

THE FALLS

3771 NM 528, ALBUQUERQUE, NM 87114

FOR SALE
OR LEASE



DETAILS

- » 10,000± Square Feet
- » 1.87 Acres
- » Lease: \$25.00 NNN
- » Sale: \$2,500,000

FEATURES

- » Zoned NR-BP
- » Ideal for restaurant, retail, brew pub & medical
- » Outstanding proximity to the Coors Corridor & Cottonwood Mall Trade Area
- » Approximately 8/1000 Parking

CONTACT

STACEY NENNINGER

✉ stacey@argusinvestmentrealty.com
☎ 505.855.7608

SCOTT THROCKMORTON, SIOR

✉ scott@argusinvestmentrealty.com
☎ 505.855.7602

FOR LEASE | 3771 NM 528, ALBUQUERQUE, NM 87114

ARGUSINVESTMENTREALTY.COM



THE FALLS

3771 NM 528, ALBUQUERQUE, NM 87114

FOR SALE
OR LEASE



FOR LEASE | 3771 NM 528, ALBUQUERQUE, NM 87114

ARGUSINVESTMENTREALTY.COM



THE FALLS

SITE PHOTOS

FOR SALE
OR LEASE



FOR LEASE | 3771 NM 528, ALBUQUERQUE, NM 87114

ARGUSINVESTMENTREALTY.COM



THE FALLS

SITE PHOTOS

FOR SALE
OR LEASE



FOR LEASE | 3771 NM 528, ALBUQUERQUE, NM 87114

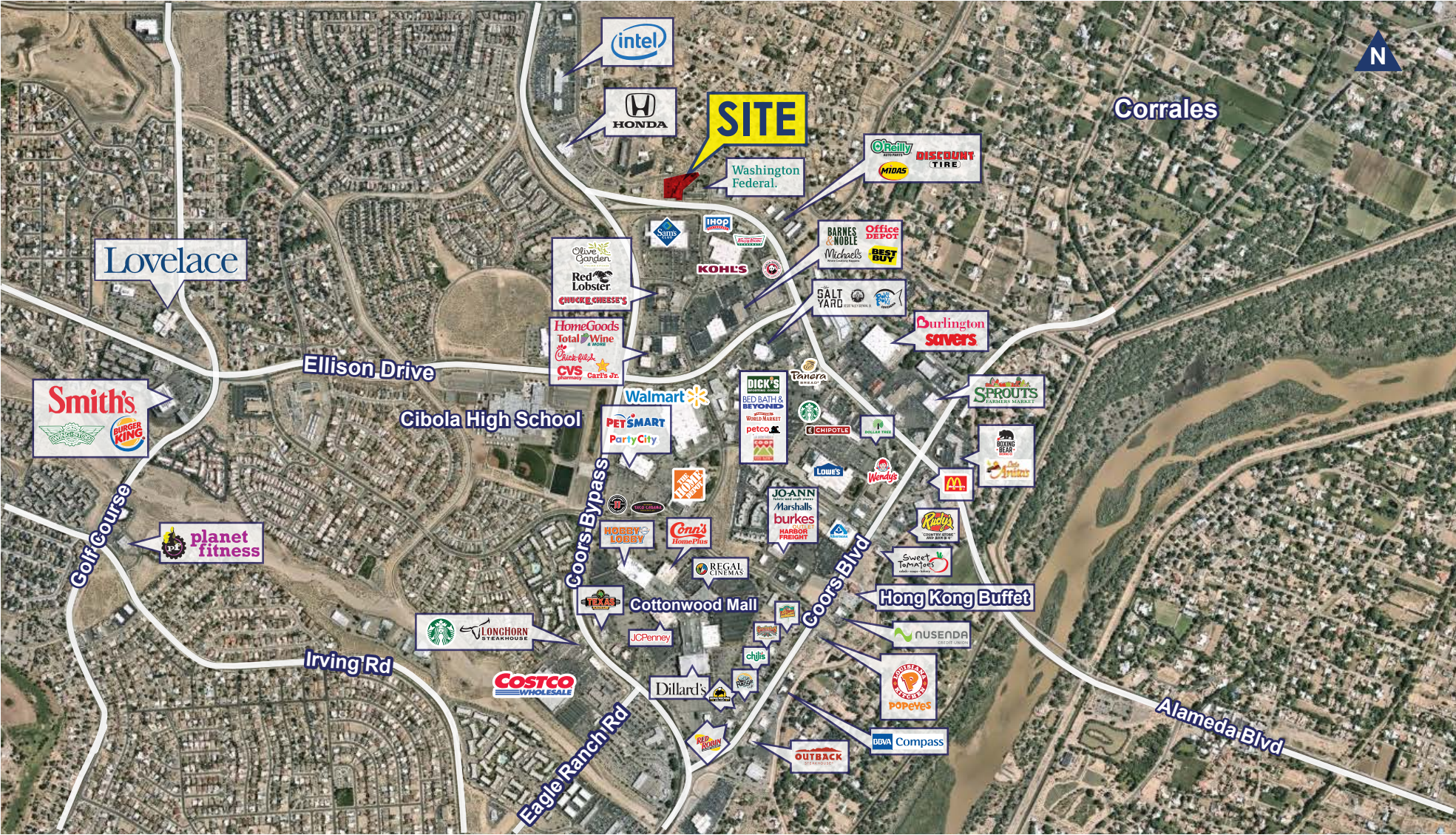
ARGUSINVESTMENTREALTY.COM



THE FALLS

3771 NM 528, ALBUQUERQUE, NM 87114

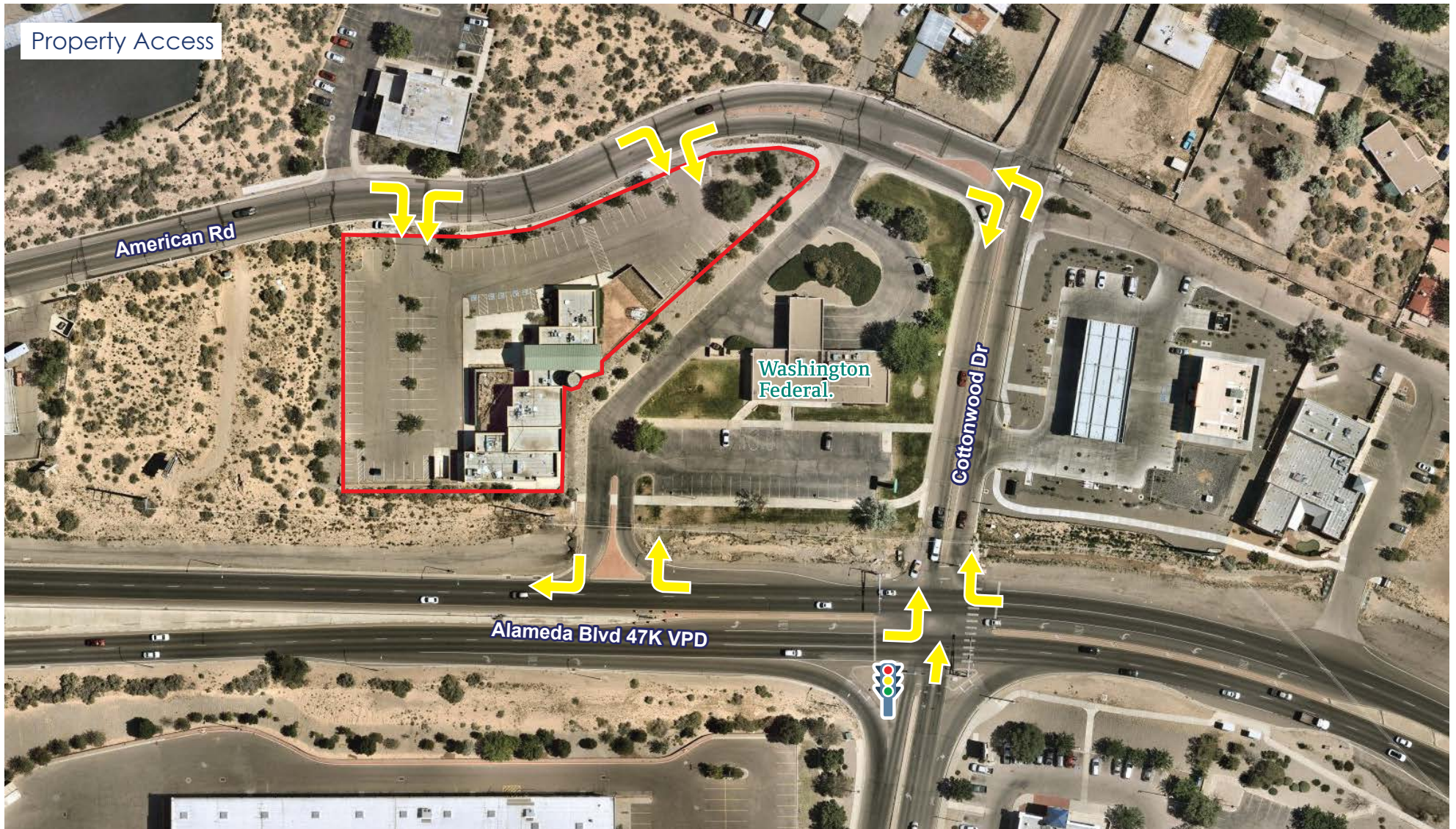
FOR SALE
OR LEASE



THE FALLS

3771 NM 528, ALBUQUERQUE, NM 87114

FOR SALE
OR LEASE



FOR LEASE | 3771 NM 528, ALBUQUERQUE, NM 87114

ARGUSINVESTMENTREALTY.COM



THE FALLS

3771 NM 528, ALBUQUERQUE, NM 87114

FOR SALE
OR LEASE



FOR LEASE | 3771 NM 528, ALBUQUERQUE, NM 87114

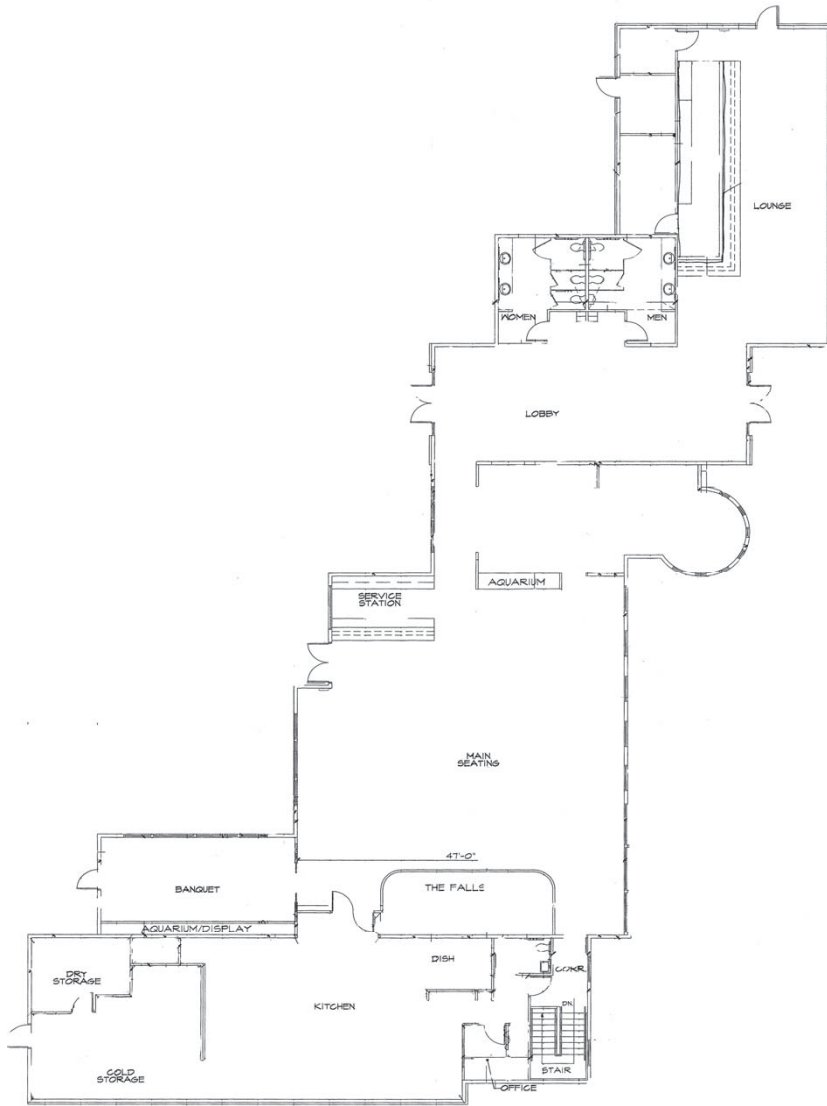
ARGUSINVESTMENTREALTY.COM



THE FALLS

SITE PLAN

FOR SALE
OR LEASE



FOR LEASE | 3771 NM 528, ALBUQUERQUE, NM 87114

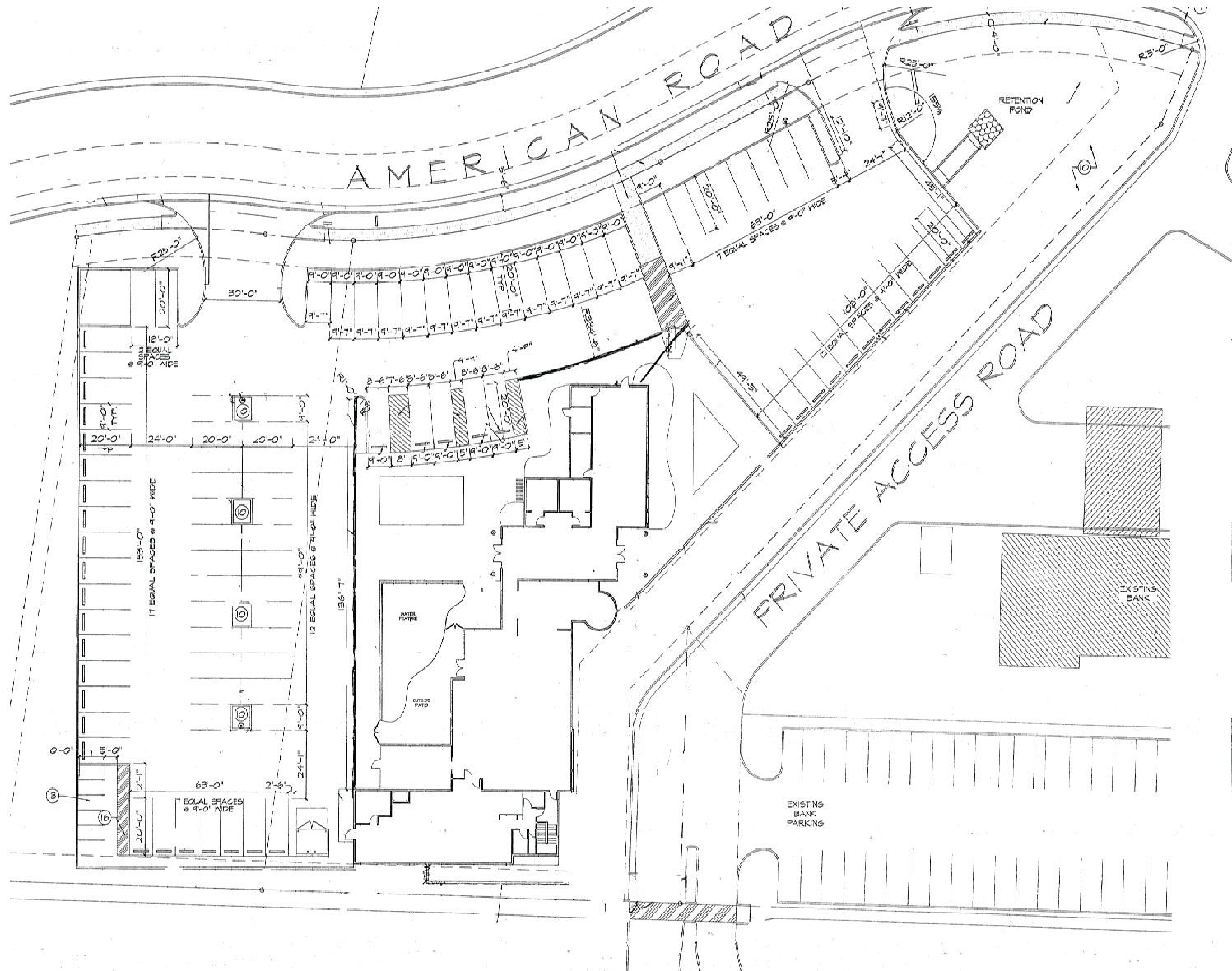
ARGUSINVESTMENTREALTY.COM



THE FALLS

SURVEY

FOR SALE
OR LEASE



FOR LEASE | 3771 NM 528, ALBUQUERQUE, NM 87114

ARGUSINVESTMENTREALTY.COM



THE FALLS

DRIVE TIME DEMOGRAPHICS

FOR SALE
OR LEASE



5 MINUTE DRIVE TIME



Population - 19,672



Avg HH Income - \$74,774



10 MINUTE DRIVE TIME



Population - 92,313



Avg HH Income - \$79,592



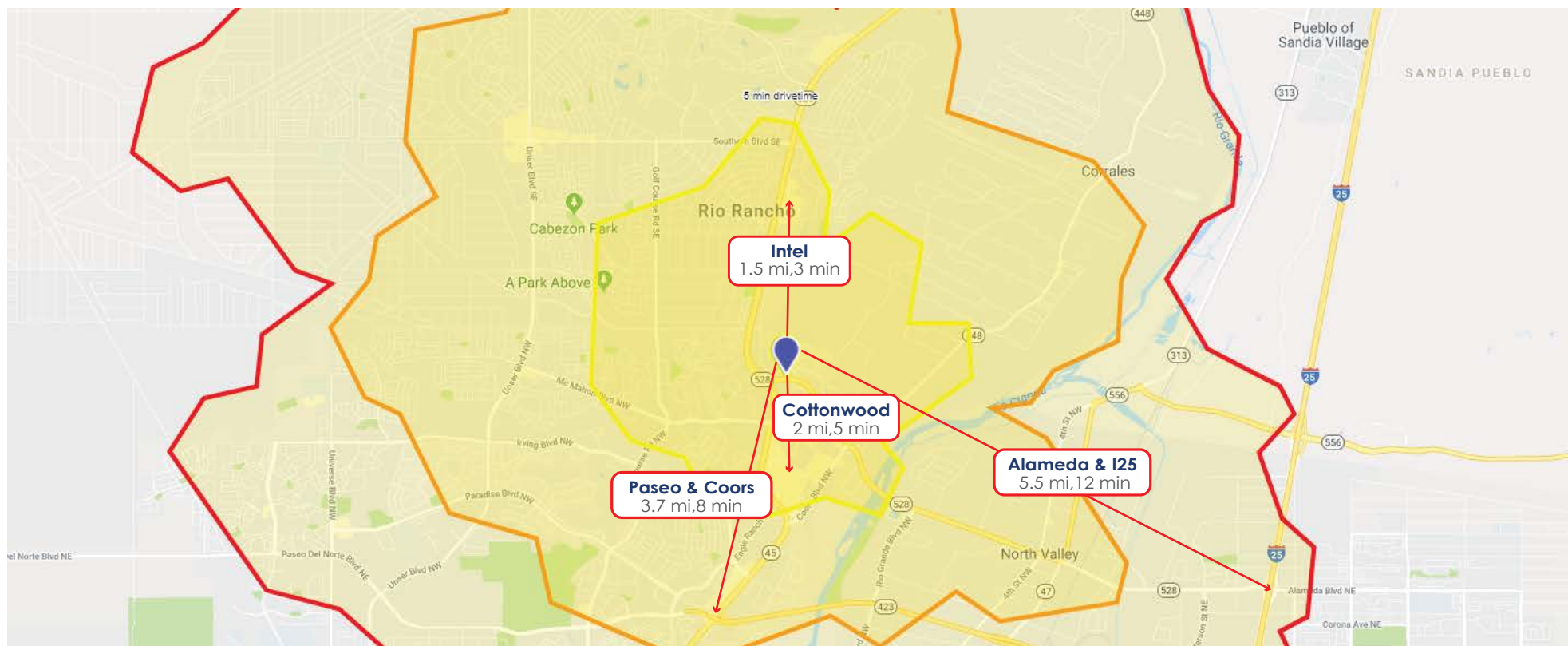
15 MINUTE DRIVE TIME



Population - 164,427



Avg HH Income - \$83,763



FOR LEASE | 3771 NM 528, ALBUQUERQUE, NM 87114

ARGUSINVESTMENTREALTY.COM

