

TRAILHEAD AT CHAMIZAL

6518 4th St NW, Los Ranchos de Albuquerque, NM 87107

RETAIL & GROCERY
FOR LEASE



Andrea Hankins | 505.948.1885 | Andrea.Hankins@eXprealty.com

Coralee Quintana | 505.639.1266 | Coralee.Quintana@eXprealty.com

505.554.3873 | One Sun Plaza NE Suite 650 | Albuquerque, NM 87109

Disclaimer: The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.



PROPERTY OVERVIEW

| | |
|------------------------------|----------------------------|
| Build to Suit Grocery Space: | +/-10,500–16,000 SF |
| Retail Space: | +/-350–700 SF |
| Parking: | 424 Spaces upon completion |
| Lease Rates: | \$20–34 SF/YR |
| Planned Micro Restaurants: | \$1200–\$1600 mo. |
| Micro Retail: | \$975–\$1800 mo. |
| Zoning: | Village Center |

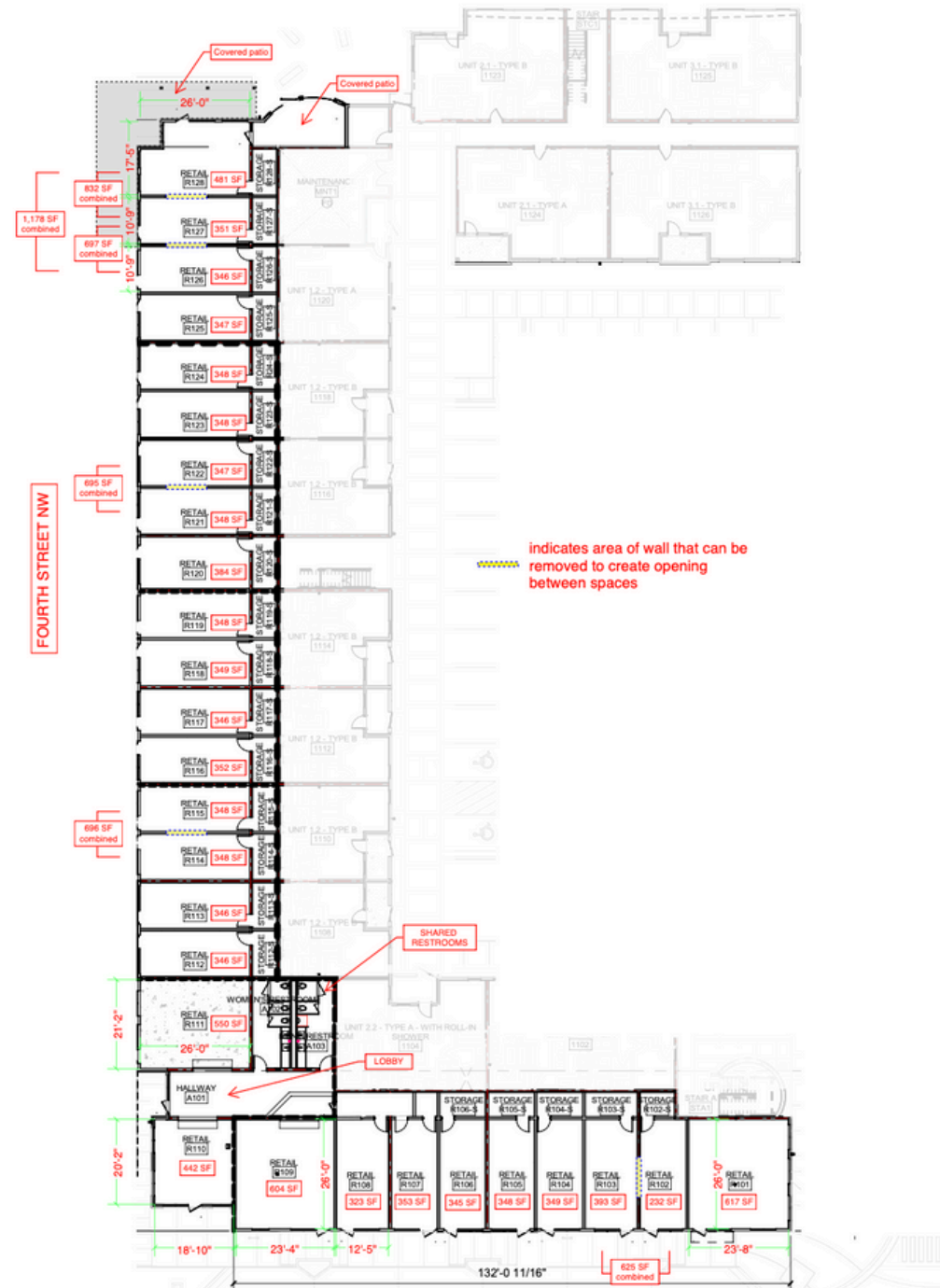
DETAILS:

- Prompt delivery for build to suit grocery space
- First generation retail spaces
- Equipped micro-restaurants planned
- Walkable Los Ranchos location
- 204 apartments onsite, 60 ADA adaptable
- Planned orchard, beehives, farm & amphitheater
- 18,500 4th St VPD
- 11,300 Osuna Blvd VPD
- 29,800 total VPD



OSUNA ROAD NW

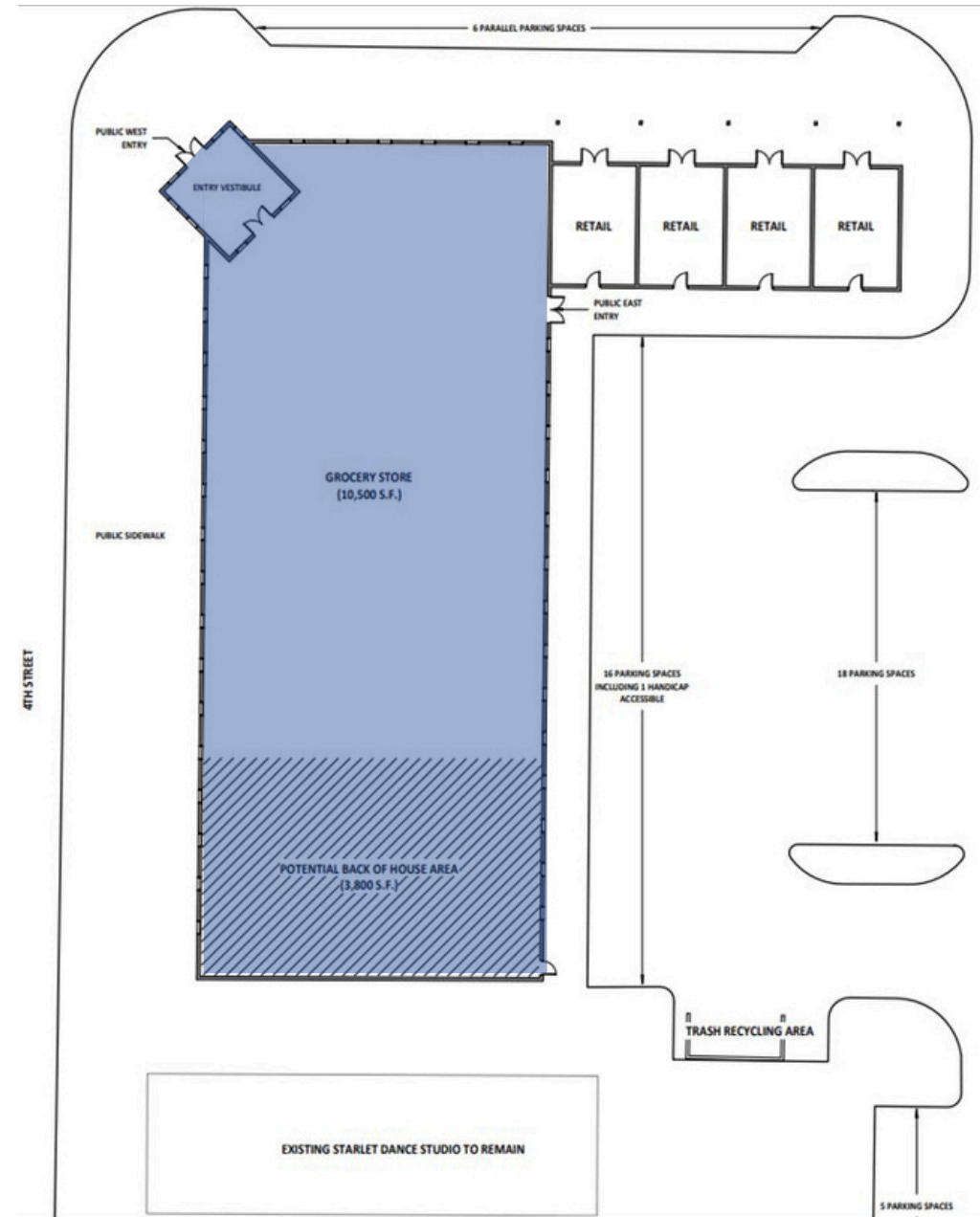
- +/-350 SF move-in ready micro-retail
- Up to 1,800 SF build to suit
- Locations facing 4th Street available



GROCERY CONCEPT

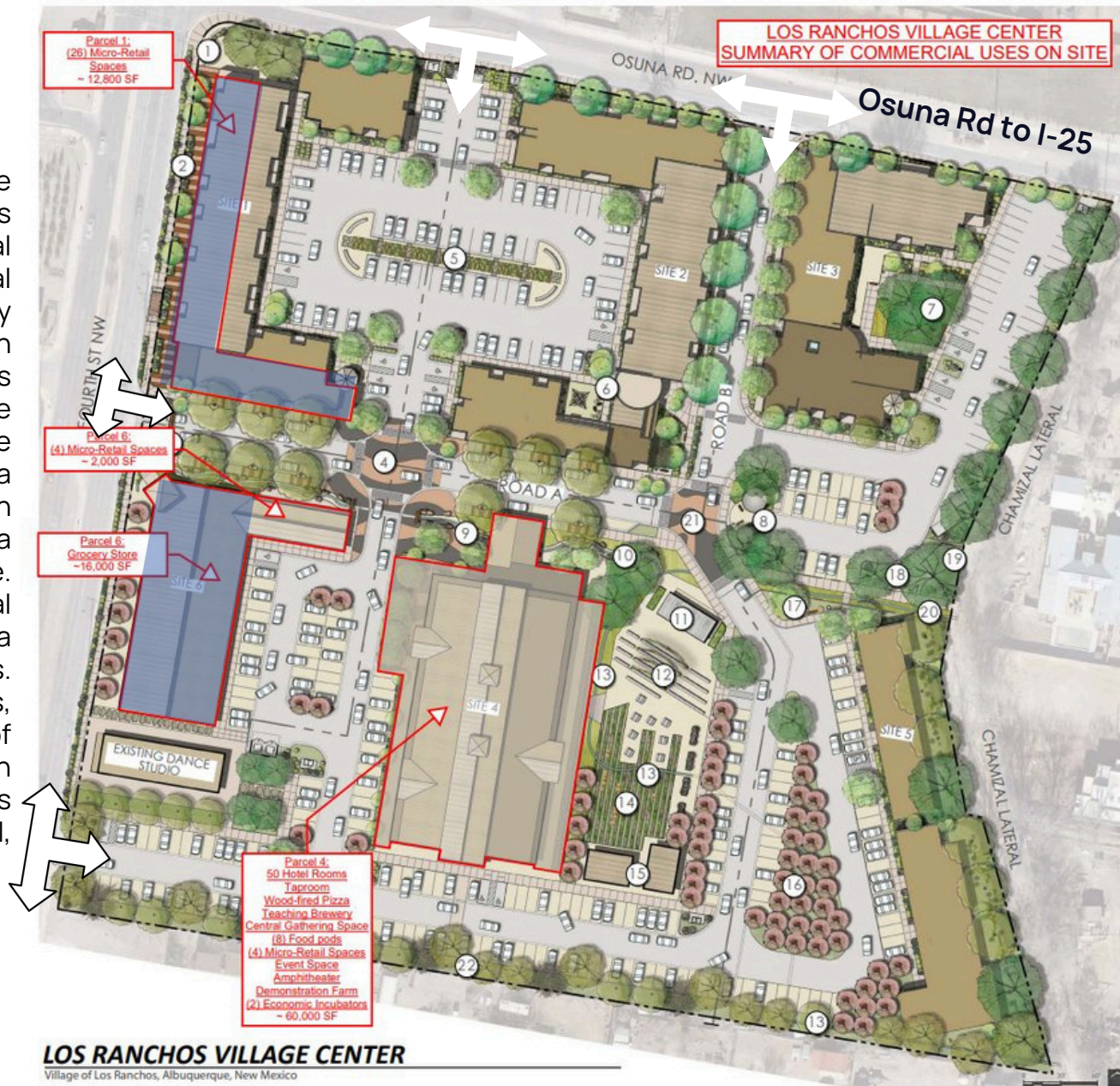
DETAILS:

- +/-10,500-16,000 SF build to suit
- Prompt delivery for grocery anchor
- Ample parking
- Adjacent retail spaces
- Entry from 4th Street or from parking lot

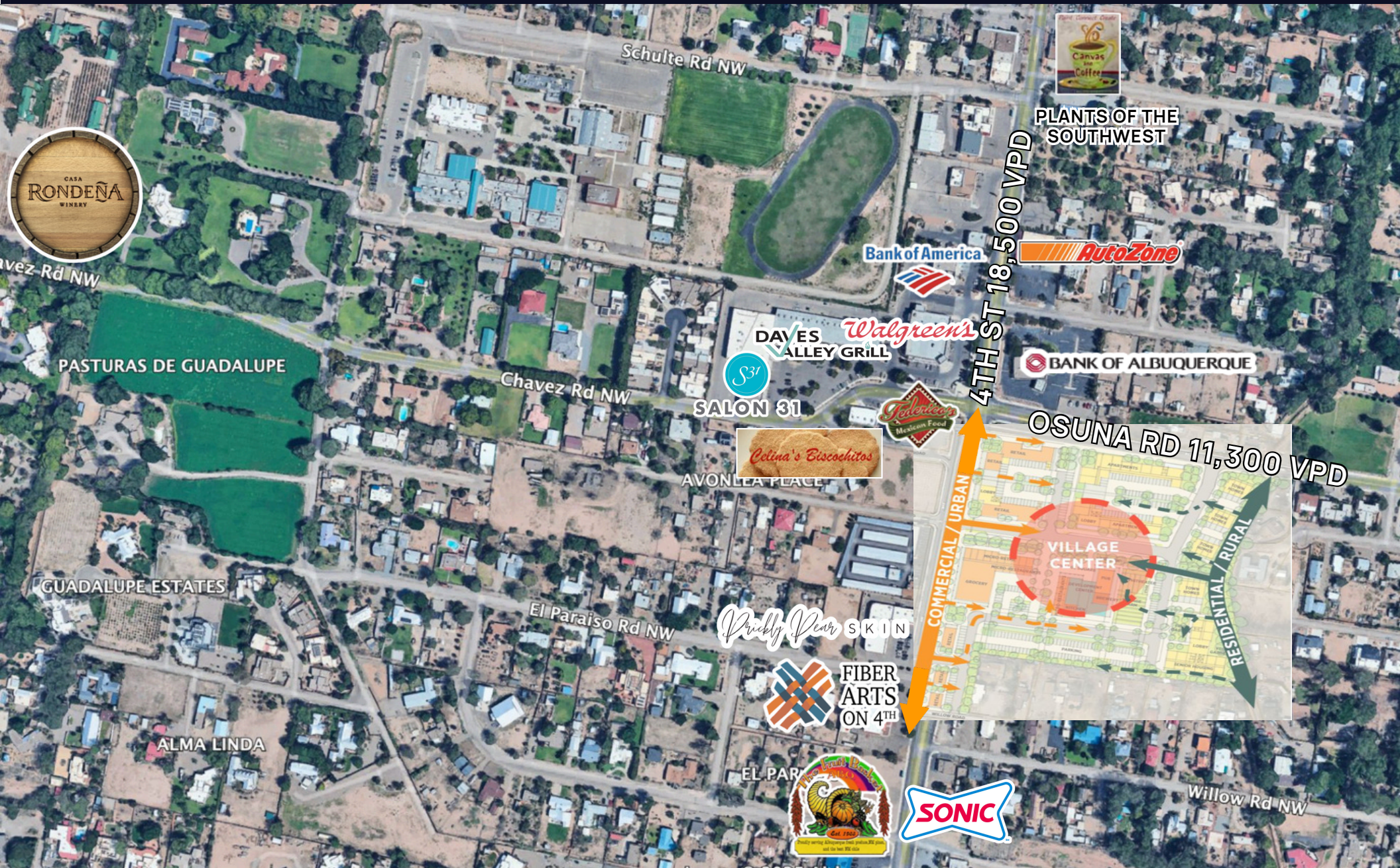


SITE PLAN

eXp Realty is proud to be the exclusive representative of this wonderful Trailhead at Chamizal development on the historic royal road from Santa Fe to Mexico City known now as north 4th Street in Albuquerque. This new Los Ranchos project offers beautiful affordable and ADA apartments. The development will include shops, a village farm, bees, restaurants, an amphitheatre, micro-retail, a brewery, hotel and much more. Surrounded by Los Ranchos local dining and shopping, this is a wonderful place to do business. Area tenants include Walgreens, Bank of America, Bank of Albuquerque, Federico's Mexican Food, Autozone, Vernon's Steakhouse, El Camino Motor Hotel, Casa Rondeña Winery and more...



TRADE AREA





DEMOGRAPHICS

Population

| | |
|---------|---------|
| 1 Mile | 16,100 |
| 3 Miles | 108,700 |
| 5 Miles | 330,100 |

Age

| | |
|------------|--------|
| Median Age | 41 |
| Under 20 | 70,200 |
| 25 - 45 | 93,100 |
| 45 - 65 | 82,400 |
| Over 65 | 53,600 |

Household Income

| | |
|---------------|----------|
| Median Income | \$66,000 |
| 2028 Estimate | \$80,400 |
| \$25k - 50k | 28,100 |
| \$50k - 75k | 43,400 |
| Over \$100k | 46,600 |

Employees

| | |
|----------------|--|
| Total | 276,000 |
| Top Industries | Management, Business, Science, Arts, Educational Services, Health Care |

Housing Occ. Ratio

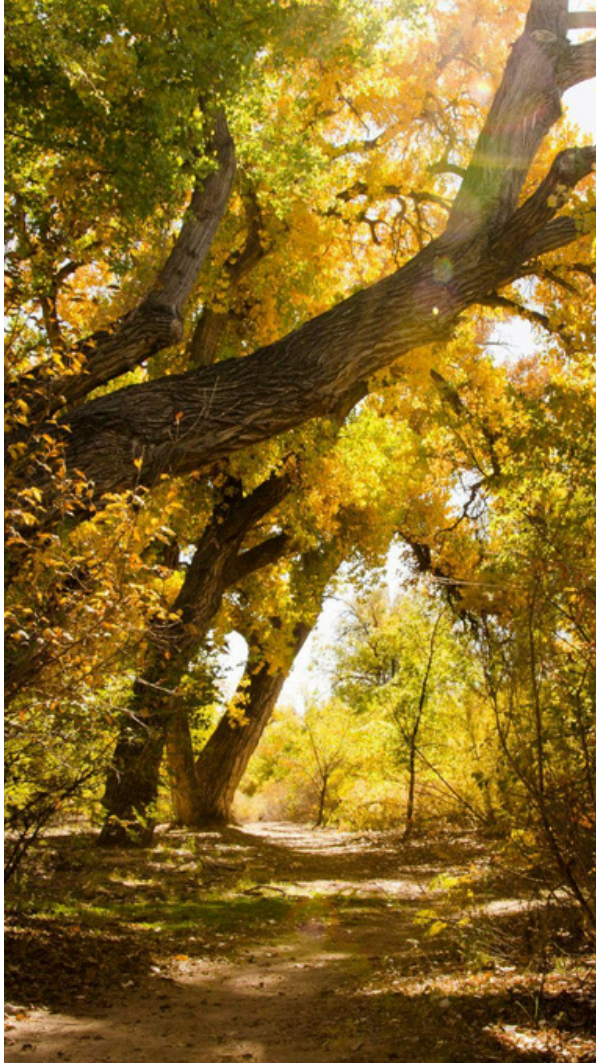
| | |
|----------|---------|
| Occupied | 146,300 |
| Vacant | 10,000 |



4th & Osuna Rendering



LOCATION SUMMARY: LOS RANCHOS



The area containing the Village of Los Ranchos has been settled for at least 2,500 years. During the Spanish Colonial period, there were a series of adobe villages scattered throughout the North Valley, including a community settled around a small plaza called San Jose de Los Ranchos. After New Mexico became United States territory, this community was actually the Bernalillo County seat from 1850 to 1854. Los Ranchos and the North Valley were historically agricultural settlements. By 1920, however, much land was out of production because of recurrent flooding and poor drainage. In response to this problem, the Middle Rio Grande Conservancy District was formed in the 1920's to implement drainage and flood control improvements in the area. A vast system of levees, ditches, laterals, drains and canals was created. Besides improving the situation for agriculture, this opened the area to increased development. Thus, when World War II and its aftermath brought a population explosion in the Albuquerque region, the Los Ranchos area became ripe for development associated with the growth boom. Concern over this growth on the part of local residents helped lead to the incorporation of the modern Village of Los Ranchos in the late 1950's. The Village of Los Ranchos is an incorporated municipality, which was formed under the laws of the State of New Mexico on December 29, 1958. The original Los Ranchos town site in 1958 was located between Guadalupe Trail and Rio Grande, north of Chavez, and south of Los Ranchos. The character of the community was largely homogeneous, rural and agricultural. Over the past 40 years, additional territory has been annexed into the Village. During that time, the Village has lost considerable open expanses and agricultural usage to residential development. The Village has more than tripled in population since 1970. The 2010 population of Los Ranchos was about 6,000. <http://losranchosnm.gov/history>

