

Dunkin Donuts Anchored Retail

LEASE / 4201 Wyoming Blvd NE, Albuquerque, NM 87109



LEASE RATE: Based on Delivery

BUILDING SIZE +/- 1,405 SF

LAND SIZE 0.835 Acres

ZONING MX-L

FEATURES

- Join Busy Dunkin Donuts Location
- Ground Lease or Build to Suit.
- Strong Retail & Restaurant Trade Area
- Great Visibility & Signage
- Full Turn Access
- 31,790 VPD on Wyoming.
- Located just south of Montgomery Blvd (32,525 VPD)

Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

ALFREDO BARRENECHEA
(505) 401-0135
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DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owners of this rare build-to-suit or ground lease opportunity to join a busy Dunkin Donuts anchored site.

The property is situated in one of the busiest and highest barrier to entry trade areas in the Albuquerque, NM metro area. Located just south of the intersection (+/-) 64,000 VPD intersection of Montgomery & Wyoming, this site is the perfect opportunity to capture market share in this desirable location.

Contact us today so you don't miss this build-to-suit or ground lease opportunity with excellent visibility and a strong anchor tenant.



[VIEW WEBSITE >](#)

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DUNKIN DONUTS ANCHORED BUILD TO SUIT OR GROUND LEASE

FOR SALE / 4201 WYOMING BLVD NE, ALBUQUERQUE, NM 87109

PROPERTY SUMMARY

PROPERTY ADDRESS	4201 Wyoming Blvd NE, Albuquerque, NM 87109
PROPERTY DESCRIPTION	Build to Suit or Ground Lease Retail or Restaurant Dunkin Donuts Anchored Property
PROPERTY SIZE	(+/-) 0.8354 Acres (Total Site)
LEASE TYPE	NNN
BUILDING SIZE	(+/-) 1,405 SF
ZONING	MX-L - Mixed Use – Low Intensity. Allows For Most Retail & Restaurant Uses.
ACCESS	Full Turn from Wyoming Blvd.
VISIBILITY	Excellent
SIGNAGE	Building & Partial Monument Signage Available

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



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DUNKIN DONUTS

ANCHORED SITE

APPROXIMATE
LOCATION OF SITE



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SITE CLOSE UP



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TRADE AREA



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DUNKIN DONUTS

ANCHORED SITE

APPROXIMATE
LOCATION OF SITE



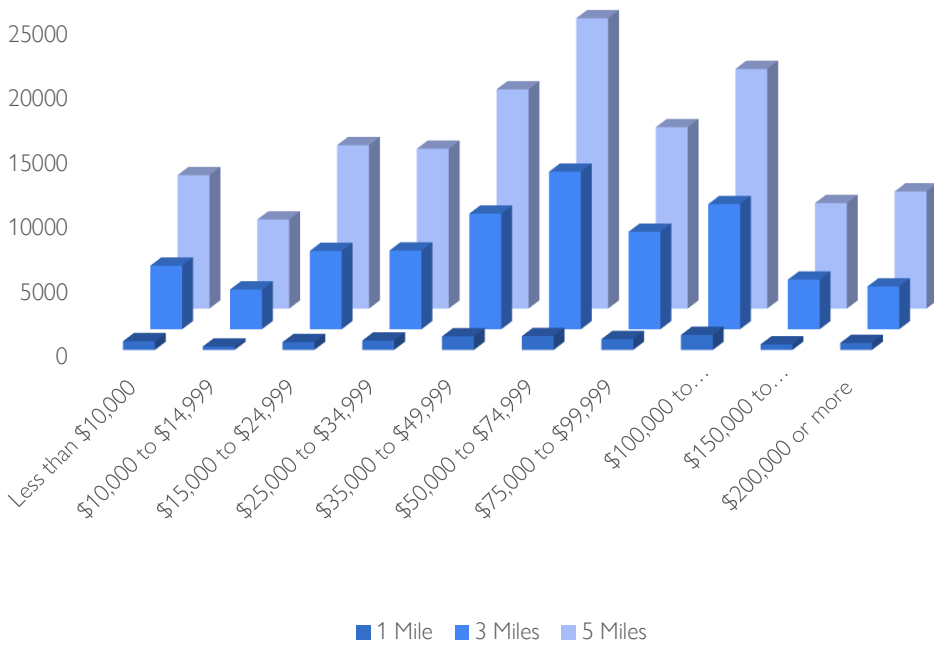
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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

Radius	Population	Median HH Income	Median Age
1 Mi	17,940	\$63,823	40.3
3 Mi	144,058	\$64,043	42.2
5 Mi	299,842	\$66,717	40.7

TRAFFIC COUNTS

Montgomery Blvd 32,525 VPD

Wyoming Blvd 31,790 VPD



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC



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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

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Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

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