Retail Endcap on Coors Blvd.

EXCELLENT VISIBILITY TO 57,200 CARS PER DAY

3200 Coors Blvd. NW | Albuquerque, NM 87120

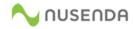
NEQ Coors Blvd. & Redlands Rd. NW



AREA RETAILERS INCLUDE:















AVAILABLE Suite A: ±1,791 SF



LEASE RATE See Advisor

- On Coors Blvd. just one mile from I-40
- Excellent visibility
- Huge car counts: ±57,200 cars per day
- Great pylon signage
- Includes fixtures, furniture & equipment
- IDO Zoning: MX-L



got space

Randall Parish

RETAIL ENDCAP ON COORS BLVD.

3200 Coors Blvd. NW | Albuquerque, NM 87120









505 235 9347

RETAIL ENDCAP ON COORS BLVD.

3200 Coors Blvd. NW | Albuquerque, NM 87120





505 235 9347

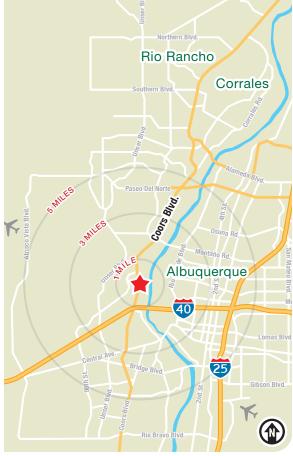
RETAIL ENDCAP ON COORS BLVD.

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LOCATION Demographics 1 mile 3 mile 5 mile Total 10,792 88,303 197,865 Population Average \$81,806 \$93,267 \$88,804 HH Income Daytime 4,250 23,727 118,383 Employment

2023 Forecasted by Esri





Randall Parish

randall@sunvista.com 505 338 4110 Ethan Melvin ethan@sunvista.com 505 235 9347

Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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.



923,076 Albuquerque

Albuquerqu Metro Population



The Largest City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



566,387



241,133



\$92,972



\$52,179



21,085Total Businesses



291,840 Total Employees

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

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE



A Low Crime Rates

Excellent Public Education System

Diverse Housing Options

Growing List of Quality-of-Life Amenities





WESTSIDE GROWTH

Farmington

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal coursel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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