



Colliers

For Sublease

4300 The 25 Way NE
Albuquerque, NM 87109

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Property Profile

Details

Lease Rate	\$29.00 PSF
NNN	\$6.14 PSF
Space Available	+/- 2,426 SF
Submarket	North I-25
Zoning	NR-BP

Features

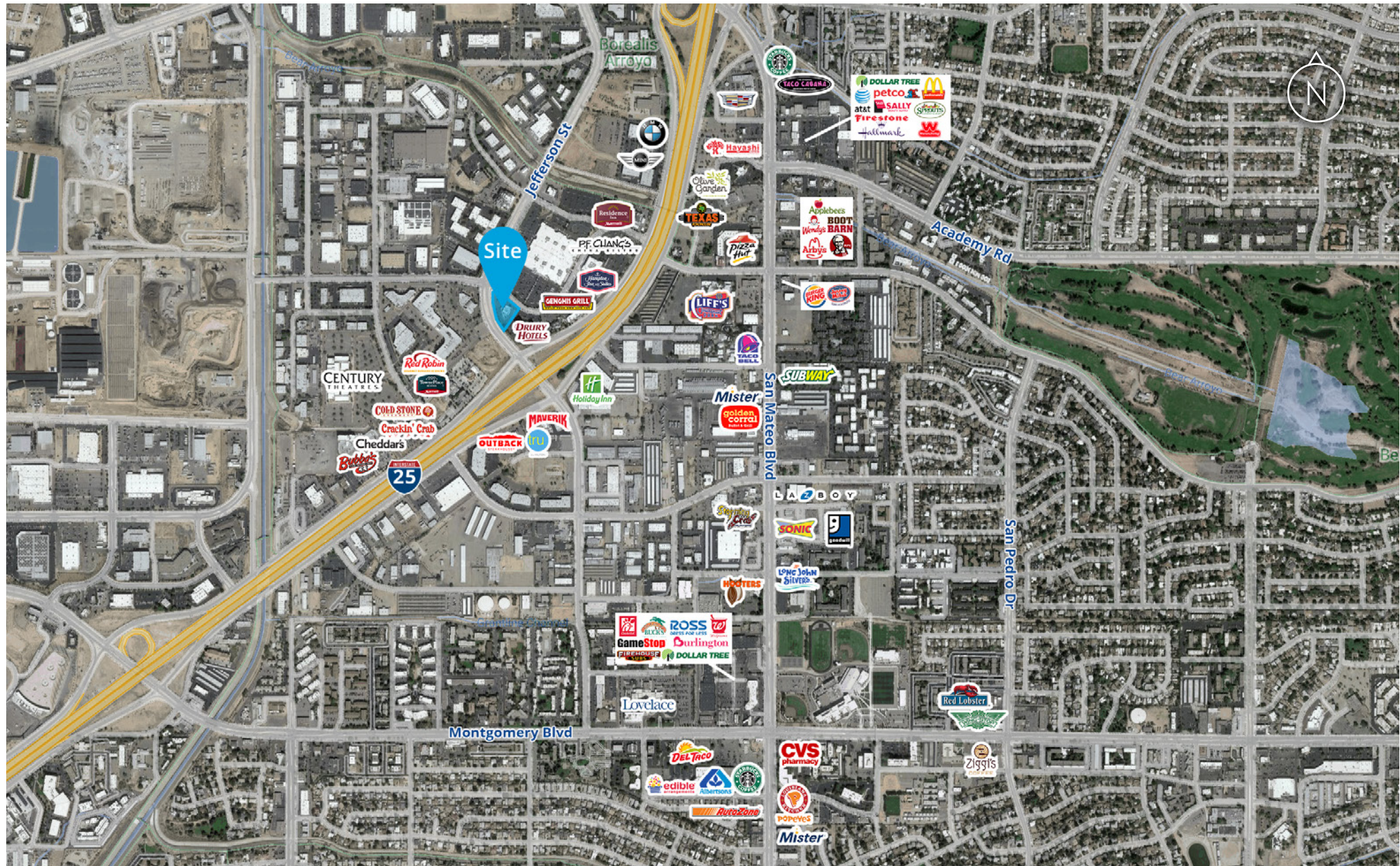
- Located in the I-25 "Restaurant Row" anchored by Century 24 Theatre
- Part of the @25 development adjacent to the highest daytime employment center in Albuquerque
- Hard corner of signalized intersection with high exposure and full access
- Located in the northwest quadrant of I-25 and Jefferson St.
- Availability is a sublease from Panera, who operates in the other half of the building. Master lease expires 12/31/2025

Area Tenants



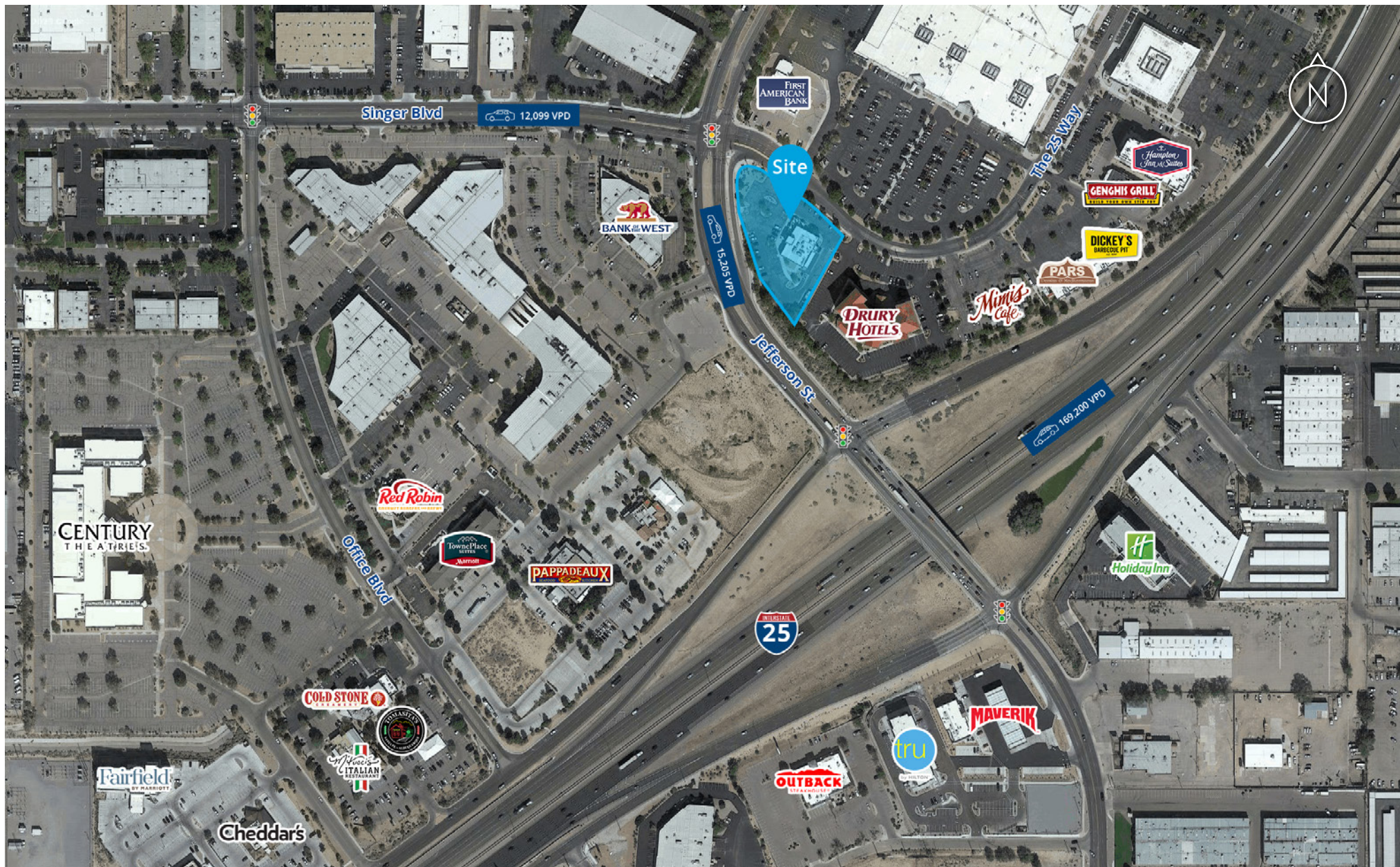
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Trade Area Aerial



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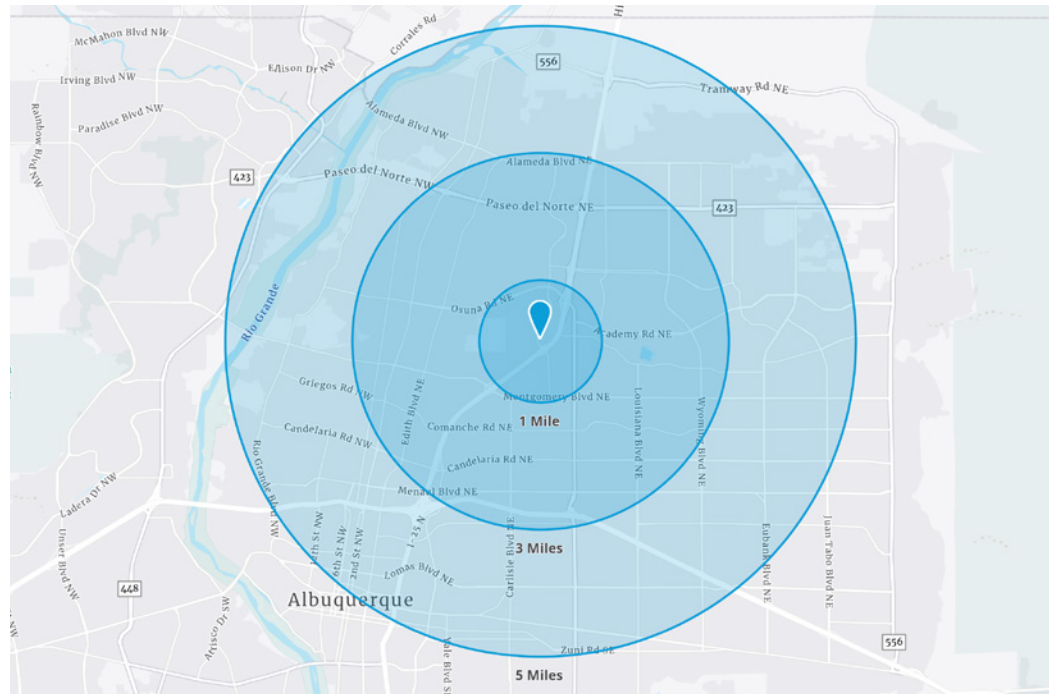
Intersection Aerial





Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	8,759	87,313	242,798
Households	4,279	40,266	111,000
Median Age	31.8	39.8	41.0
Average HH Income	\$55,604	\$83,085	\$91,787
Per Capita Income	\$25,469	\$38,320	\$42,101
Daytime Population	22,594	138,881	330,157
College Education	41.0%	48.0%	52.9%



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