

The Crossroads

Mixed Use Project

Albuquerque, NM

Northeast Corner of 4th St. & Central Ave.



Available

- 1,200 SF- 4,527 SF on 1st floor
- Upper Floor residences and executive suites available

Features

- Anchored by Maloney's Tavern & Subway
- Adjacent to 4th St mall (which connects Central Ave to Civic Plaza), walking distance to Convention Center, major hotels, night spots, restaurants, and courthouses.
- Densely populated residential & daytime trade area
- HUB Zone qualified location
- Fiber optics throughout building for high speed internet
- Wi-Fi access

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,328	96,035	249,680
Med. Income	\$29,145	\$34,393	\$37,368
Day Population	38,348	106,283	199,148

Contact Brecken Mallette, 505.884.3578

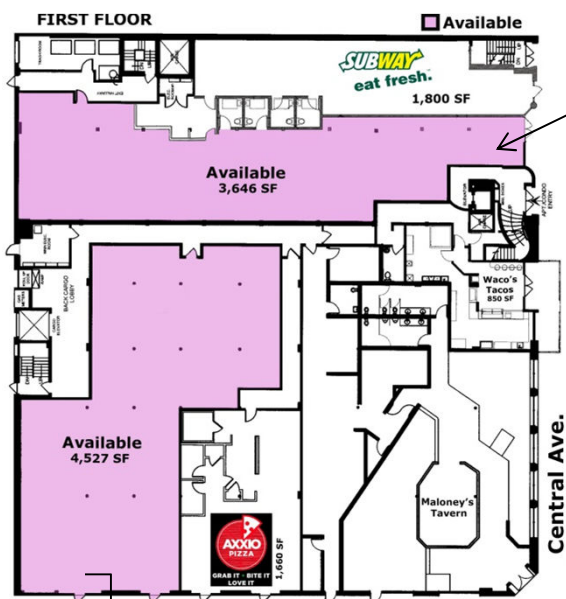
Brecken@PetersonProperties.net



The Crossroads



Retail, Restaurant, Residential, & Executive Suites



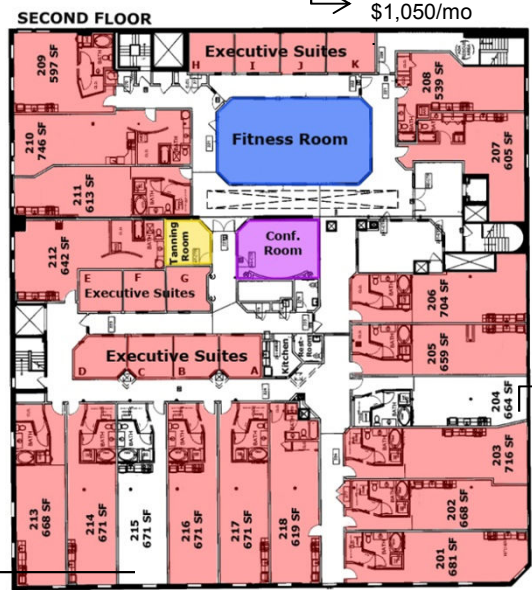
\$5,965 mo. +
NNN expenses
of approx.
\$1,035/ month

\$5,659 mo. + NNN
expenses of approx.
\$1,286 month

- Fitness Room
- Tanning Room



Unit 303
\$1,050/mo



Unit 215
\$925/mo.

Unit 204
\$925/mo.



Contact Brecken Mallette, 505.884.3578
Brecken@PetersonProperties.net