

**For Sale
or Lease**



Turn-Key Café, Bar & Gathering Space

FLEXIBLE SPACE DESIGNED FOR HOSPITALITY CONCEPTS



**±4,268 SF on ±0.26 Ac.
Available**

2701 4th St. NW | Albuquerque, NM 87107

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

Martha Carpenter

martha@sunvista.com | 505 228 0154

N|SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: ±4,268 SF
Land: ±0.26 Acres

SALE PRICE

\$1,050,000 (\$246/SF)

LEASE RATE

\$15.00 - 17.00/SF + NNN

HIGHLIGHTS

- Built-in counter seating & high-top seating areas
- Dedicated coffee/bar lounge seating
- Enclosed patio space
- Gated yard
- Phase-3 power
- Restaurant equipment and furniture available
- Walk-in keg cooler
- Flexible layout for coffee, brewery, hospitality or creative concept
- Kitchen expansion opportunity with hood rough-in and floor drain installed

ZONING MX-M 

LOCATION

NWQ 4th St. & Menaul Blvd. NW

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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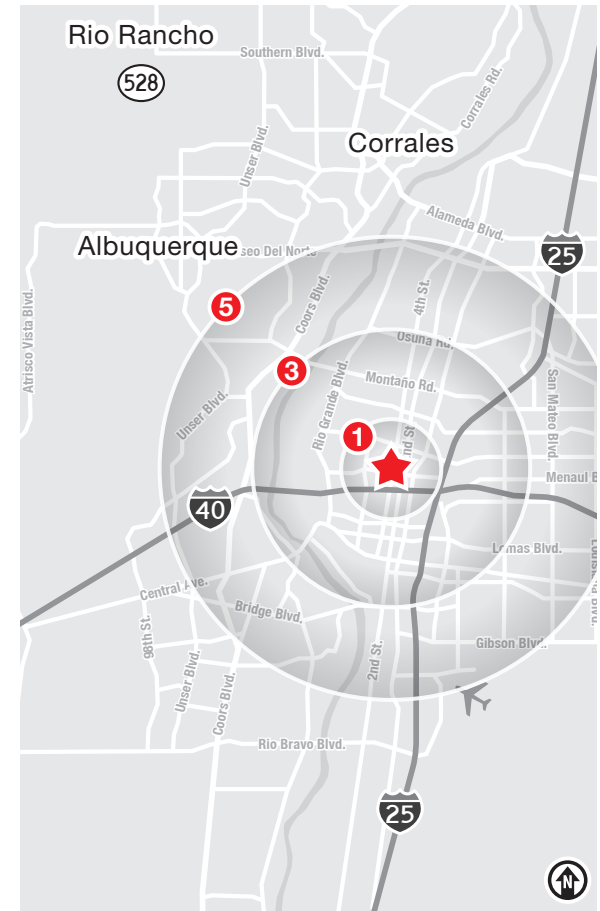


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,038	81,106	248,396
Average HH Income	\$70,368	\$85,873	\$85,069
Daytime Employment	9,209	97,242	198,078

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)



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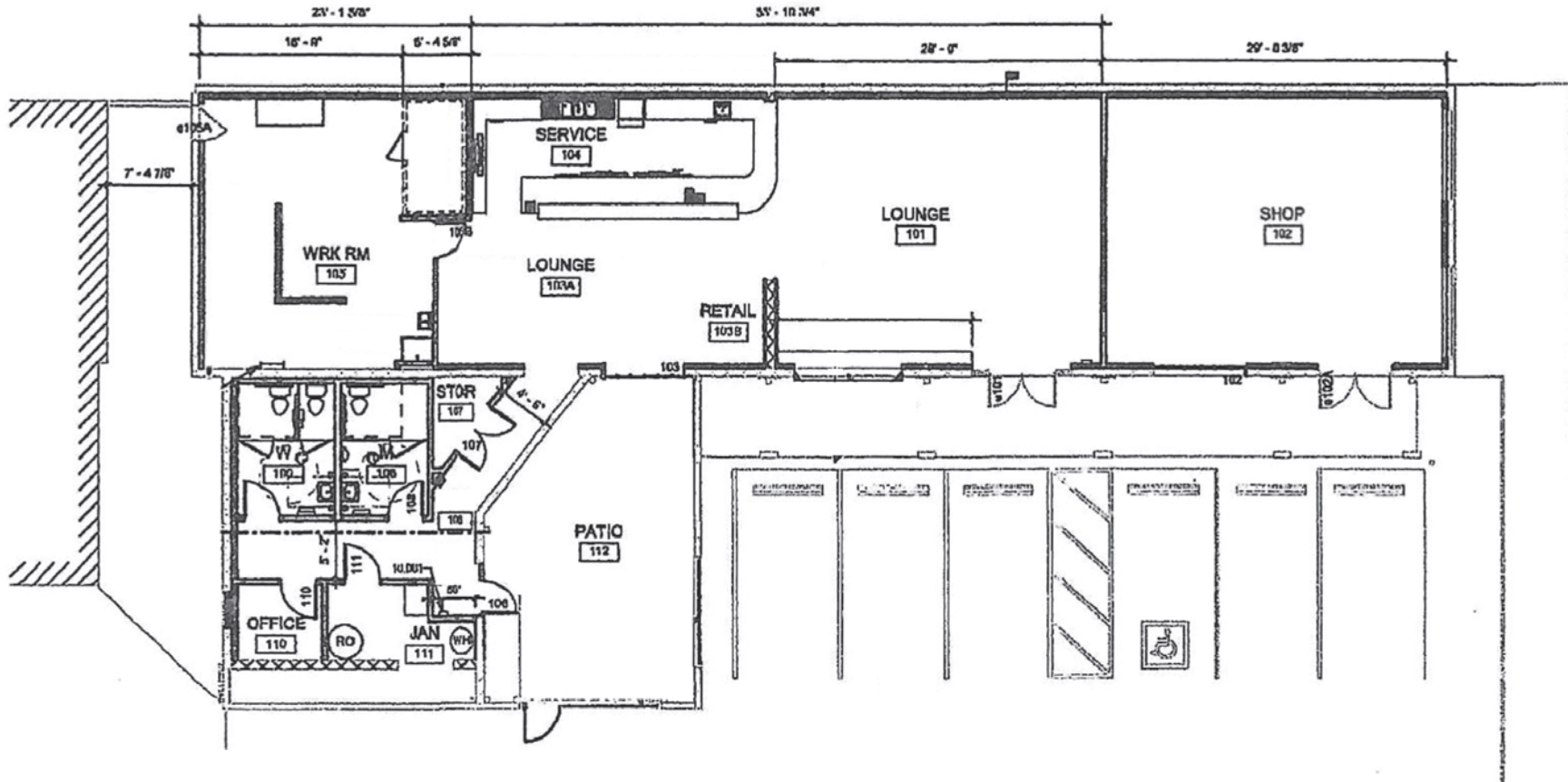
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FLOOR PLAN

AVAILABLE

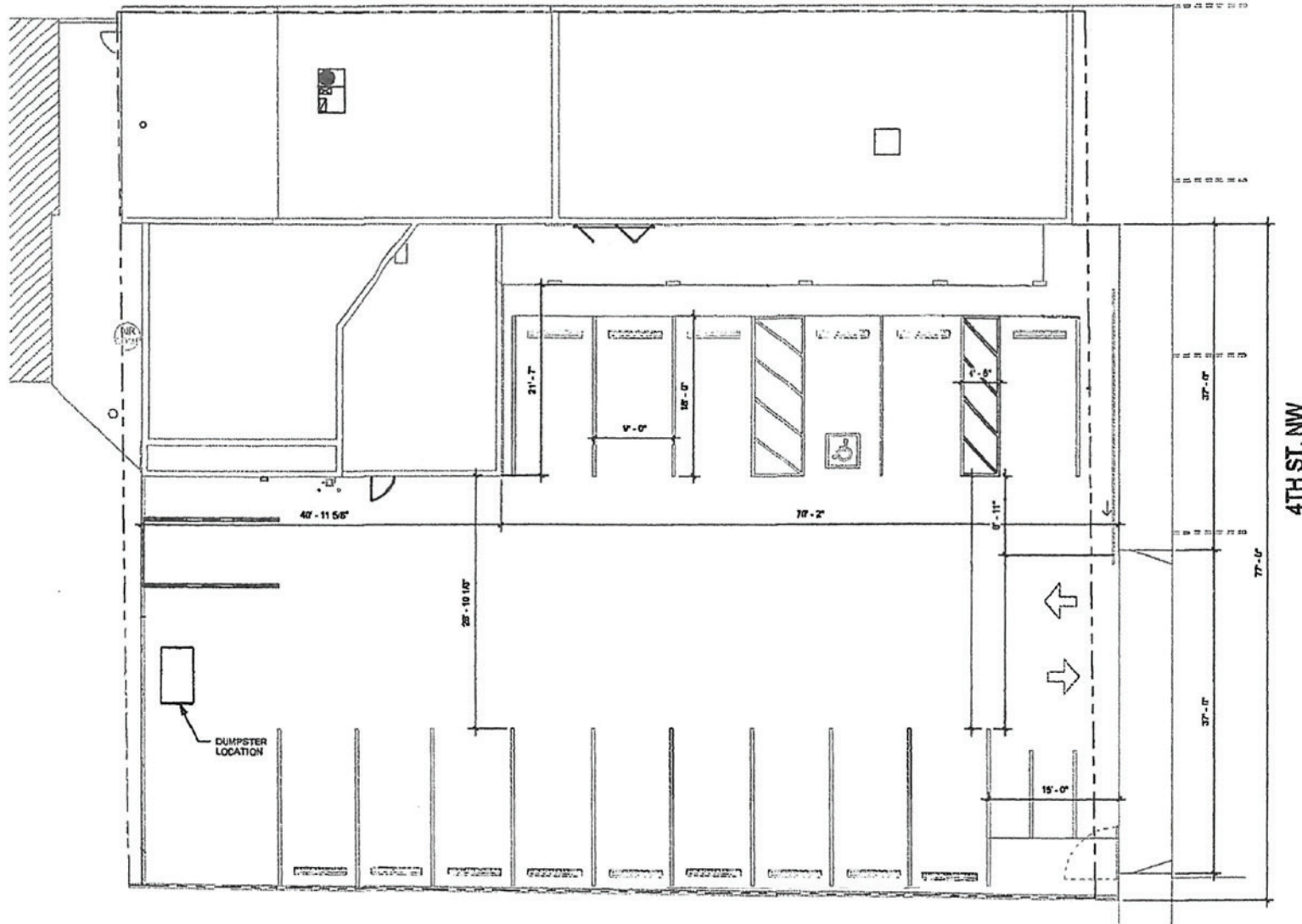
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SITE PLAN



AVAILABLE

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