

For Lease

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

NAI SunVista

got space™

Randall Parish
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505 235 9347

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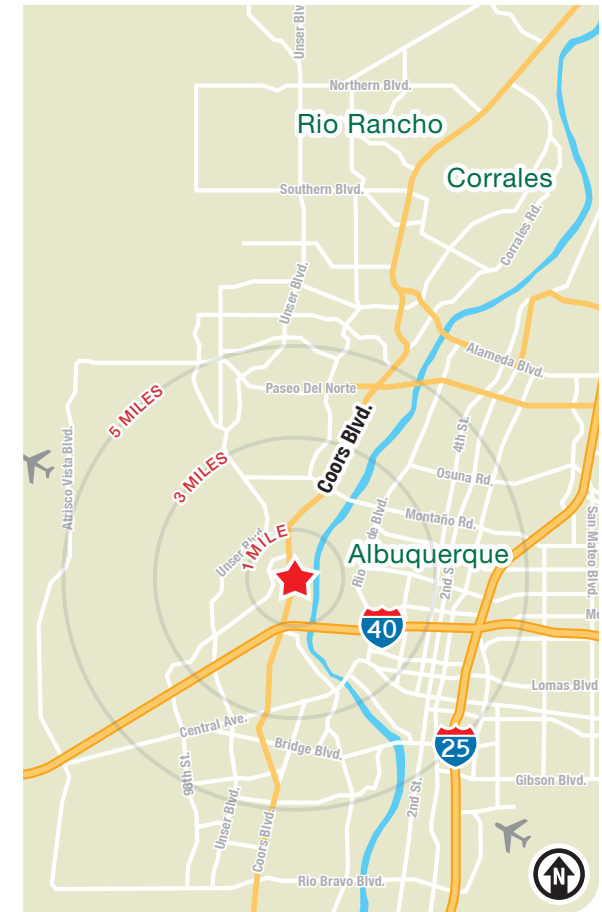
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LOCATION

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

2023 Forecasted by Esri



NAI SunVista

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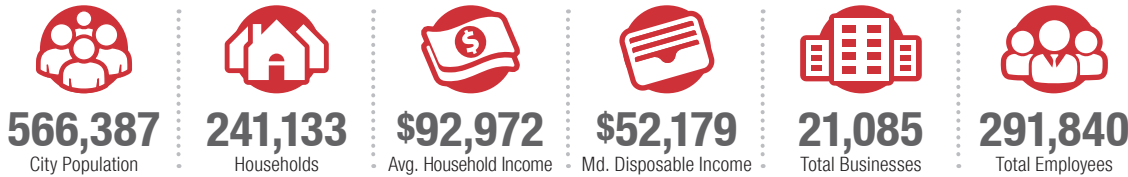
Albuquerque

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



923,076
Albuquerque Metro Population








The Largest
City in the State



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 Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

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.