



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 |
|--------|------|

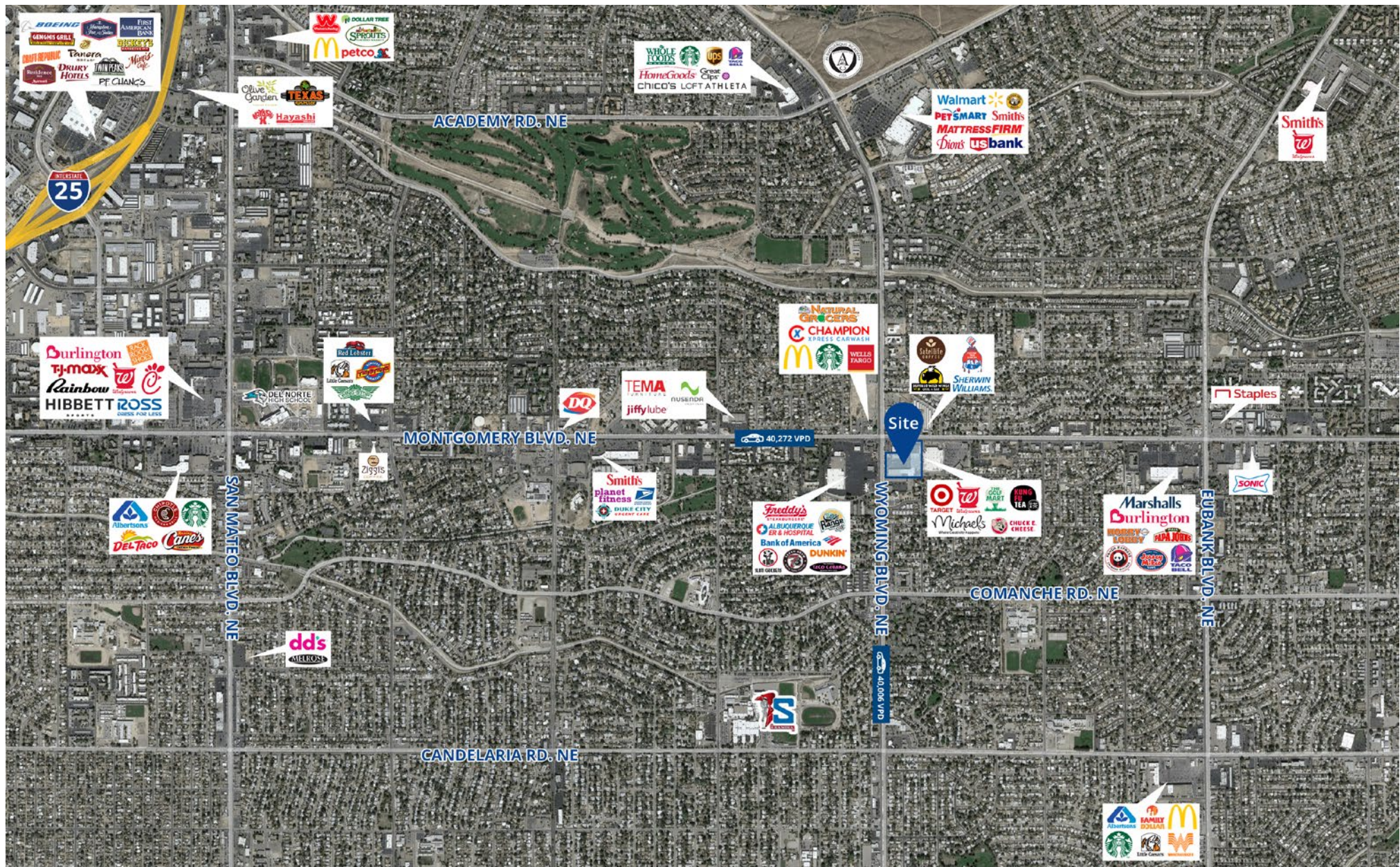
## Features

- 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



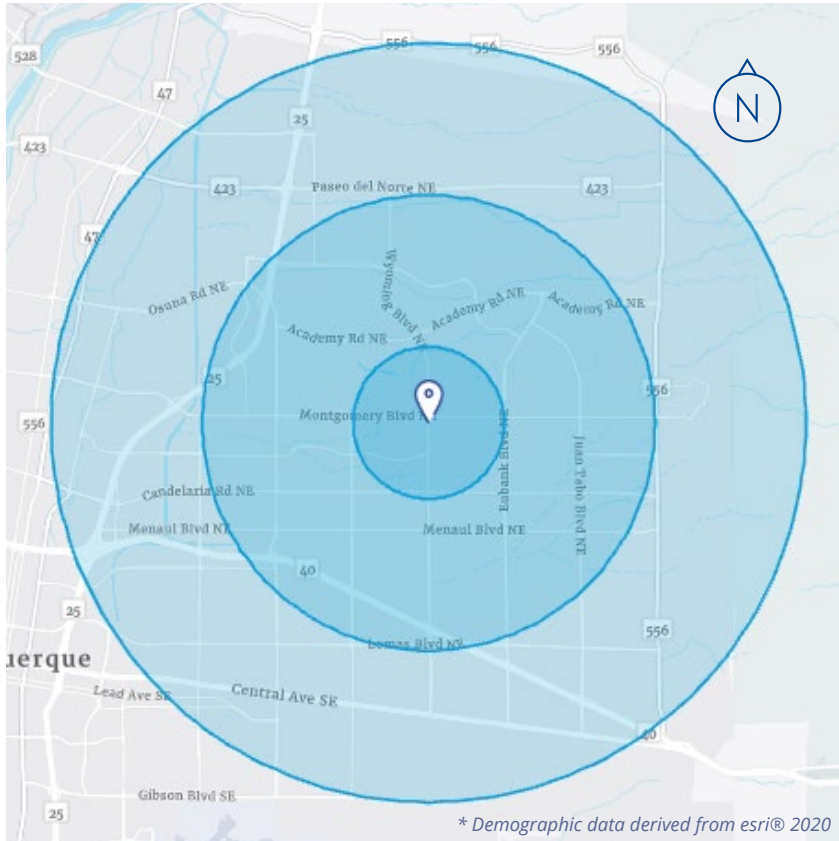
# Site Plan



WYOMING BOULEVARD

MONTGOMERY BLVD.

# 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%     |

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the text is a horizontal bar with a rainbow gradient.

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