



LARGE TRACT IN NOB HILL

4204 LEAD AVE SE, ALBUQUERQUE, NM 87108



FOR SALE

AVAILABLE LAND

0.41 Acres

AVAILABLE SPACE

4,500 SF

PRICE

\$625,000

Daniel Kearney

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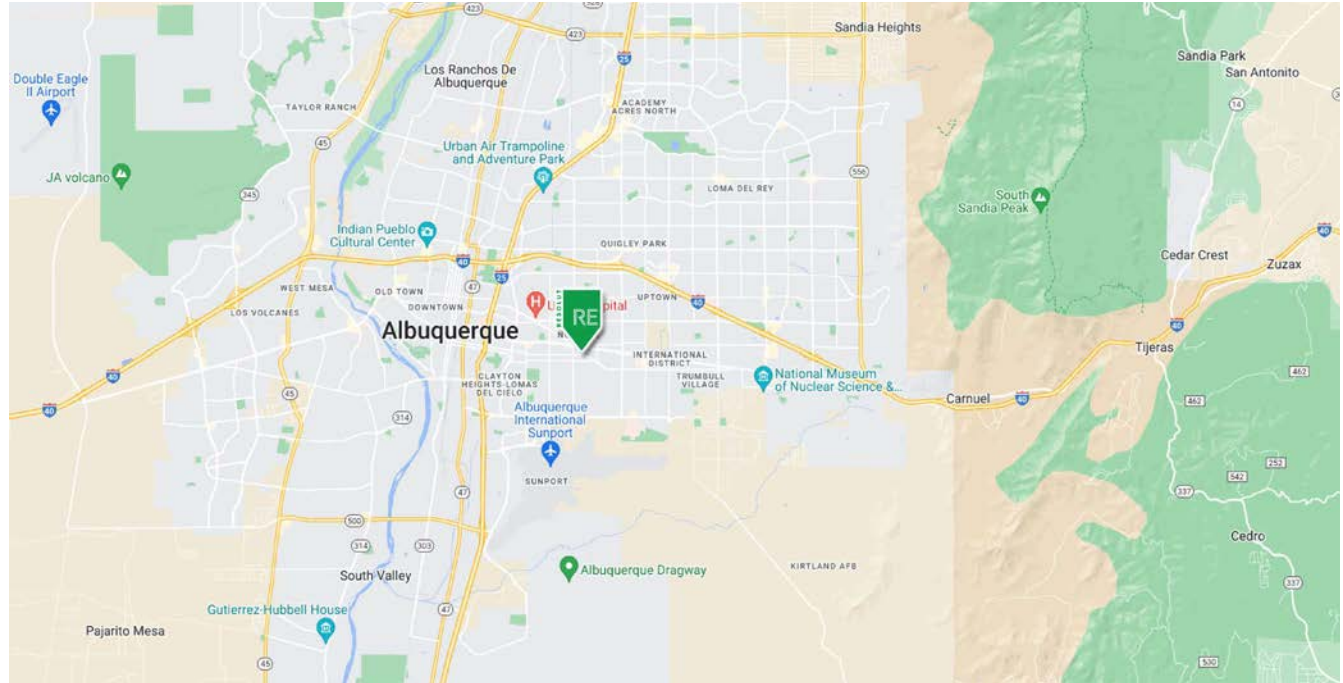
Austin Tidwell, CCIM

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PROPERTY HIGHLIGHTS

- Largest available lot for development in Nob Hill
- Property undergoing replat
- Size: 0.41 Acres (Post Replat)
- Zoning: MX-L
- Existing Buildings: 4,500 SF
- Current Plan shows Potential for 20 TownHomes on site
- Existing buildings require tenant improvements, capital improvements (HVAC, electrical, roofing, etc.) but are in relatively good condition.



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2023

 **105,160**
POPULATION
3-MILE RADIUS

 **\$73,101.00**
AVG HH INCOME
3-MILE RADIUS

 **118,215**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Lead Eastbound: 8,822 VPD
Coal Westbound: 8,597 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

The site serves as a landmark gateway to one of Albuquerque's most renowned and dynamic neighborhoods. As traffic continues to increase on the Lead/Coal thoroughfare, and demand for Multi-Family property remains extremely high in the Albuquerque MSA, and Nob Hill alike, this site is perfectly located and zoned for high density housing. There are currently 3 Buildings comprised of roughly 4,500 SF sitting on the entire site. The site is comprised of 5 independent plats, current owner is currently undergoing a replat to combine all sites, and city to vacate their existing alley/easement. Property will require some infrastructure improvements such as demolition and moving of existing gas line. Upon replat, this will be one of the largest pieces of available land to develop in the Nob Hill Submarket.

LOCATION OVERVIEW

4204 Lead is located on the Eastern side of Nob Hill, on of Albuquerque's most distinct Culture districts. The property is within walking distance to the diverse array of boutiques, art galleries, trendy cafes, and restaurants that define Nob Hill's unique character. Located less than ¼ a mile away you will find Platinum Luxury Apartments & Broadstone Nob Hill, two large apartment communities that have exceeded market rental averages year over year.

Lot Size: 0.41 Acres (Net Post Replat)

Zoning: MX-L

Submarket: Nob Hill





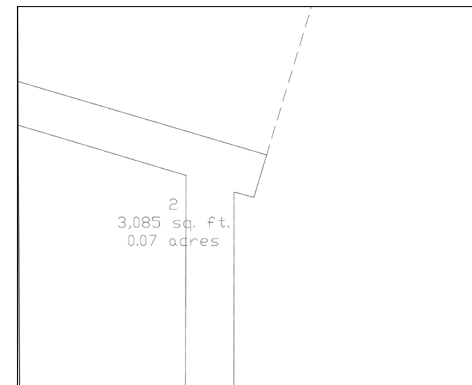
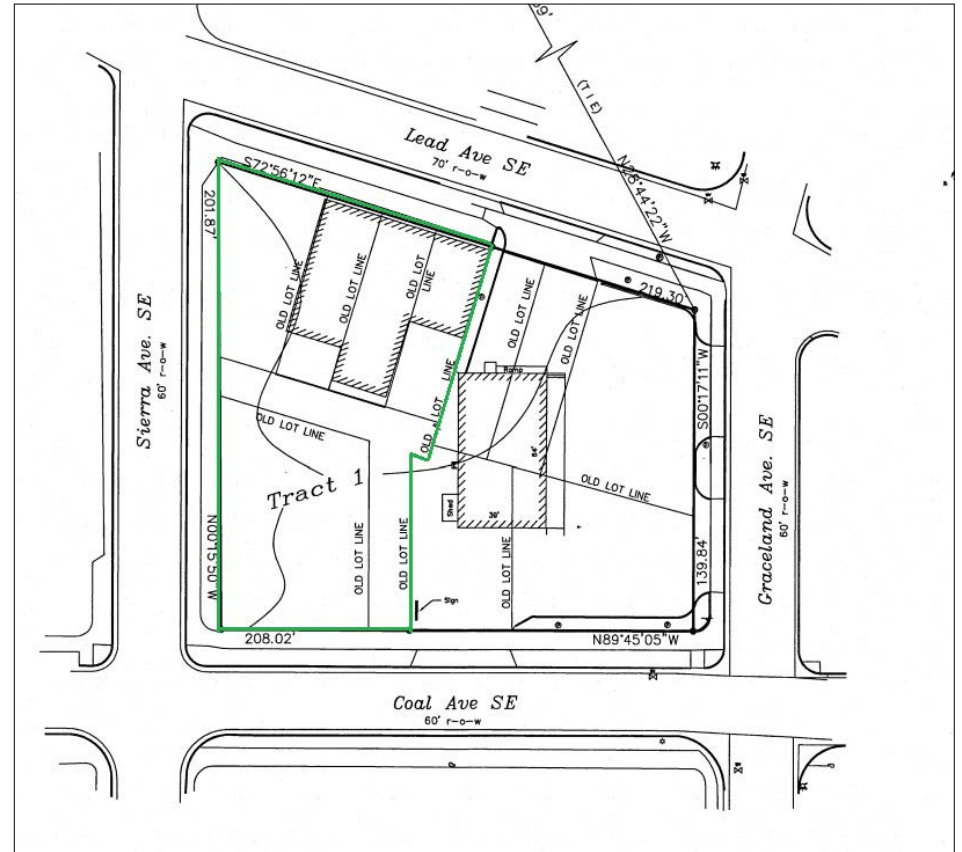
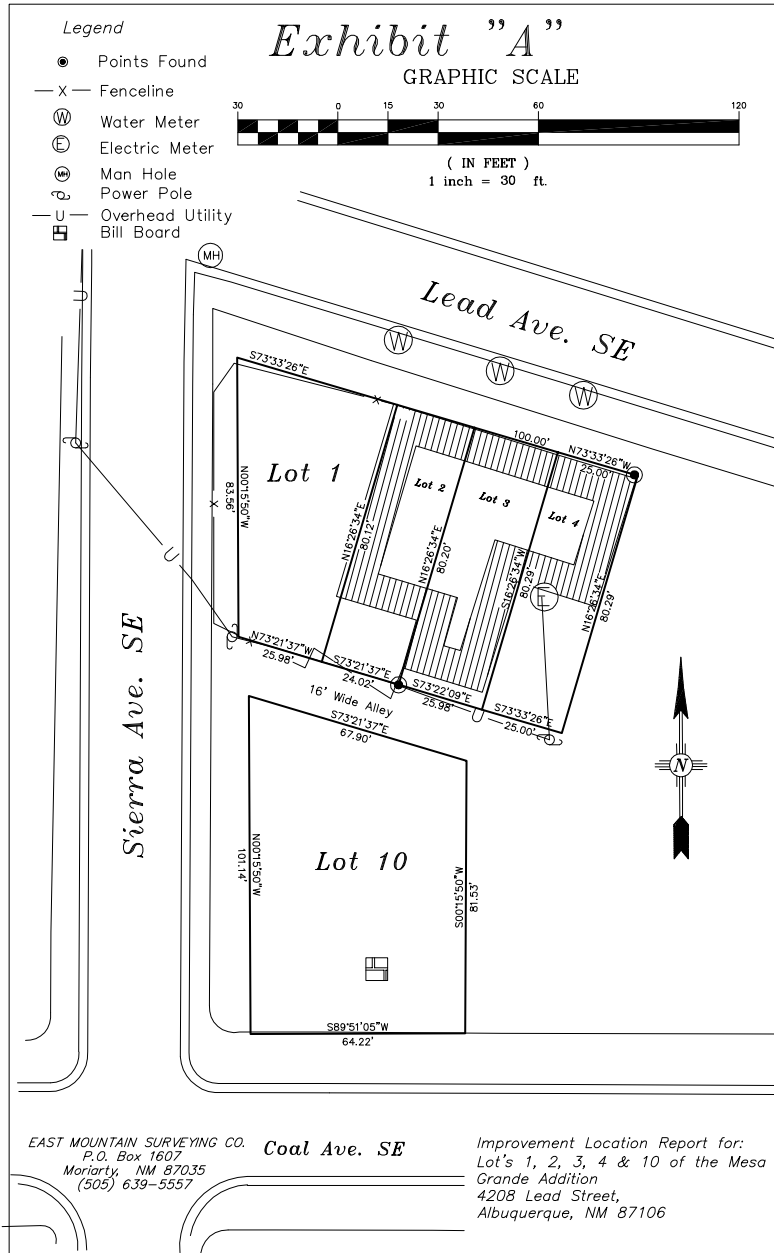




1 Site Plan
Scale: 1" = 20'-0"

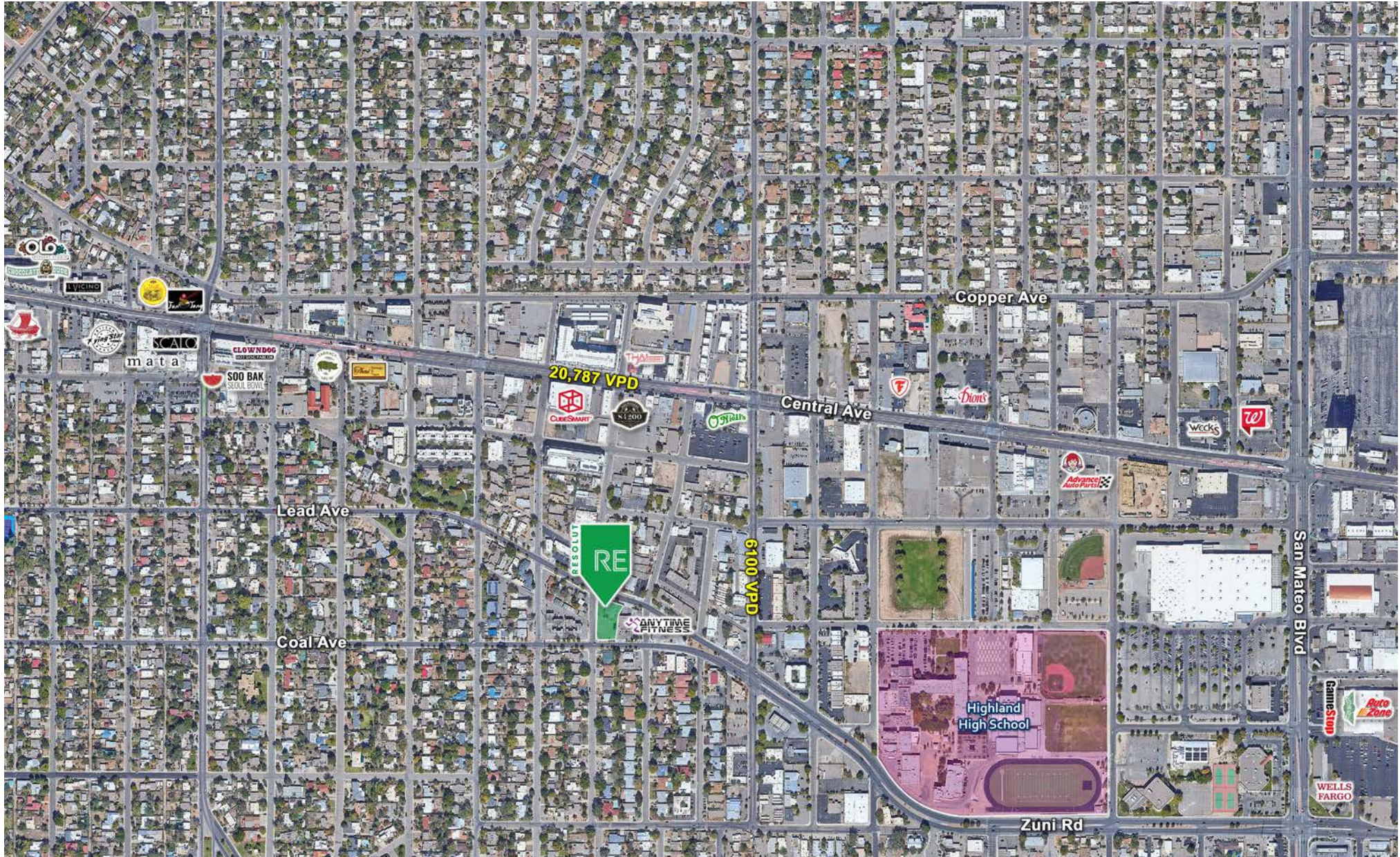


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