic counts with area anchor tenants Sprouts, Ace Hardware & True Value
- Current layout includes large sanctuary, two stages for youth groups, full kitchen and numerous classrooms and offices
- Great street presence with over 20,000 cars per day and monument sign at lighted intersection



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



119,809
POPULATION
3-MILE RADIUS



\$57,330.00
AVG HH INCOME
3-MILE RADIUS



129,719
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Lomas Blvd: 21,915 VPD
San Mateo Blvd: 30,059 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

4800 Lomas as it exists today is a freestanding church building located in Nob Hill at the signalized intersection of Lomas Blvd and Monroe St. The building can very easily be used again by a new church, featuring a large sanctuary, multiple youth and children rooms and overall a great layout for a church; but also has the opportunity for a new use altogether. This building was originally constructed as a Furr's grocery store, servicing the surrounding neighborhoods and has the ability to be reimagined once again. With MX-M zoning, this opens up the redevelopment opportunities like mixed-use, multi-family, large format retail, drive-thru, car wash, banks, and more.

LOCATION OVERVIEW

Big things are happening in the supermarket surrounding 4800 Lomas. The intersection of San Mateo and Lomas is anchored by Sprouts, True Value, and Ace Hardware, which brings steady traffic to the area. Construction is completed on the new Whole Foods and American Home at Carlisle and Indian School, and with it, new projects underway where each vacated in the same submarket. Most notable for this area is the redevelopment of the former Bank of the West towers at San Mateo and Central into mixed-used apartments, slated in 2025/26. This area north of Nob Hill continues to be a huge draw area for the University of New Mexico and many of the surrounding neighborhoods as part of this walkable/urban core of the city.



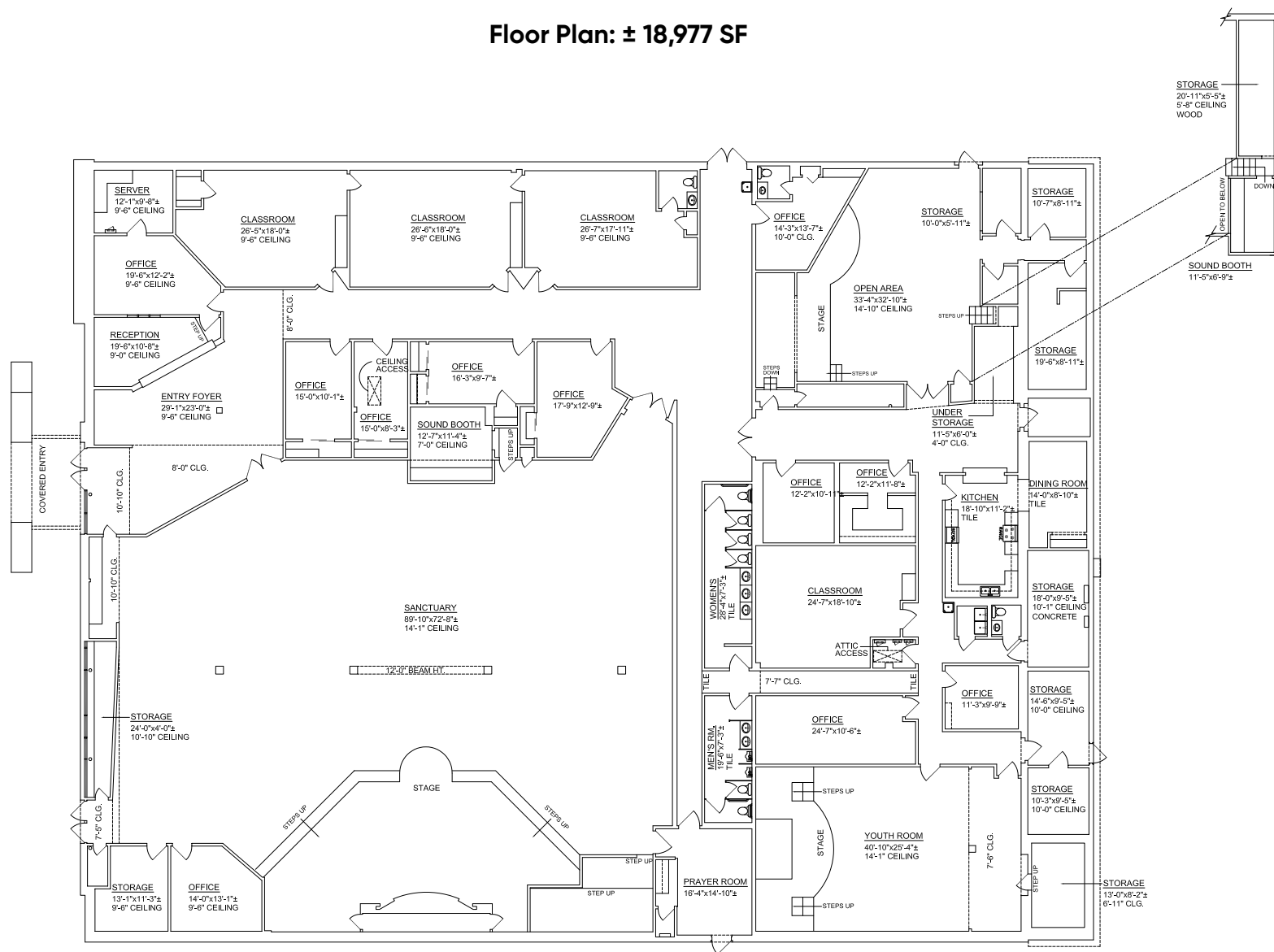
4800 Lomas was once a Furr's Supermarket

PROPERTY OVERVIEW

Building Size:	± 18,977 SF
Parcel Size:	± 1.2 AC
Zoning:	MX-M
Submarket:	University
Traffic:	Lomas Blvd: 21,915 VPD San Mateo Blvd: 30,059 VPD
Parking Spaces:	70 Spaces

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Floor Plan: ± 18,977 SF



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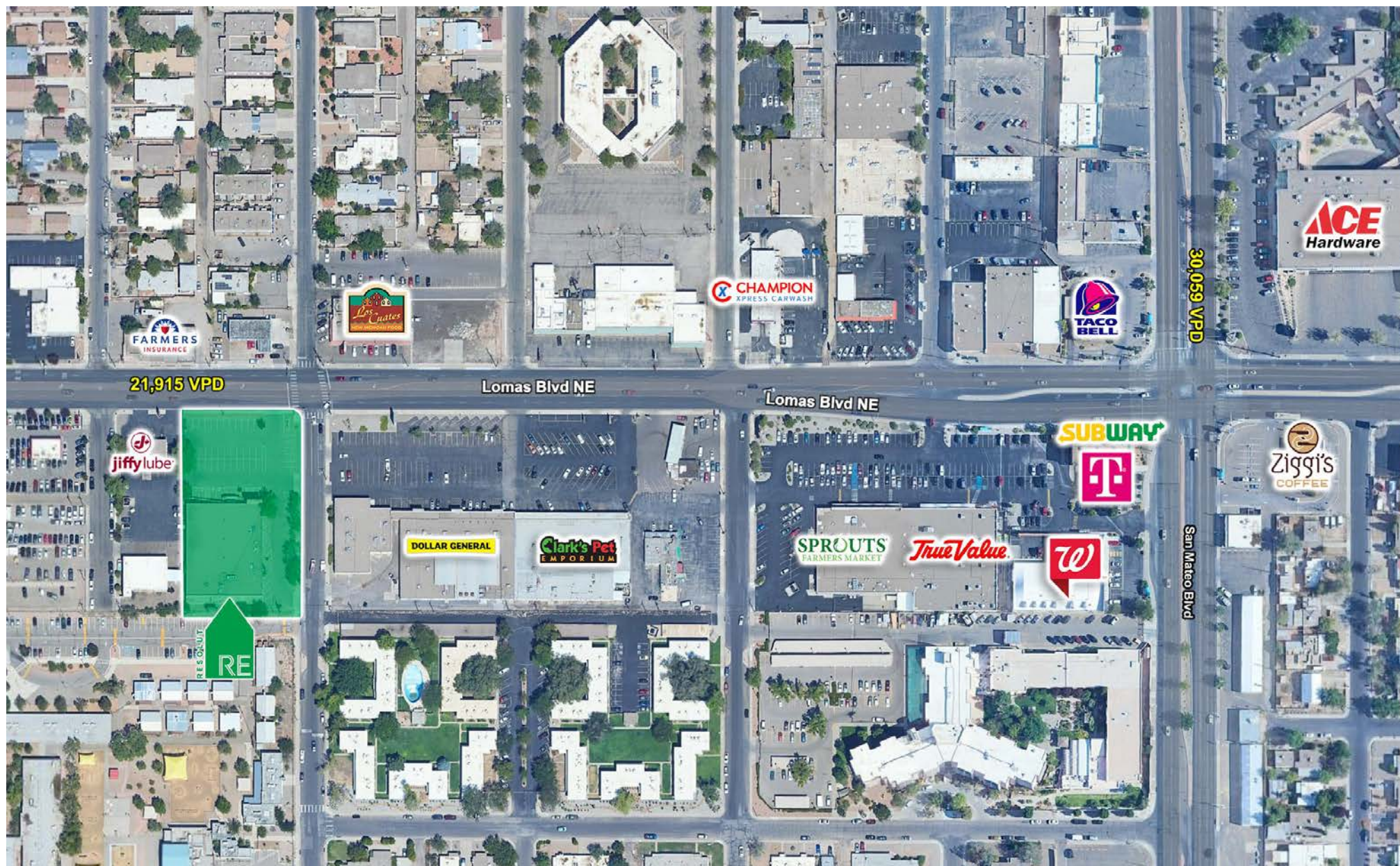
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