

The Colliers logo is a blue rectangle with rounded corners, featuring the word "Colliers" in white serif font. Below the text is a horizontal bar with red, yellow, and blue segments.

Colliers

A large blue rectangular overlay with the words "For Sale" in white serif font.

For Sale

4650 Corrales Rd, Bldgs A & B
Corrales, NM 87048

Keith Bandoni, CCIM, SIOR

SR. VP | Principal

+1 505 880 7015

keith.bandoni@colliers.com

Lic. No. 14472

Colliers | New Mexico-El Paso

5051 Journal Center Blvd. NE, Suite 200

Albuquerque, NM 87109

Main: +1 505 883 7676

colliers.com

4650 Corrales Rd | For Sale

Property Profile

Details

Sale Price	\$549,000	
Price PSF	\$299.84 PSF	
Space Available	± 1,831 SF	Building A: ± 1,279 SF Building B: ± 552 SF
Lot Size	± 0.25 Acres	
Zoning	C (Neighborhood Commercial)	

Building Features

- **Building A:**
 - Newer Modified Bit roof
 - Baseboard Electric Heat
 - Evaporative Cooling
 - LED lighting
 - Adobe and wood Frame with Stucco
 - Diamond plaster walls
 - Brick flooring
 - Fireplace
- **Building B:**
 - Completely renovated 2019
 - Modified Bit roof
 - Fireplace
 - Rooftop package HVAC unit
 - Wood frame and block construction with Diamond Plaster walls
 - Brick flooring

Property Features

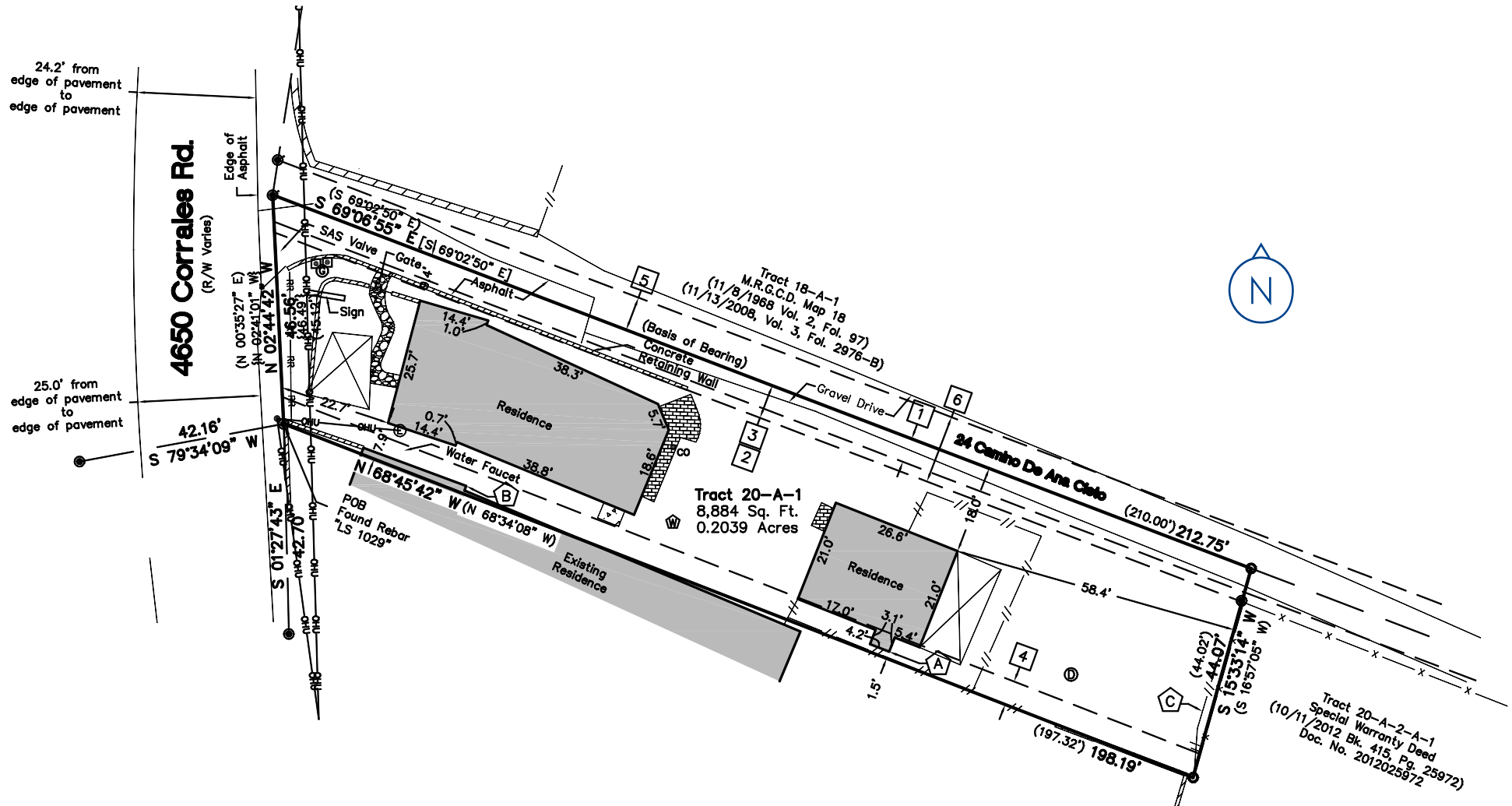
- Charming office/retail properties
- Located at the SEC of Corrales Rd & La Pasada De Anacleto
- Windowed offices in both buildings provide natural light
- 7 total parking in rear of buildings
- Currently on well and septic with stubout to sewer in La Pasada de Anacleto



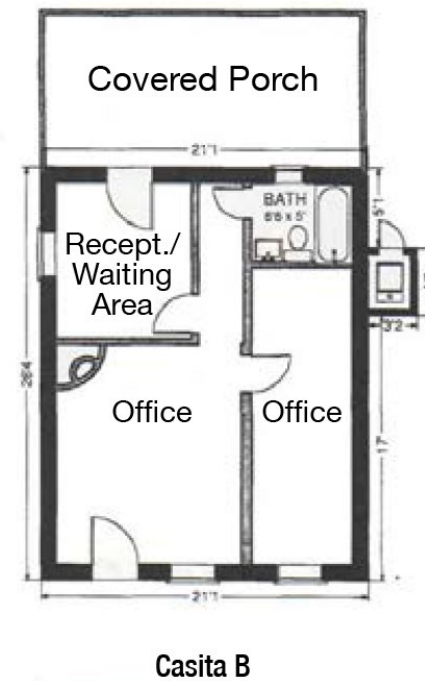
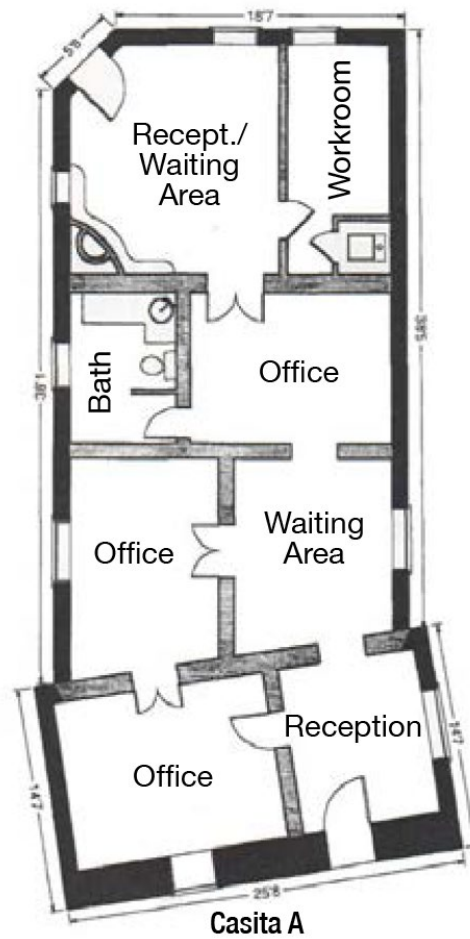
Building A



Building B



Floor Plans



4650 Corrales Rd | For Sale

Building A Property Gallery



4650 Corrales Rd | For Sale

Building B Property Gallery



4650 Corrales Rd | For Sale

Trade Area Aerial

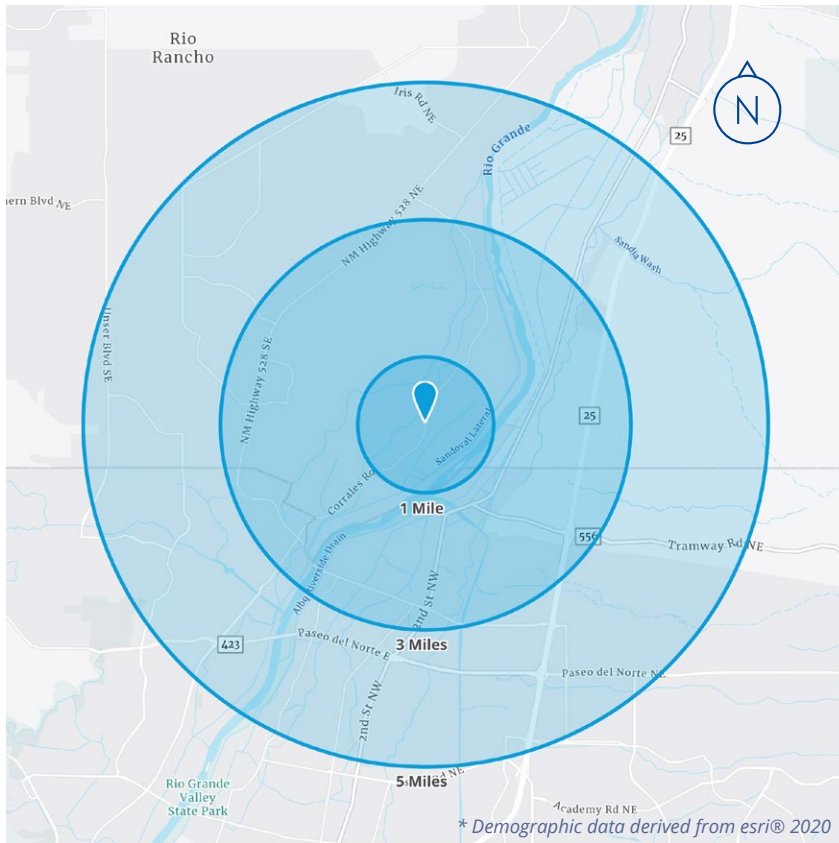


4650 Corrales Rd | For Sale

Intersection Aerial



Demographics*



	1 MILE	3 MILES	5 MILES
Population	2,275	28,286	126,666
Households	975	12,536	51,745
Median Age	57.1	50.9	43.1
Average HH Income	\$203,672	\$128,781	\$130,353
Per Capita Income	\$85,571	\$57,203	\$53,694
Daytime Population	2,504	42,834	148,450
College Education	57.3%	50.5%	53.4%



Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.

Keith Bandoni, CCIM, SIOR
SR. VP | Principal
+1 505 880 7015
keith.bandoni@colliers.com
Lic. No. 14472