

8817 4th St, Los Ranchos

Albuquerque, NM 87114



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



SALE PRICE:

Negotiable



AVAILABLE SPACE:

7 Acres



Zoning:

6 Acres R-2 Residential



Zoning:

1 Acre C-1 Commercial

Joseph Maez

505.633.3335

JMaez@CREBerkshire.com

OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

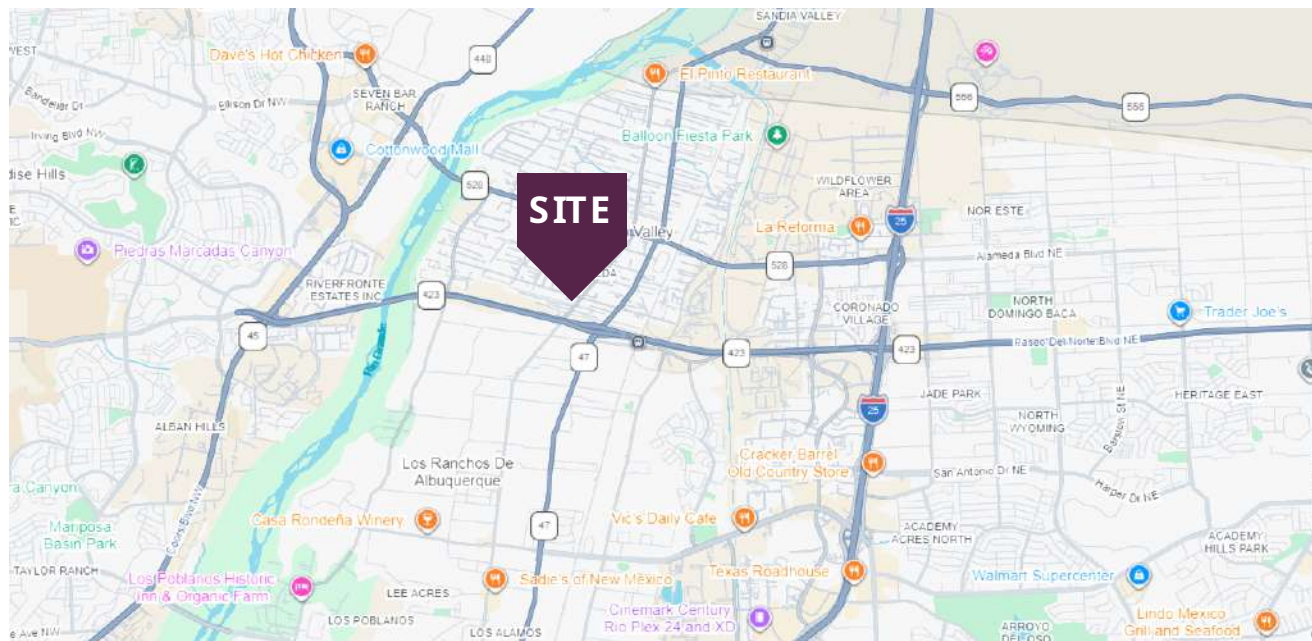
8817 4th Street NW, Los Ranchos De Albuquerque, NM 87102 | 2



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PROPERTY HIGHLIGHTS

- » ±7.0-acre infill site along the 4th Street NW corridor±
- » Zoning split: ±6.0 acres R-2 | ±1.0 acre C-1±
- » C-1 frontage on 4th Street with strong visibility and access
- » R-2 zoning supports low-density residential development±
- » C-1 zoning allows neighborhood-scale commercial uses±
- » Located in the cultural Los Ranchos area with rural character and strong identity±
- » Highly desirable lifestyle location near urban amenities±
- » Rare residential-commercial development opportunity±
- » Strong demographics with rising incomes and growth±
- » Multiple exit strategies, including phased or mixed-use development



AREA TRAFFIC GENERATORS



Joseph Maez
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505.633.3335

DEMOGRAPHIC SNAPSHOT



69,130
POPULATION
3-MILE RADIUS



\$86,478
AVG HH INCOME
3-MILE RADIUS



52,420
DAYTIME POPULATION
3-MILE RADIUS



Paseo del Norte: 75,107 VPD
TRAFFIC COUNTS
(RPR 2025)

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PROPERTY OVERVIEW

This property is strategically located at 8817 4th Street NW in the heart of Los Ranchos de Albuquerque, just minutes from Paseo del Norte, Alameda Boulevard, and 2nd Street. The site benefits from excellent North/South connectivity along 4th Street, a well-traveled corridor that links the North Valley to both Downtown Albuquerque and the northern metro area, providing strong daily exposure and convenient access for commuters, residents, and visitors alike.

Positioned within the highly desirable North Valley / Los Ranchos submarket, the surrounding area features a blend of established local businesses, residential neighborhoods, and agricultural charm that defines the character of Los Ranchos. Nearby commercial activity along Alameda and 4th Street supports a variety of uses, while close proximity to Paseo del Norte enhances regional accessibility and long-term visibility for development or owner-user opportunities.

The North Valley and Los Ranchos area is known for its stable demographics, limited commercial inventory, and strong demand driven by its central location and unique lifestyle appeal. With low vacancy and consistent traffic through major arterials, this property presents an excellent opportunity to capitalize on one of Albuquerque's most sought-after corridors for a wide range of commercial asset classes.



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PHOTOS

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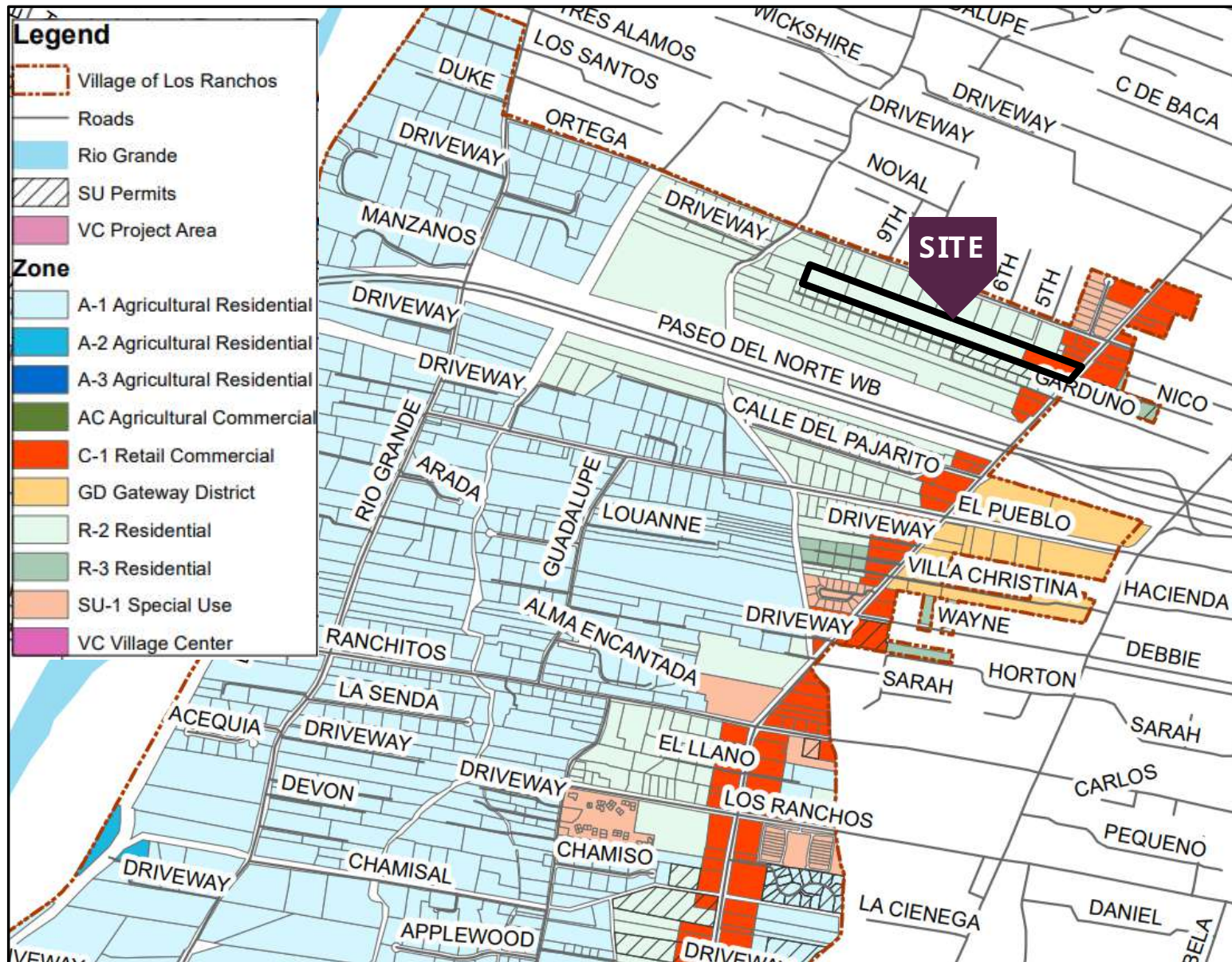


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SITE PLAN

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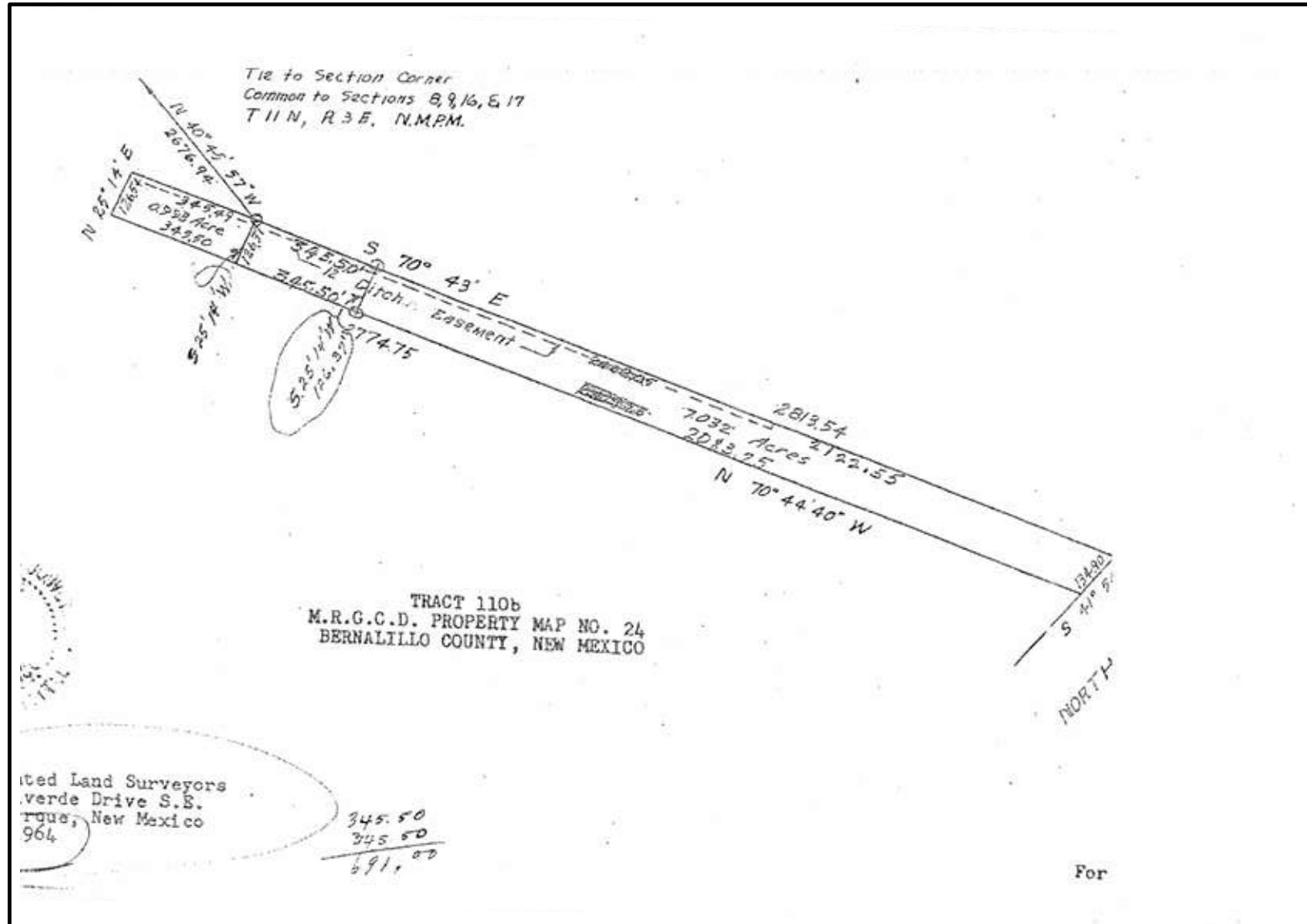
SITE PLAN

(Continued)

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LOCATION OVERVIEW

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