

For Lease

# Coors Central Shopping Center

**Smith's** GROCERY STORE ANCHORED

111 Coors Blvd. NW | Albuquerque, NM 87121

NWC Central Ave. & Coors Blvd. NW



**AVAILABLE**  
±2,633 SF - ±5,633 SF



**LEASE RATE**  
See Advisors

- Great visibility from Coors & Central with 57,500 cars per day
- Abundant parking
- Multiple full-access points
- Monument signage available
- Great mix of national and local tenants
- IDO Zoning: MX-M

**NA SunVista**

got space™

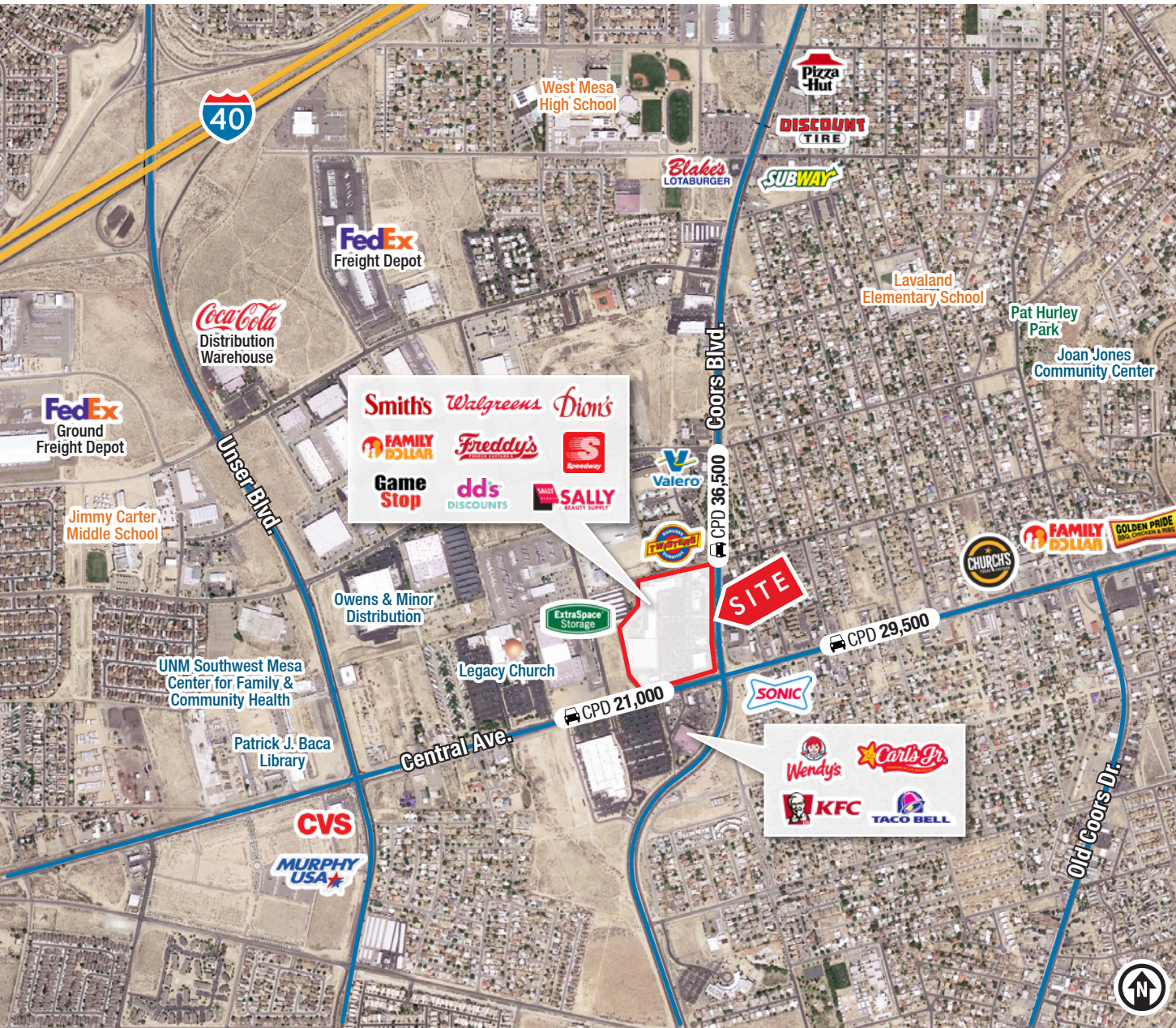
**Randall Parish**  
randall@sunvista.com  
505 338 4110

**John Algermissen**  
johna@sunvista.com  
505 998 5734

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## COORS CENTRAL SHOPPING CENTER

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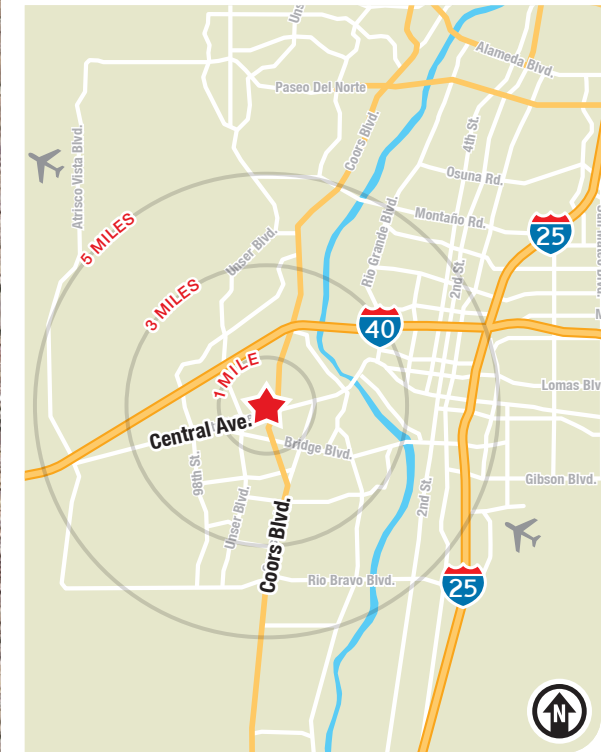
### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,633	114,538	208,383
Average HH Income	\$59,581	\$74,541	\$75,284
Daytime Employment	4,424	21,951	83,314

2022 Forecasted by Esri

**HUB Zone** For Small Companies in Historically Underutilized Business Zones

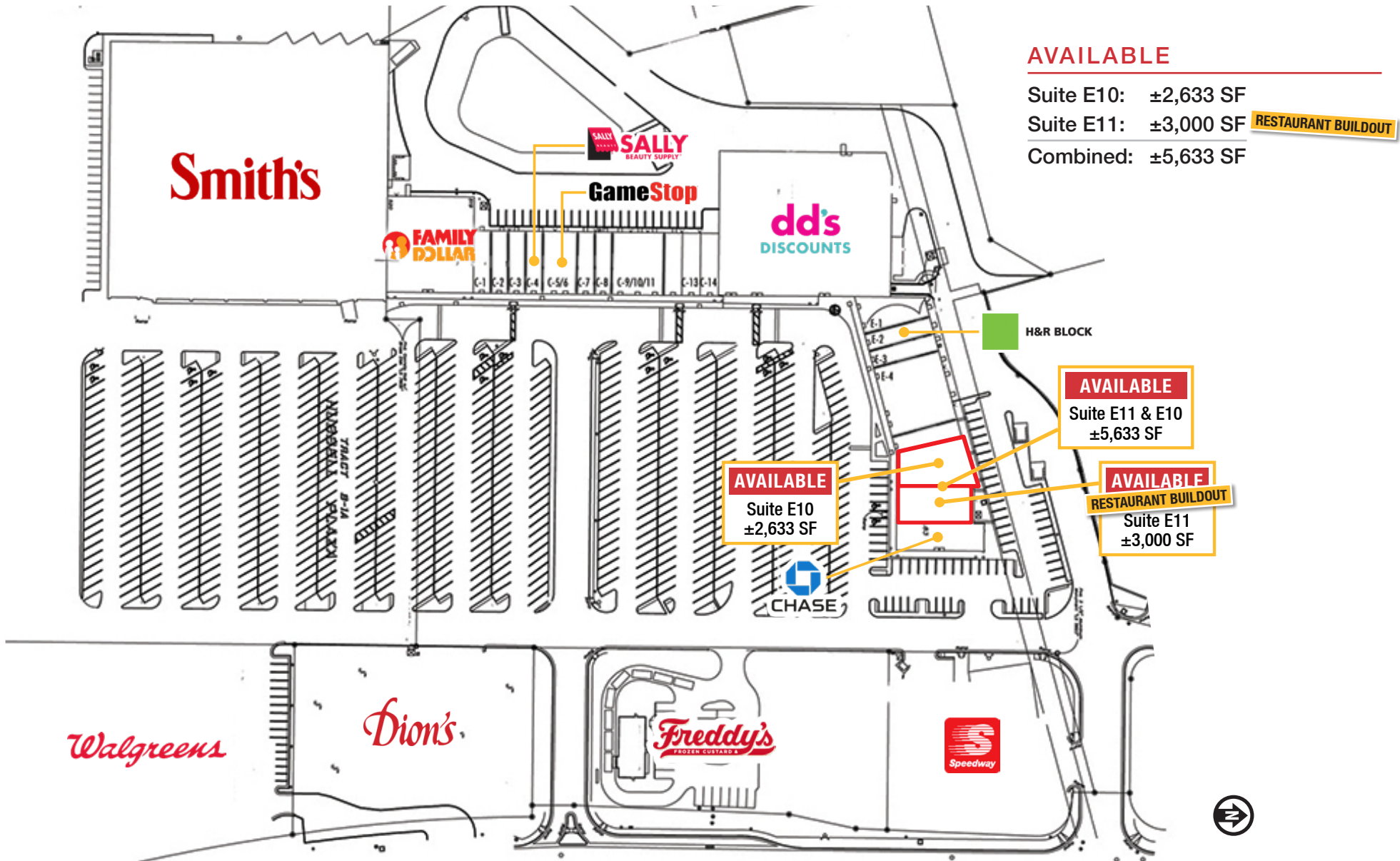
**Opportunity Zone** A New Way to Finance



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## AVAILABLE

Suite E10: ±2,633 SF

Suite E11: ±3,000 SF **RESTAURANT BUILDOUT**

Combined: ±5,633 SF

## AVAILABLE

Suite E11 & E10  
±5,633 SF

## AVAILABLE

**RESTAURANT BUILDOUT**  
Suite E11  
±3,000 SF

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# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

### ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



**936,582**  
Albuquerque Metro Population



**The Largest**  
City in the State



### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.