

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Off Hard Corner of Montgomery & San Pedro
- Centrally located in the NE Heights of Albuquerque
- High traffic counts - Going Home side of street
- End Cap space available
- Great signage opportunities

TRAFFIC COUNT

Montgomery Blvd NE: 30,014 VPD
San Mateo Blvd NE: 26,752 VPD
(Sites USA 2021)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



113,208
2021 POPULATION
3 MILE RADIUS



158,230
2021 DAYTIME POPULATION
3 MILE RADIUS



\$70,307
2021 AVERAGE INCOME
3 MILE RADIUS



30,014 VPD
MONTGOMERY BLVD NE

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PROPERTY OVERVIEW

Year Built: 1982
 Submarket: NE Height
 Zoning: MX-L
 Year Built: 2021 - Redeveloped
 Frontage: 160

PROPERTY OVERVIEW

6000 Montgomery is a stand alone retail building constructed for Ziggis Coffee in 2021. The co-tenant, Ziggis, is a national favorite and growing in popularity and recognition in Albuquerque. This property features a 1,000 SF retail endcap with great western and northern exposure and visibility. Being off the hard corner means great traffic counts in excess of 50,000 VPD, stacking occurs in front of the property in the evening rush-hour. This is a great opportunity to reap the rewards of a stand-alone user with a bite size!

LOCATION OVERVIEW

The property is located in the heart of Albuquerque's NE Heights at the corner of Montgomery & San Pedro. This property is less than 6 minutes from ABQ Uptown and less than 5 minutes from the I-25 & Montgomery intersection. A host of national retailers exist in the surrounding area to the west and east, vacancy in the area is at a historic low. The surrounding area has high daytime population density and one of the highest population densities overall in a 3 & 5 mile ring in the Albuquerque MSA.

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Stand Alone Retail off Hard Corner

NEC OF MONTGOMERY BLVD AND SAN PEDRO DR
6000 MONTGOMERY BLVD NE
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