

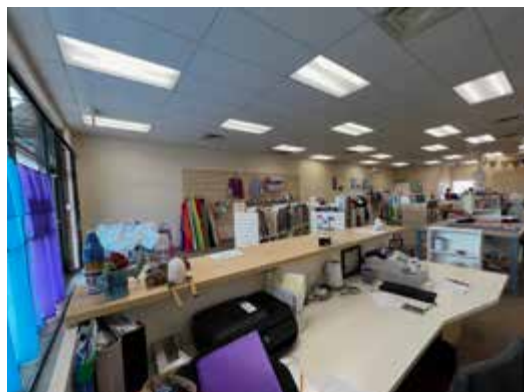


Retail Space in Midtown

FOR LEASE

4401 Cutler Ave NE, Suite C

Albuquerque, NM 87110



LOCATION

- Located at Washington and Cutler across from the Pavilions at San Mateo

AVAILABLE

- Suite C - 1,500± SF
- Lease rate \$13.00/SF
- Modified Gross - Tenant pays Gas, Electric and Janitorial

FEATURES

- Located across from The Pavilions
- Refrigerated air conditioning
- Building and street signage
- Great tenant mix
- Zone NR-C
- Parking 4.5/1,000

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

CONTACT

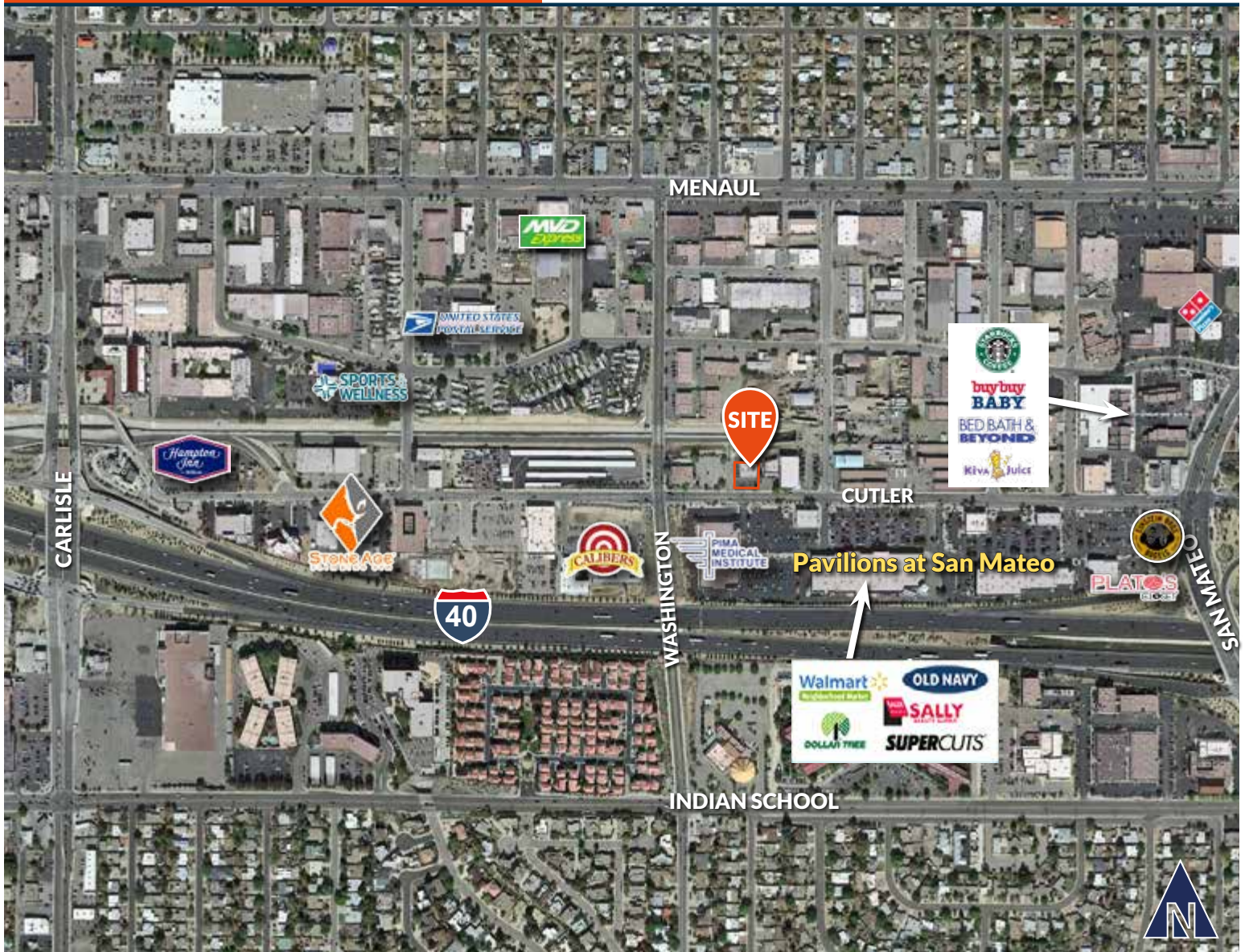
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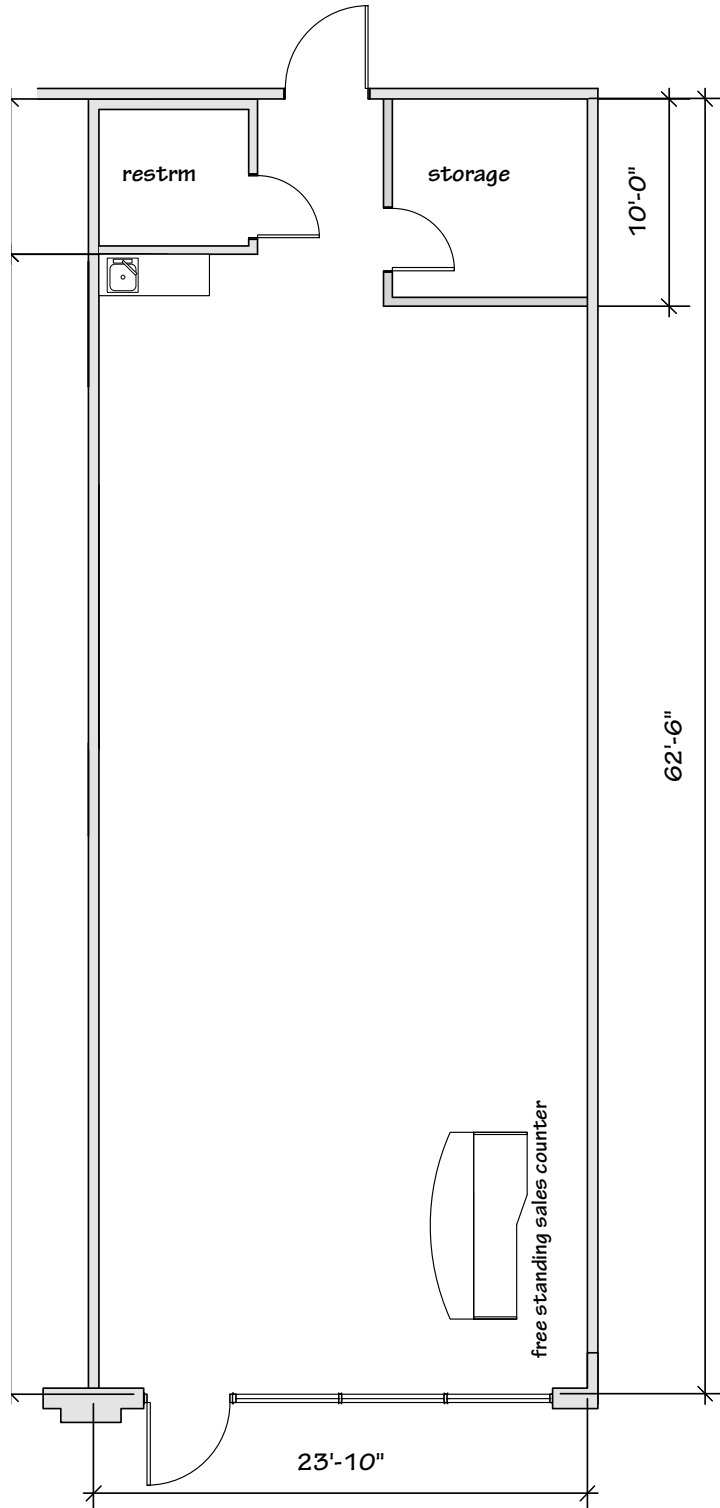


Aerial Map



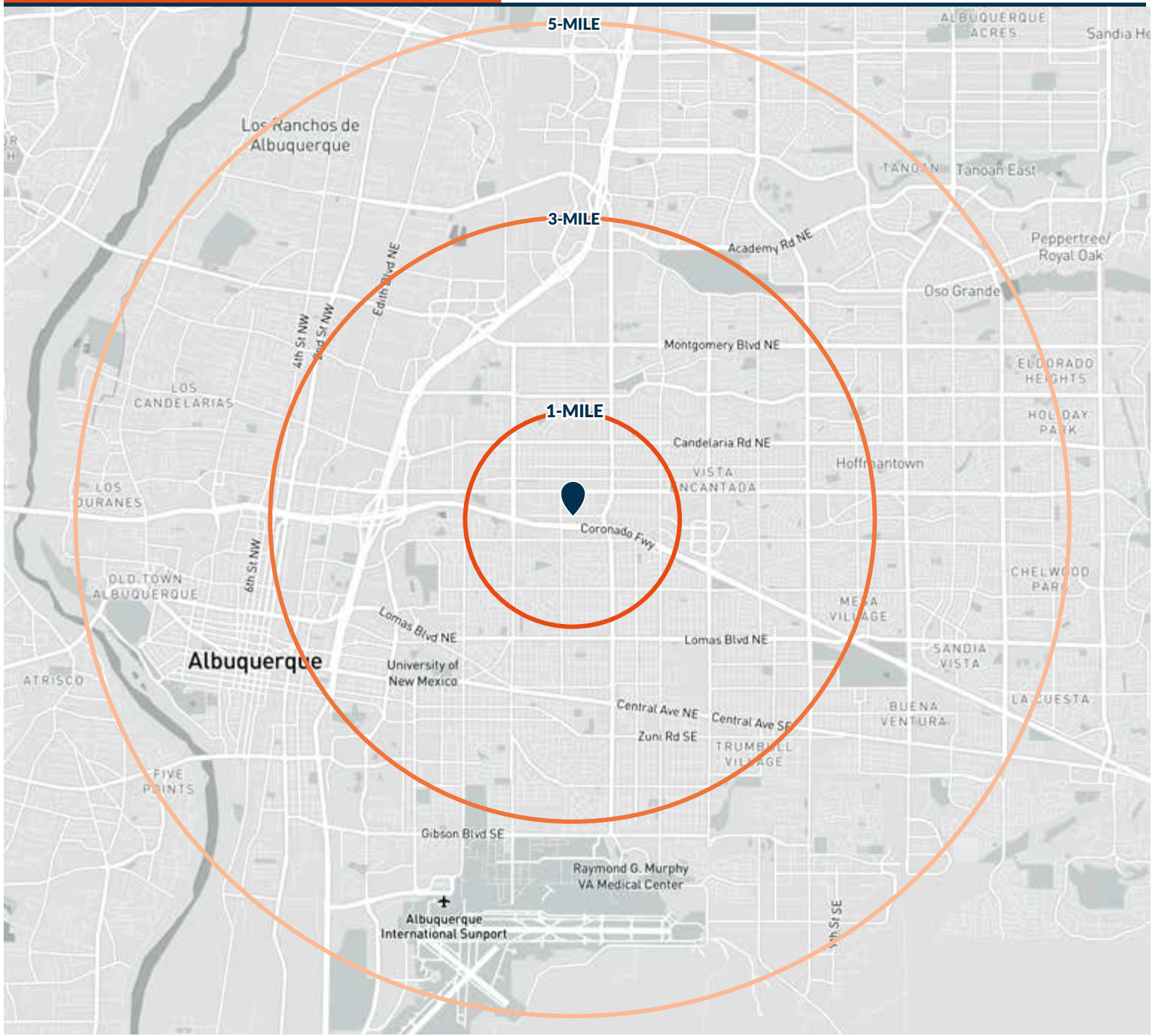


Floor Plan Suite C





Demographics



2020 SUMMARY (ESRI®)	1-MILE	3-MILE	5-MILE
Population	12,538	122,087	291,630
Median Age	39.7	36.2	38.1
Families	2,826	25,120	64,796
Average Household Size	2.19	2.10	2.19
Median Household Income	\$53,231	\$39,433	\$43,780
Average Household Incomes	\$76,969	\$62,016	\$67,477



Property Information

PROPERTY TYPE	Retail
ADDRESS	4401 Cutler NE, Suite C, Albuquerque, NM 87110
CROSS STREETS	Cutler and Washington

Property Details

BUILDING SIZE (SF)	4,500 SF
LOT SIZE	0.35 AC
STORIES	1
CONSTRUCTION TYPE	Block
CONDITION	Good
ROOF COVERING	Flat
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1998
ZONING	NR-C

Suite C Details

AVAILABLE SF	1,500±
RENT PER MONTH	\$1,625
LEASE TYPE	Modified Gross
LEASE RATE	\$13.00/SF
RESTROOMS	1
HEAT TYPE	Central - Natural Gas
AC TYPE	Refrigerated AC
LIGHTING	Fluorescent
PARKING	4.5/1,000

Notes: Great location across from the Pavilions at San Mateo. Easy access to I-40. Great mix of tenants in area. Space features refrigerated air conditioning. Building and street signage available.

Tenant's Responsibilities: Tenant pays gas, electric and janitorial

Landlord's Responsibilities: Structural, roof repairs and common area maintenance

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