

# RETAIL SPACE AVAILABLE

Corner of Main & Main | 75,000+ VPD

4410 Wyoming Boulevard Northeast, Albuquerque, NM 87111



**FOR  
LEASE**

**5,000-  
11,375 SF**

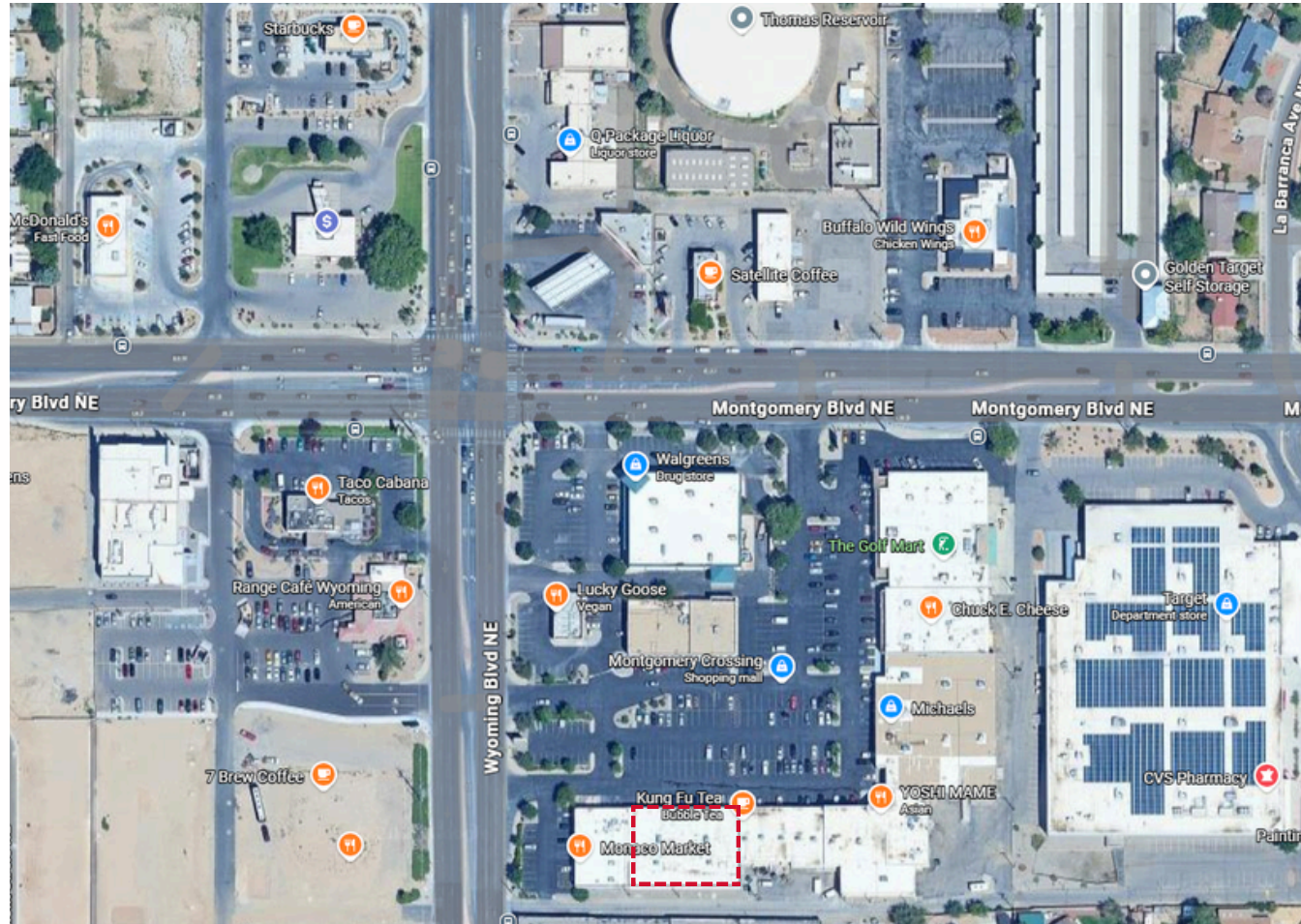
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## Opportunity Details

- Recently remodeled, in **warm shell condition**
- Located at the **3<sup>rd</sup> highest trafficked intersection** in the City of Albuquerque
- Anchored by **Michaels, Walgreens, Golf Mart, and Chuck E. Cheese**
- Over **490 parking spaces** available within the Center



## Co-Tenants & Immediate Trade Area

Walgreens



Michaels



DUNKIN'



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AVAILABLE  
5,000-11,475 SF

## PROPERTY DETAILS

## SPACE HIGHLIGHTS

**LEASE RATE:** *Inquire for Detail*

**TRAFFIC:** *76,500 VPD*

**CEILING:** *13' 8" to deck*

**ZONING:** *MX-M*

**SIGNAGE:** *2 Pylon Signs*

**CONDITION:** *Recently Remodeled*

**ACCESS:** *Montgomery & Wyoming*

**DELIVERY:** *Warm Shell*

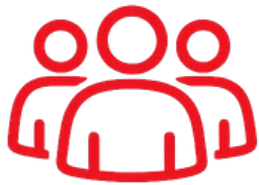
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## Demographic Summary

Strong demographics and high traffic counts support a thriving retail environment at this signalized intersection.



**138,661**

**Population**

3-mile radius



**123,065**

**Daytime Population**

3-mile radius



**\$95,270**

**Avg HH Income**

3-mile radius



**75,000+**

**Vehicles per Day**

Wyoming Blvd: 42,900  
Montgomery Blvd: 34,600

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