

For Sale or Lease

Turn-Key Restaurant
4321 Wyoming Blvd NE
Albuquerque, NM 87111

Colliers

± 6,135 SF
RESTAURANT & PATIO
AVAILABLE

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Property Profile

Details

Sales Price \$4,000,000.00

Sale or Lease Rate \$45.00 PSF + NNN

NNN \$4.50 PSF

Space Available
± 6,135 SF Restaurant
± 1,530 SF Patio

Lot Size 0.93 AC

Submarket Far Northeast Heights

Zoning MX-M

Features

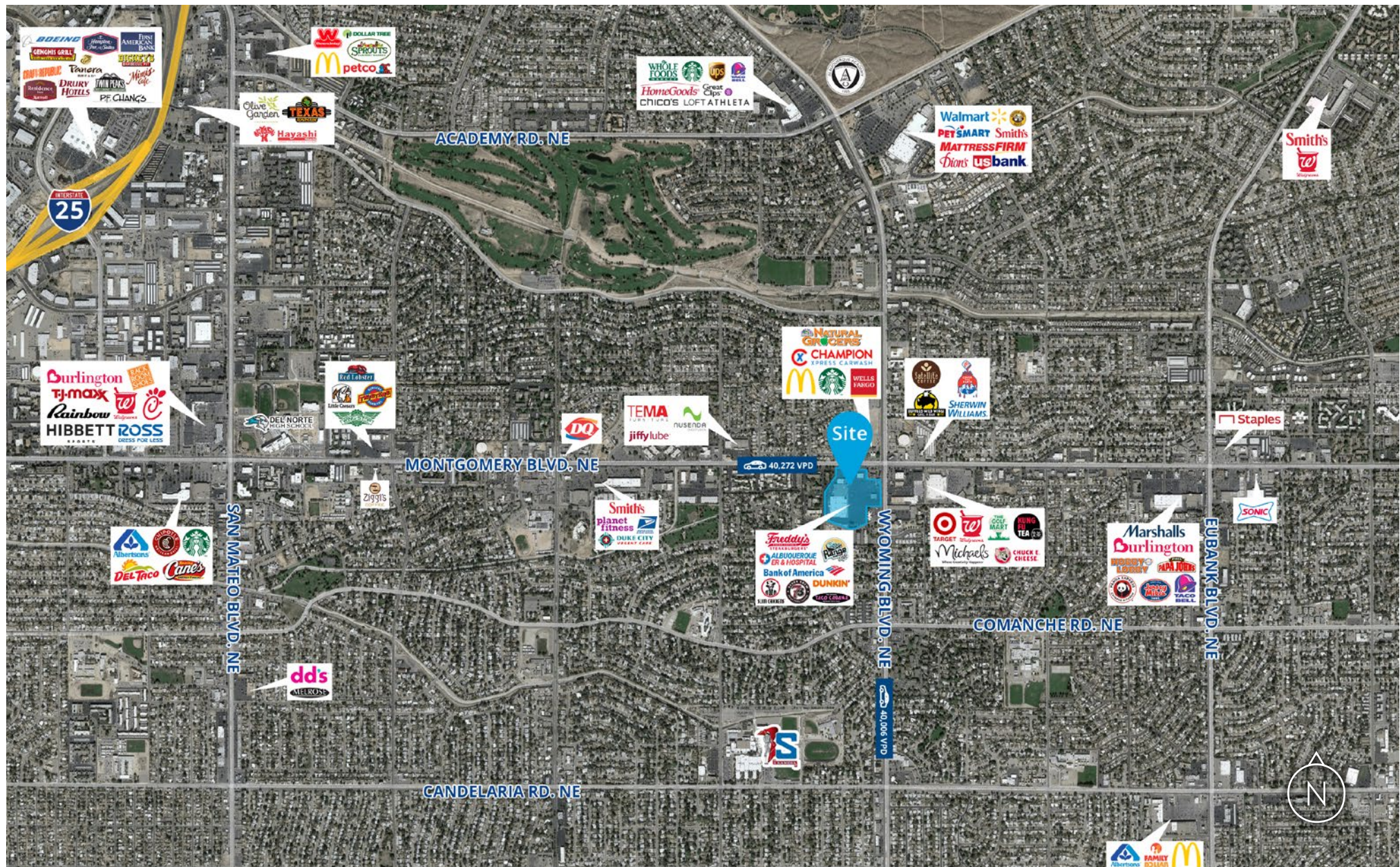
- Brand new restaurant space opportunity
- Class A new construction at one of Albuquerque's busiest intersections
- Large, convenient parking field with cross-access and cross-parking throughout the shopping center
- Monument signage on Montgomery Blvd and Wyoming Blvd available

Area Tenants



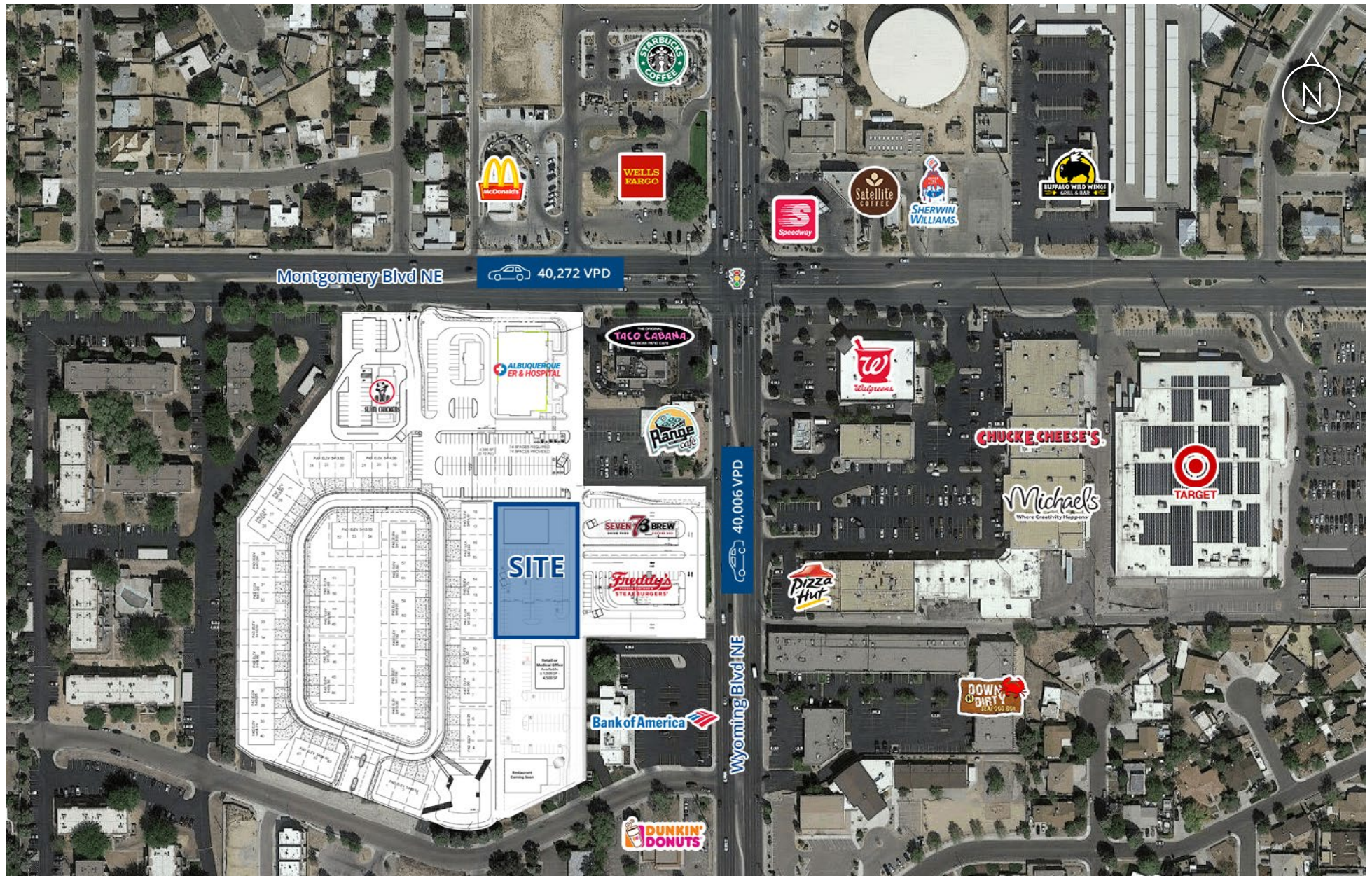
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Trade Area Aerial

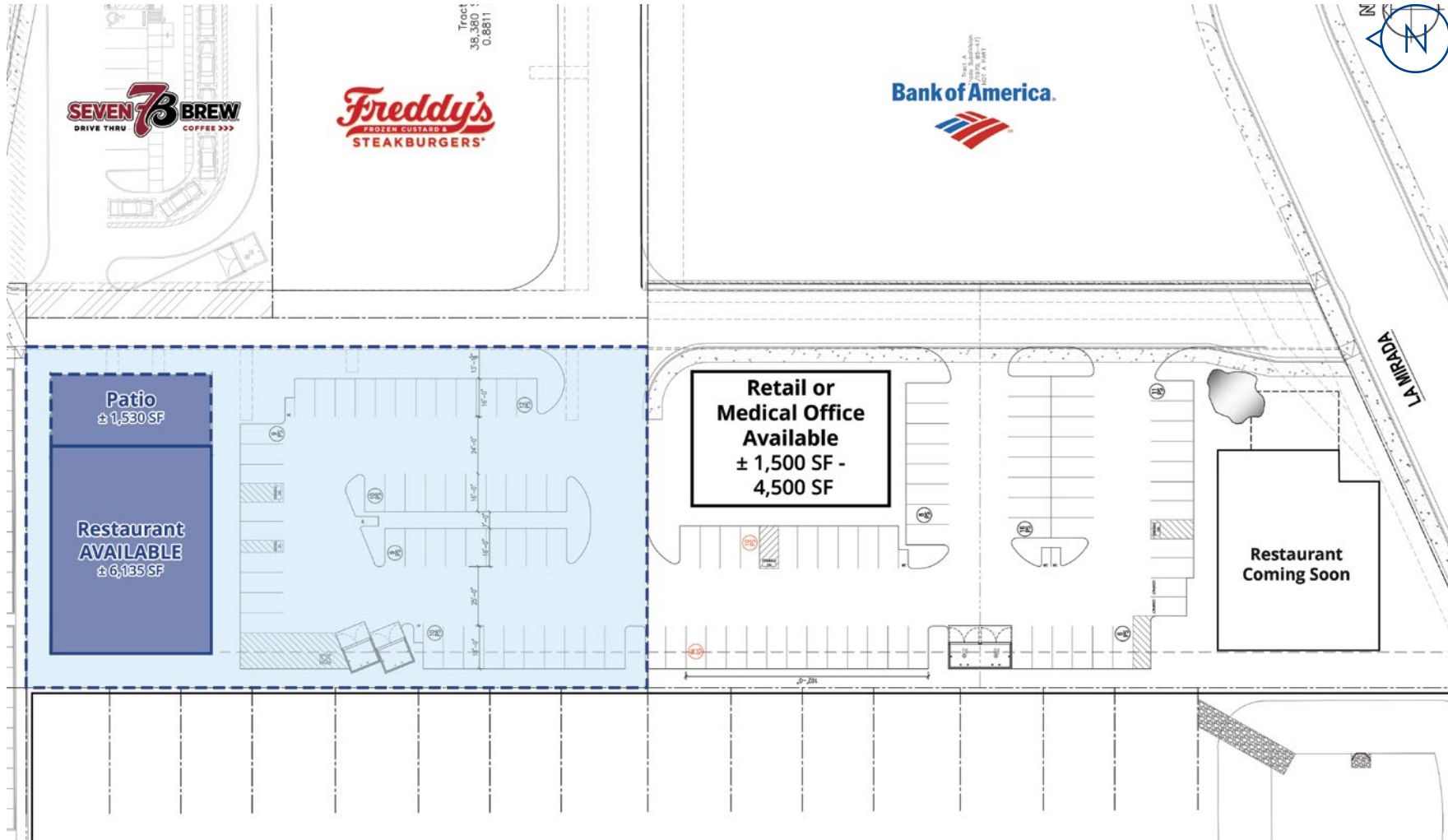


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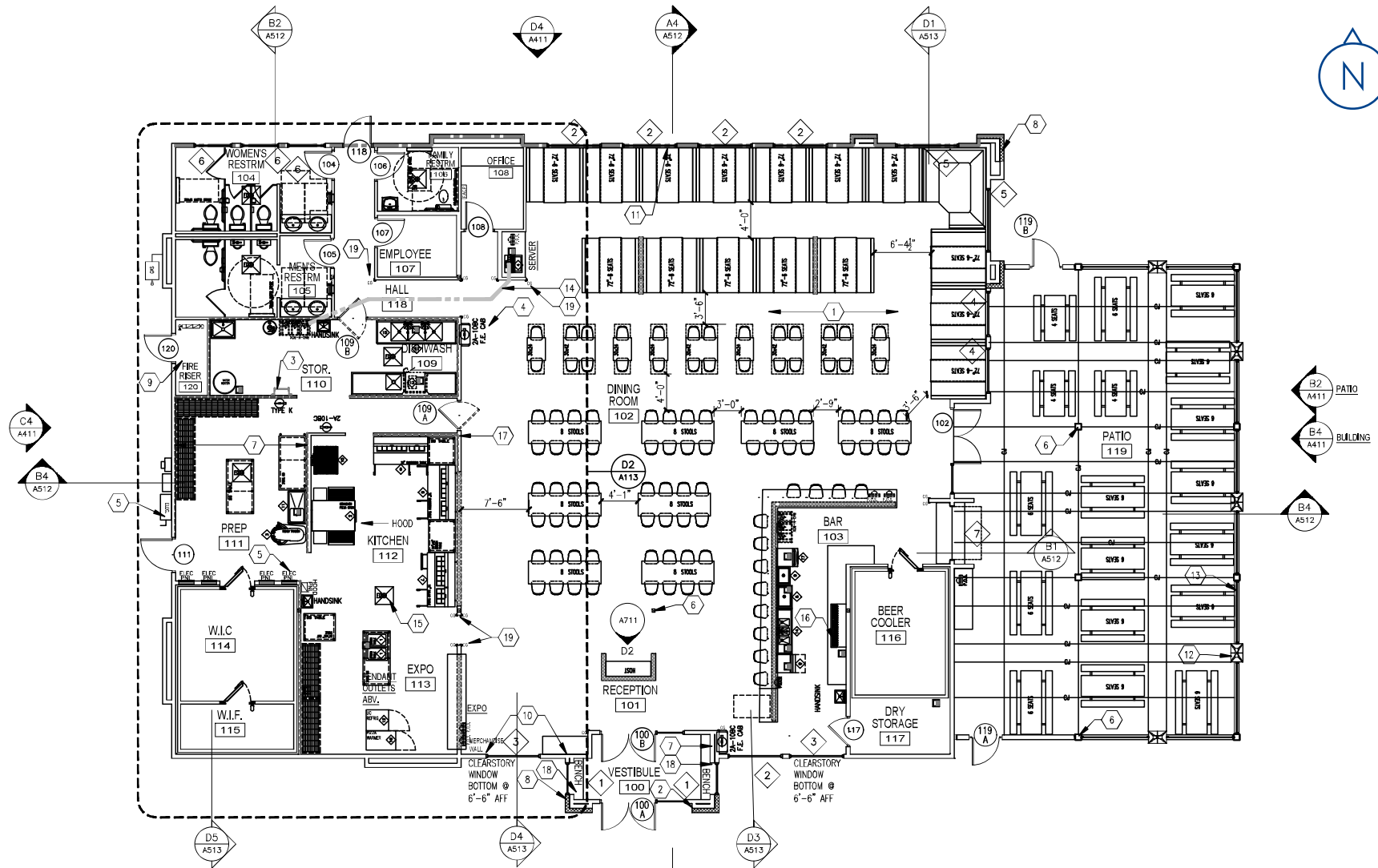
Intersection Aerial



Site Plan

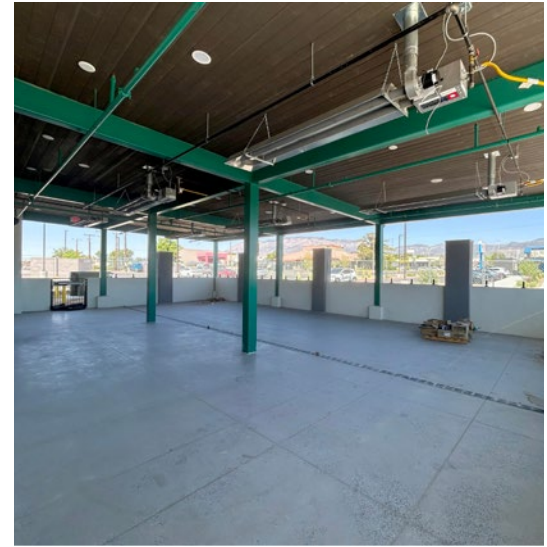


Floor Plan



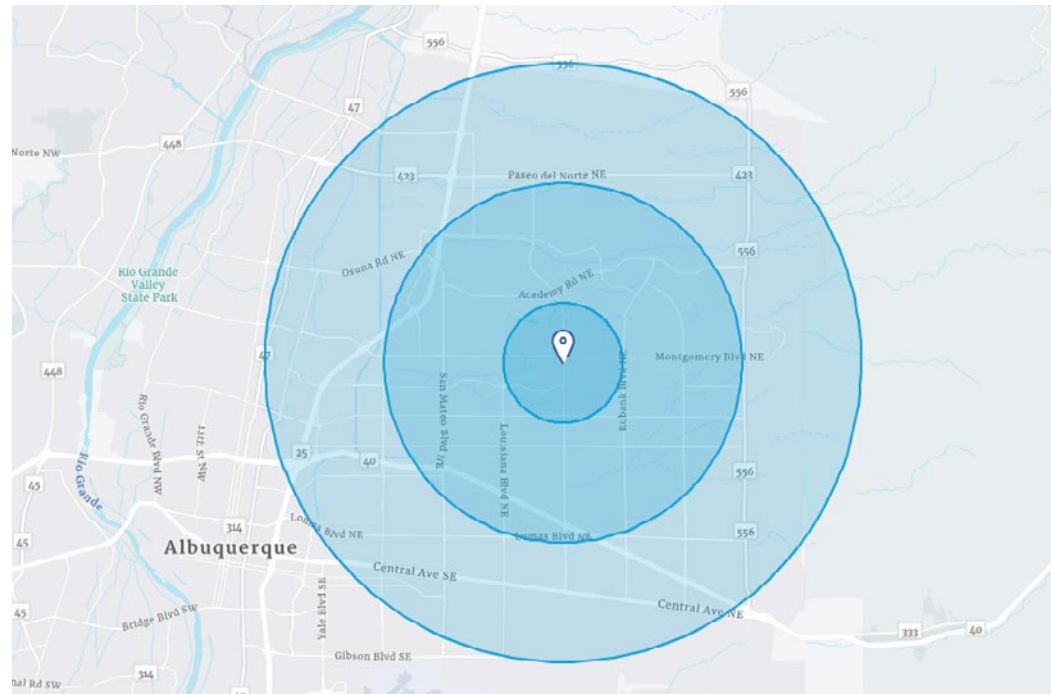
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Property Gallery



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	15,340	140,666	295,611
Households	6,900	64,426	130,083
Average HH Income	\$82,012	\$76,515	\$81,621
Median HH Income	\$58,473	\$56,146	\$55,970

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