



For Lease

Design Center
4801 Alameda Blvd NE
Albuquerque, NM 87113

Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Michael Angelo
Associate Broker
+1 505 880 7078
michael.angelo@colliers.com
Lic. No. 2022-0990

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

4801 Alameda Blvd NE | For Lease

Property Profile

Details

Lease Rate	\$21.00 PSF
NNN	\$5.47 PSF
Space Available	± 1,495 SF
Submarket	North I-25
Zoning	MX-L

Features

- Former Subway end cap with outside patio available
- 44,500 vehicles per day at intersection
- Alameda Blvd frontage offers excellent visibility and walk-in traffic
- Building signage available
- Direct ingress and egress from Alameda Blvd
- Across from the new CNM Campus (Architectural and Art Design Depts.) 1,100+ students and 300+ faculty

Area Tenants



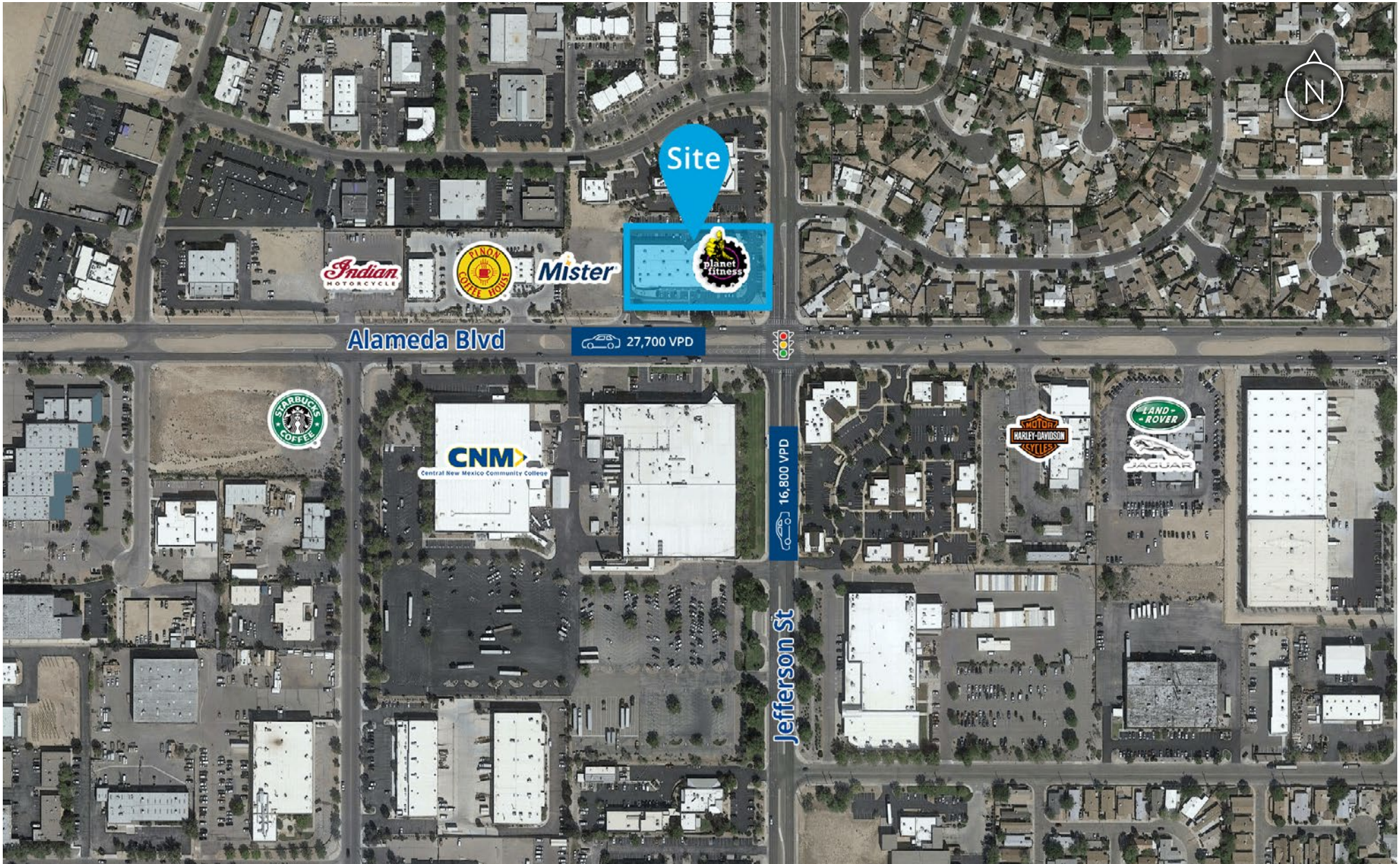
4801 Alameda Blvd NE | For Lease

Trade Area Aerial



4801 Alameda Blvd NE | For Lease

Intersection Aerial



Floor Plan



Suite E-2
± 1,495 SF

ABC
BRIDAL BOUTIQUE

Window
World
(Coming Soon)

CALIFORNIA
CLOSETS™

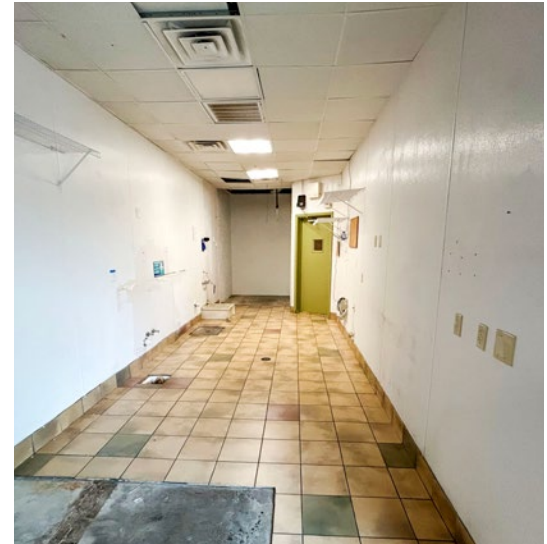
Board30

LORENCO'S
SALON



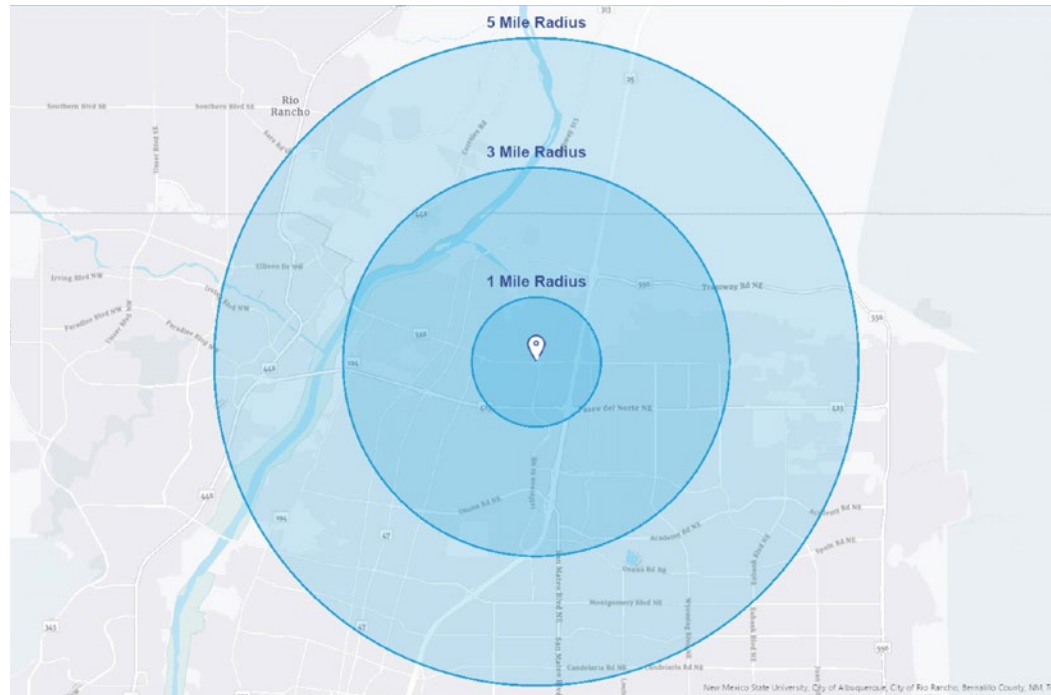
4801 Alameda Blvd NE | For Lease

Property Gallery



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	2,956	52,547	161,765
Households	1,360	22,907	72,025
Median HH Income	\$54,103	\$80,363	\$71,604
Average HH Income	\$75,302	\$113,151	\$108,951



Colliers | Albuquerque-Santa Fe
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 licensors. William Robertson, Qualifying Broker — Lic. #8433 ©2025. All rights reserved.

Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Michael Angelo
Associate Broker
+1 505 880 7078
michael.angelo@colliers.com
Lic. No. 2022-0990