

CALL FOR MORE INFORMATION



FOR LEASE

Suite A-6: \$19.00 PSF NNN
Suite B-1: \$13.00 PSF NNN
*NNNs \$4.00 PSF

AVAILABLE SPACE

Suite A-6 6,442 SF
Suite B-1 3,365 SF

PROPERTY HIGHLIGHTS

- NE Heights retail center near the intersection of Wyoming & Montgomery
- Corner retail space with functional layout
- Currently built as office/medical
- Large iconic monument sign for Wyoming traffic
- Join area retailers Eyeglass World, Golf Mart, Dunkin' Donuts, Natural Grocers, Party City & Target!
- Monument sign available

TRAFFIC COUNT

Wyoming Blvd: 36,128 VPD
Montgomery Blvd: 29,862 VPD
(Sites USA 2023)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



140,173
2023 POPULATION
3 MILE RADIUS



122,537
2023 DAYTIME POPULATION
3 MILE RADIUS



\$96,060
2023 AVERAGE INCOME
3 MILE RADIUS



36,128 VPD
WYOMING BLVD

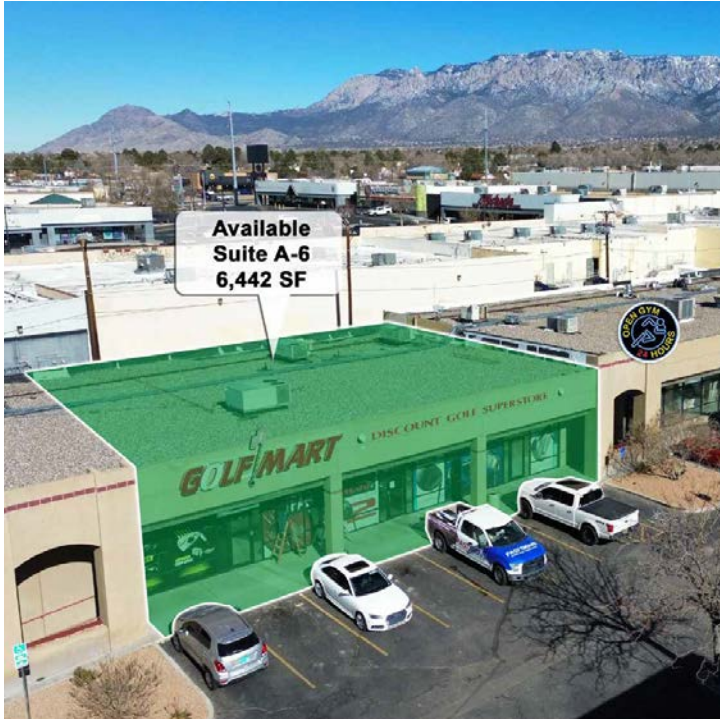
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Los Altos Plaza

SEQ WYOMING BLVD & MONTGOMERY BLVD
4200 WYOMING BOULEVARD
NORTHEAST ALBUQUERQUE, NM 87111



PROPERTY OVERVIEW

Lease Rate	Suite A-6: \$19.00 PSF NNN Suite B-1: \$13.00 PSF NNN NNN \$4.00 PSF
Available SF:	3,365 -6,442 SF
Parking Spaces:	133
Building SF:	48,104 SF
Lot Size:	2.51
Zoning:	MX-M
Year Built:	1986
Submarket:	NE Heights

PROPERTY OVERVIEW

Los Altos Plaza is located in the NE Heights of Albuquerque with great leasing opportunities. The two remaining vacancies in this center are Suite A-6 consisting of 6,442 SF and suite B-1 consisting of 3,365 SF. Suite A-6 is an open floor plan adaptable to most retailers and B-1 was is a corner suite currently built out as a medical office but easily adaptable to traditional office or retail use. Suite B-1 was formerly an architect's office and most recently a dental training facility. It has an open ceiling concept with a few existing private offices and storage areas. Located in the elbow of the center with a secure private gated entrance and a covered courtyard. The center includes retailers Golf Mart, Eyeglass World, The Open Gym, and Down and Dirty Seafood Boil.

LOCATION OVERVIEW

This area within the NE Heights is being redeveloped in a big way, which directly impacts the Los Altos Plaza. Across the street, the former La Mirada Shopping Center has been torn down. The plans are to create more residential housing with individual retail pads to be developed along Wyoming and Montgomery. What that means to Los Altos Plaza is a significant lack of available property in the immediate area, along with new restaurant and retail services being added to this redeveloping area. The intersection of Wyoming and Montgomery boasts over 65,000 cars per day and is the 3rd highest trafficked intersection in the city.

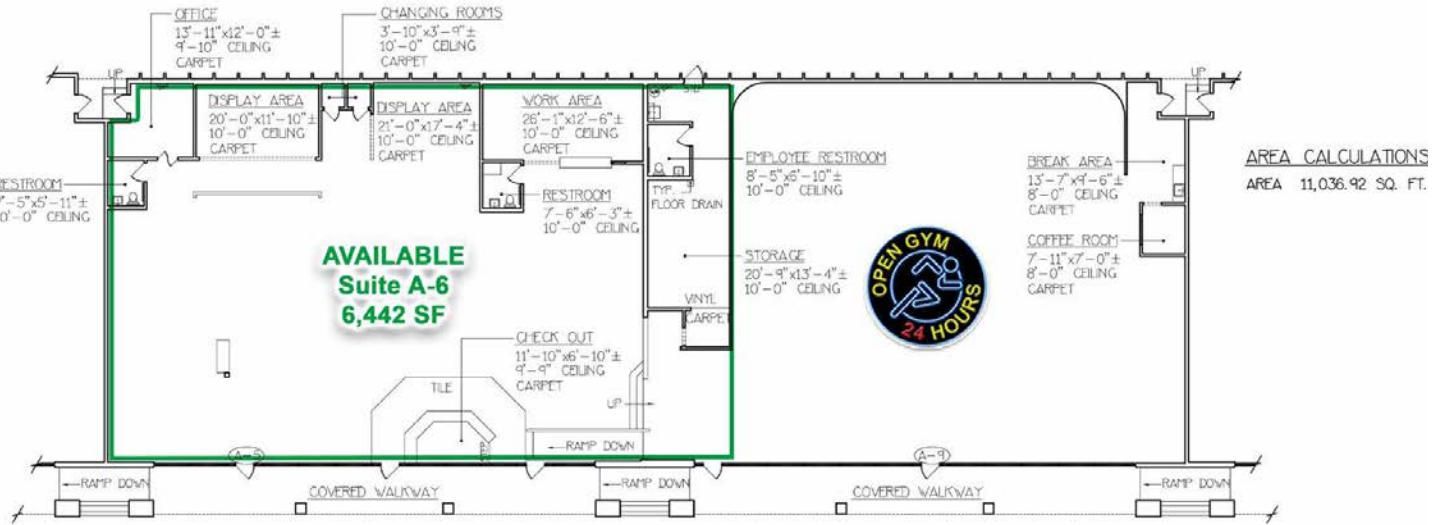
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SUITE A-6



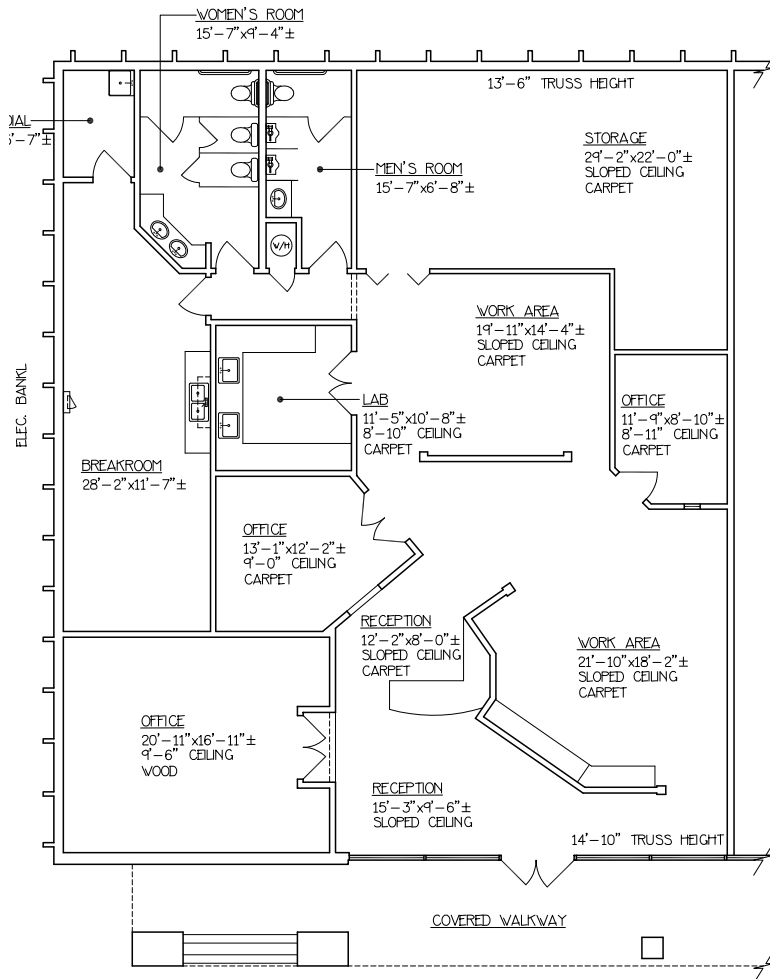
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SUITE B-1



LOS ALTOS PLAZA, SUITE B-1



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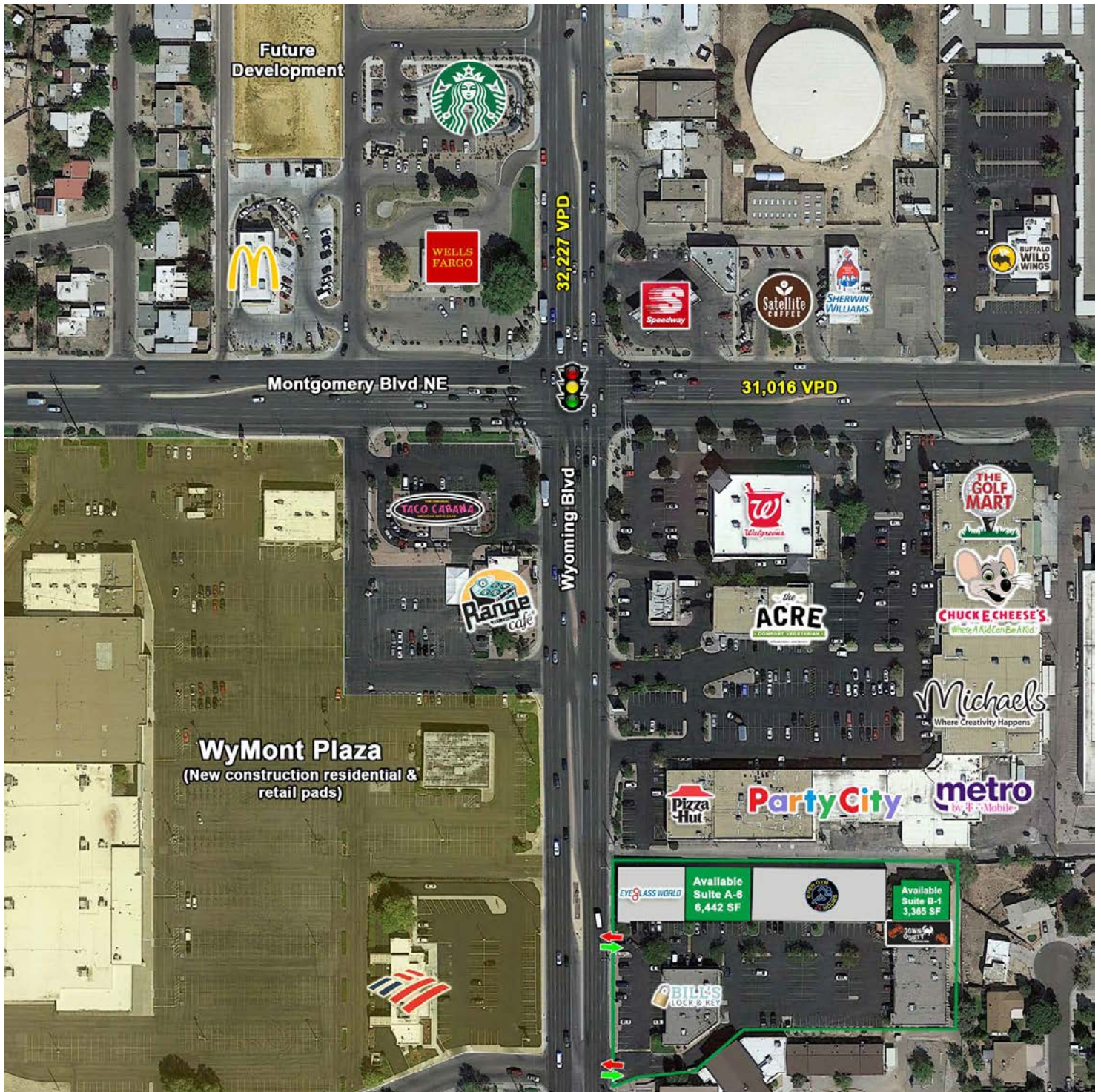
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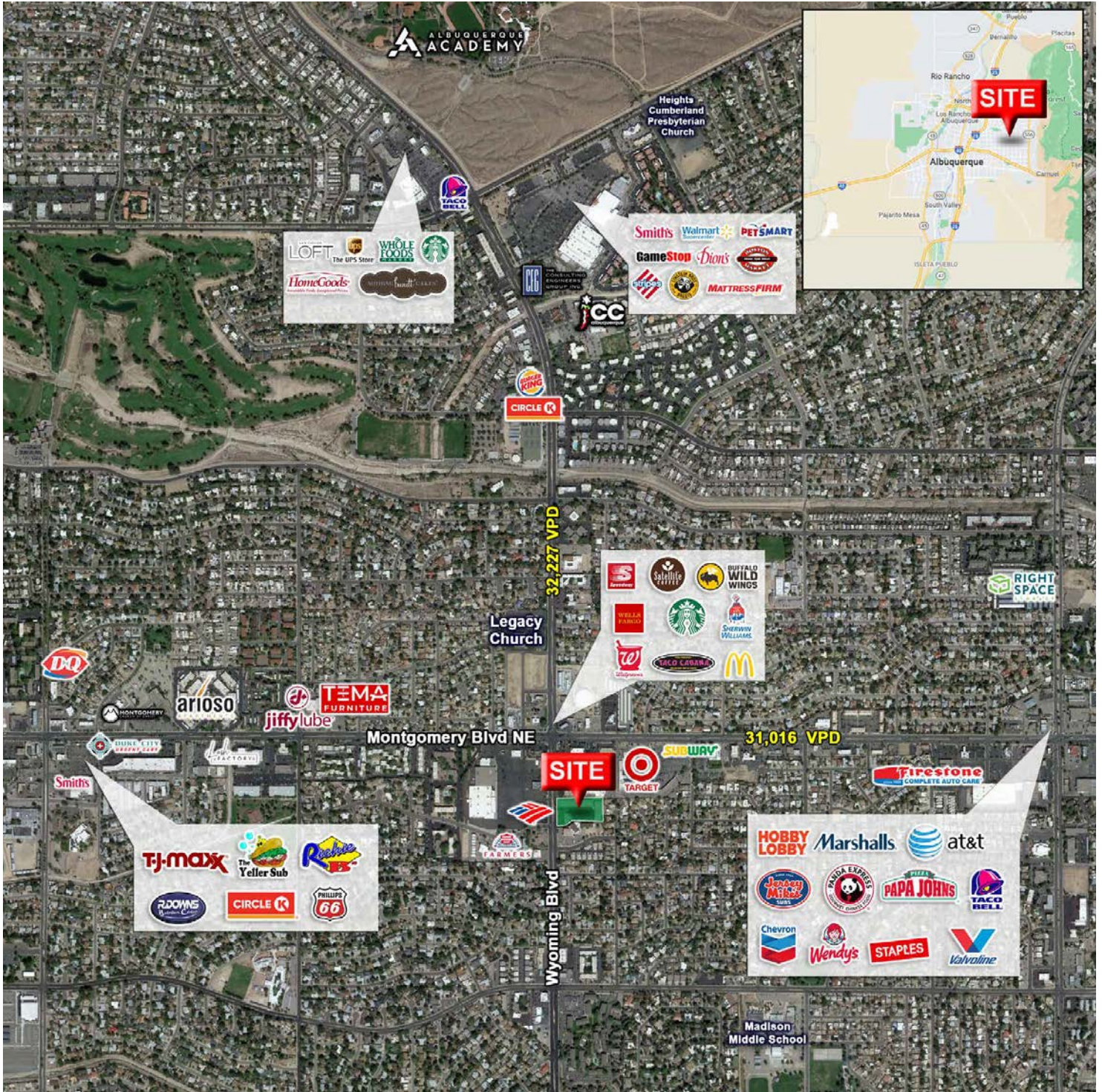
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