



Colliers

# For Lease

*Corner of Main & Main*

Montgomery Crossing  
4410 Wyoming Blvd NE  
Albuquerque, NM 87111

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# Property Profile

## Details

|                 |                       |                     |                |
|-----------------|-----------------------|---------------------|----------------|
| Space Available | Suite B               | ± 1,418 SF          | \$32 PSF + NNN |
|                 | Suite E               | ± 5,000 - 11,475 SF | \$17 PSF + NNN |
|                 | Suite F               | ± 900 SF            | \$21 PSF + NNN |
|                 | Suite G               | ± 1,300 SF          | \$21 PSF + NNN |
| NNN             | \$5.00 PSF            |                     |                |
| Submarket       | Far Northeast Heights |                     |                |
| Zoning          | MX-M                  |                     |                |

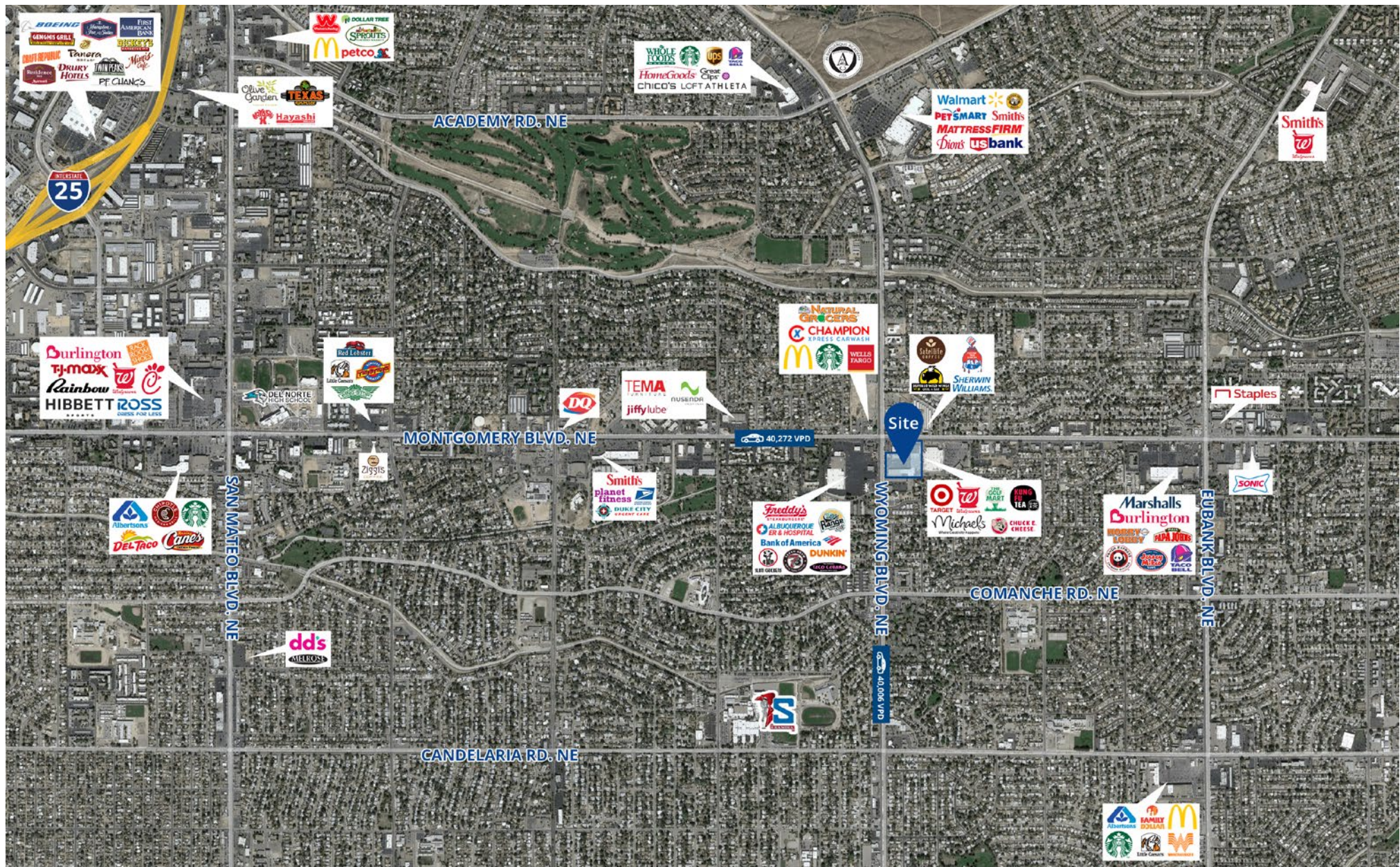
## Features

- High performing neighborhood shopping center located at one of Albuquerque's busiest intersections with over 80,000 VPD
- Anchored by one of New Mexico's top performing Michael's locations
- Junior box and shop space available
- Monument signage on both Montgomery Blvd & Wyoming Blvd

## Area Tenants



# Trade Area Aerial



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# Intersection Aerial



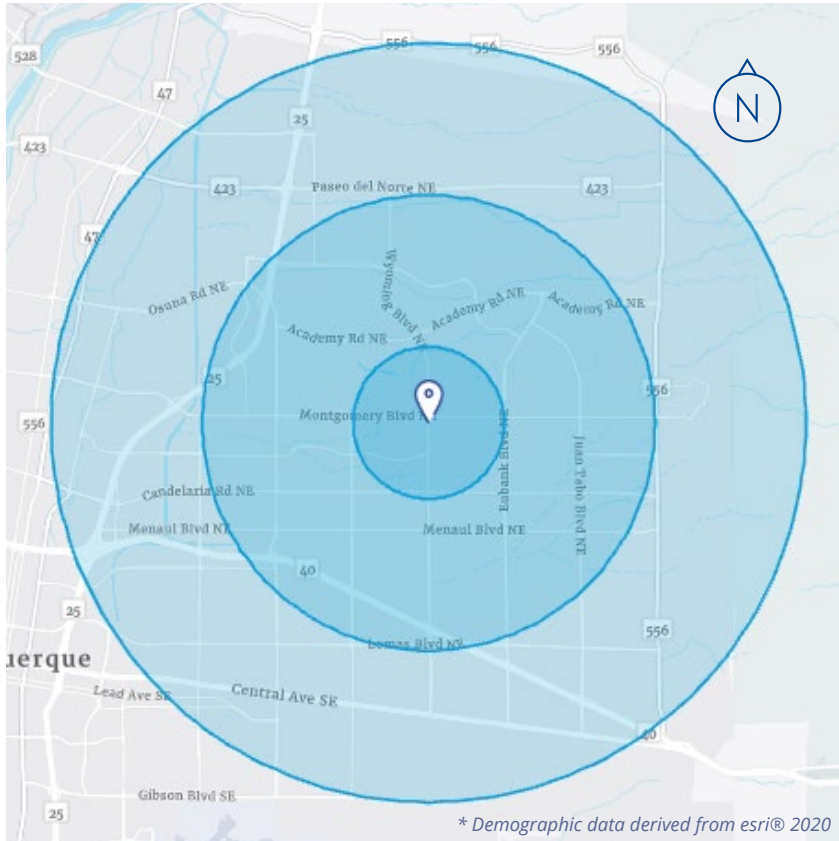
# Site Plan



MONTGOMERY BLVD.

WYOMING BOULEVARD

# Demographics\*



|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| Population         | 15,915    | 140,200   | 289,210   |
| Households         | 7,247     | 65,365    | 131,391   |
| Median Age         | 40.5      | 42.6      | 42.1      |
| Average HH Income  | \$105,651 | \$101,946 | \$107,936 |
| Daytime Population | 13,440    | 146,479   | 339,820   |
| College Education  | 58.9%     | 56.2%     | 56.1%     |



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