



CALLE CUARTA MIXED USE DEVELOPMENT

SWC OF 4TH ST NW AND CANDELARIA RD NW
3525 4TH ST NW, ALBUQUERQUE, NM 87107



AVAILABLE
1,751 SF - 2,573 SF

4th St NW

18,476 VPD

Fitzgerald Rd NW

FOR LEASE

AVAILABLE SPACE
1,751 SF – 2,573 SF

RATE
\$22.00 – \$26.00 PSF NNN
* Estimate provided by Landlord and subject to change

Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com
505.337.0777

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PROPERTY OVERVIEW

Calle Cuarta is Albuquerque's newest mixed-use development created by Yes Housing, a nonprofit committed to community development and revitalization. On what was a vacant lot at 4th St NW and Candelaria RD NW, Yes Housing is creating a vibrant community that brings together the best of urban living and retail experiences. Our retail spaces are a perfect blend of convenience and excitement, bringing together a diverse range of shops and restaurants for your everyday needs and special occasions.

LOCATION OVERVIEW

Located in the heart of the city, our mixed-use commercial development offers easy access to transportation, entertainment, and business hubs. Whether you are a young professional, a family, or a retiree, our development offers a perfect home for you. Come and experience the best of city living and retail experiences at our newest mixed-use commercial development.

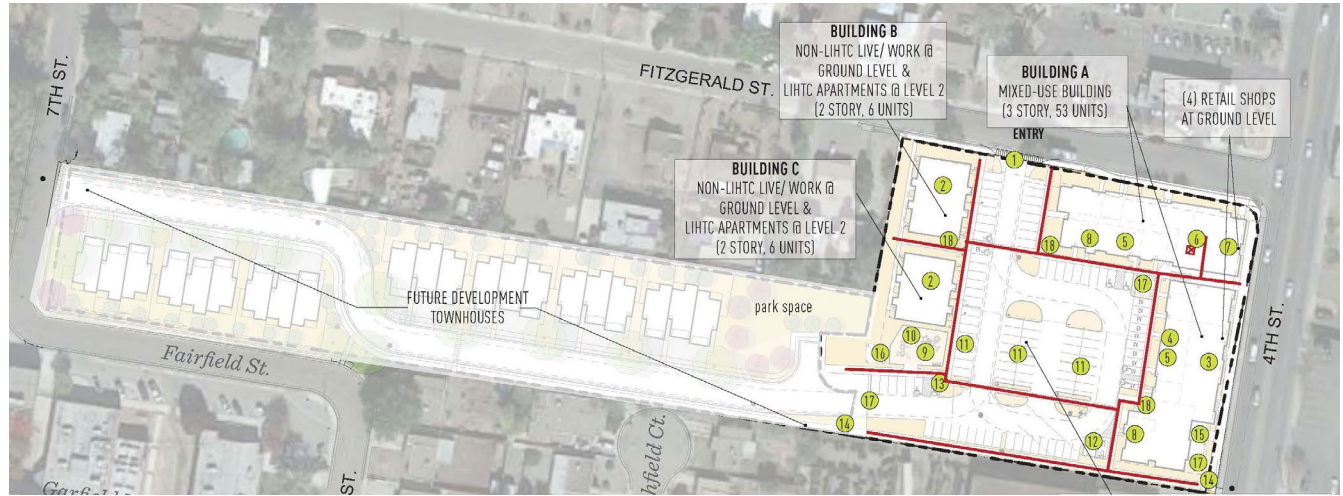
PROPERTY OVERVIEW

| | |
|---------------|-----------------------|
| Lease Rate: | \$22.00 - \$26.00 PSF |
| Available SF: | 1,751 SF - 2,468 SF |
| Lot Size: | 2.465 AC |
| Zoning: | MX-M |
| Submarket: | North Valley |



PROJECT HIGHLIGHTS

- Four ground level retail suites
- 1,751 - 2,468 SF Available
- Suites finished to shell condition; Tenant improvement allowance available
- Patio space available
- Project includes 61 apartment units and 21 townhomes
- Adjacent to future community center development



AREA TRAFFIC GENERATORS



Jeremy Salazar

jsalazar@resolutre.com | 505.337.0777

Daniel Kearney

dkearney@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



79,363
POPULATION
3-MILE RADIUS



\$89,125.00
AVG HH INCOME
3-MILE RADIUS



106,942
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
4th St: 18,476 VPD
Candelaria Rd: 12,759 VPD
(Sites USA 2024)

| Suite | Sq Ft | Rent |
|-------|----------|-------------|
| 101 | 1,751 SF | \$22.00 PSF |
| 102 | 2,024 SF | \$22.00 PSF |
| 103 | 2,573 SF | \$22.00 PSF |
| 104 | 2,468 SF | \$26.00 PSF |

DELIVERY CONDITIONS FOR EACH SUITE:

- Interior demising walls to roof deck ready for paint
- Bare, smooth, level concrete flooring ready to receive tenant's floor covering
- Access to suite from the street (East Side) and parking lot (West Side)
- Two ADA compliant restrooms
- One electrical panel with 3-phase/220 Amp service
- LED light fixtures
- Electrical J-Box within canopy for tenant's exterior sign
- HVAC and ductwork installed



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Construction Progress as of September 2025

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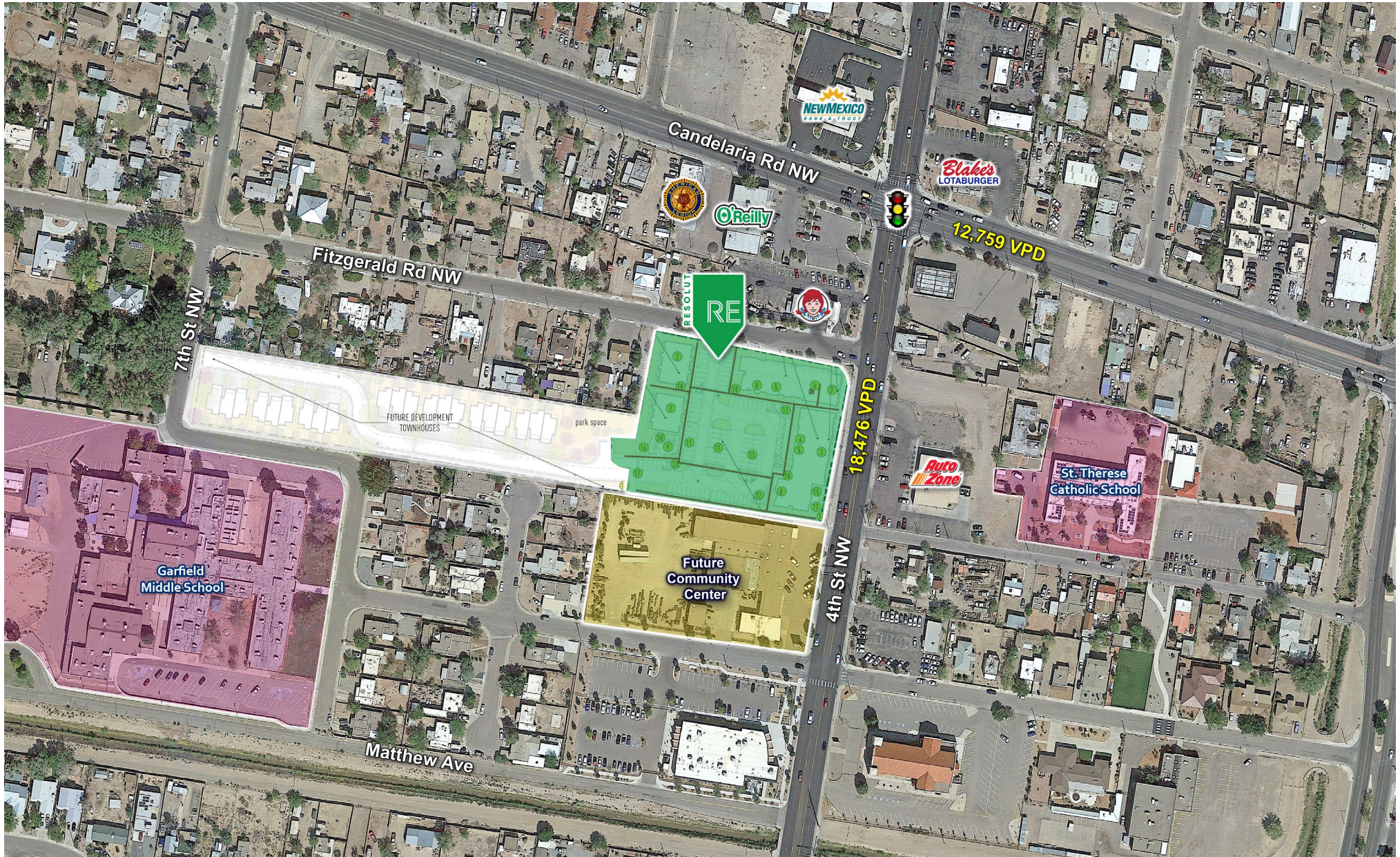


AI-generated renderings are provided for illustrative purposes only, offering a conceptual example of how the space could look.

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OTHER RECENT MIXED-USED DEVELOPMENTS IN THE N 4TH CORRIDOR

| | Address | Residential Units | Commercial SF |
|---|-----------------------|-------------------|---------------|
| 1 | 4419 4th St. | 78 | 8,026 |
| 2 | 4322 4th St. | 20 | 3,886 |
| 3 | 2818 4th St. | 87 | 3,600 |
| 4 | Cascade Crossing | | |
| 5 | Trailhead at Chamizal | 204 | 18,383 |
| 6 | Avanyu Plaza | | 21,000 |

