

For Lease

Retail Suites on Coors Blvd.

EXCELLENT VISIBILITY TO 57,200 CARS PER DAY



ENDCAP AVAILABLE!

AREA RETAILERS
INCLUDE:



3200 Coors Blvd. NW | Albuquerque, NM 87120

NEQ Coors Blvd. & Redlands Rd. NW



AVAILABLE

Suite A: ±1,791 SF (Endcap Space)
Suite G: ±1,542 SF



LEASE RATE

See Advisor

- On Coors Blvd. just one mile from I-40
- Huge car counts: ±57,200 cars per day
- Great pylon signage

NA SunVista

got space™

Randall Parish
randall@sunvista.com
505 338 4110

Ethan Melvin
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505 235 9347

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Suite A



Suite A



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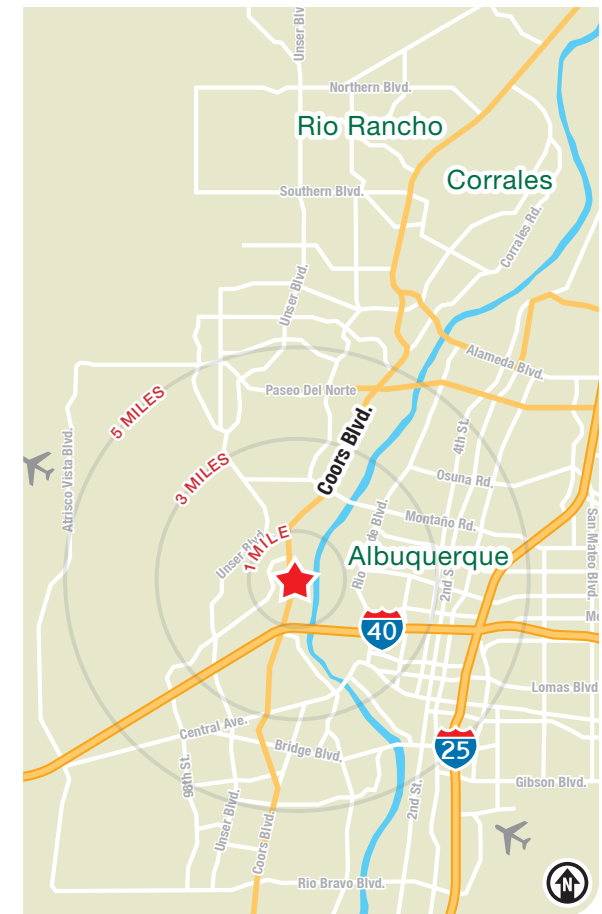
3200 Coors Blvd. NW | Albuquerque, NM 87120



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,358	88,127	197,448
Average HH Income	\$83,504	\$93,694	\$89,276
Daytime Employment	5,670	26,624	108,930

2024 Forecasted by Esri



NAI SunVista

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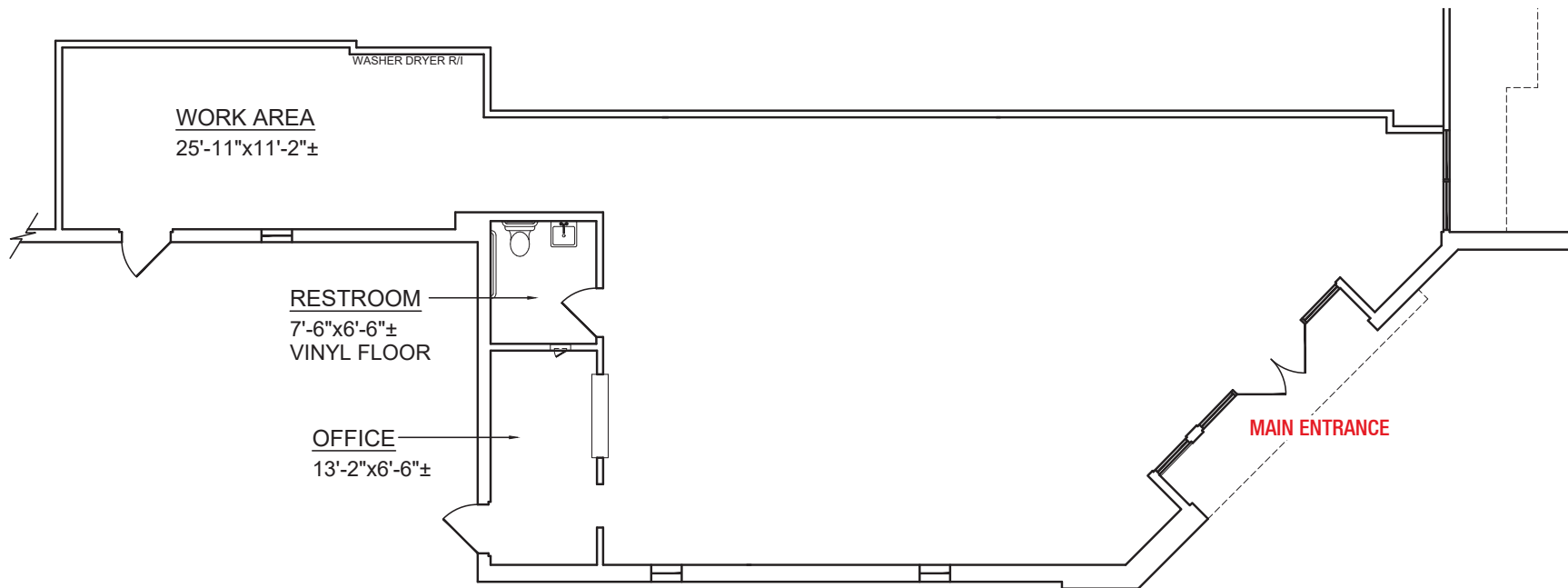
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FLOOR PLAN

Suite A: ±1,791 SF

- Endcap space
- Includes fixtures, furniture & equipment
- IDO Zoning: MX-L



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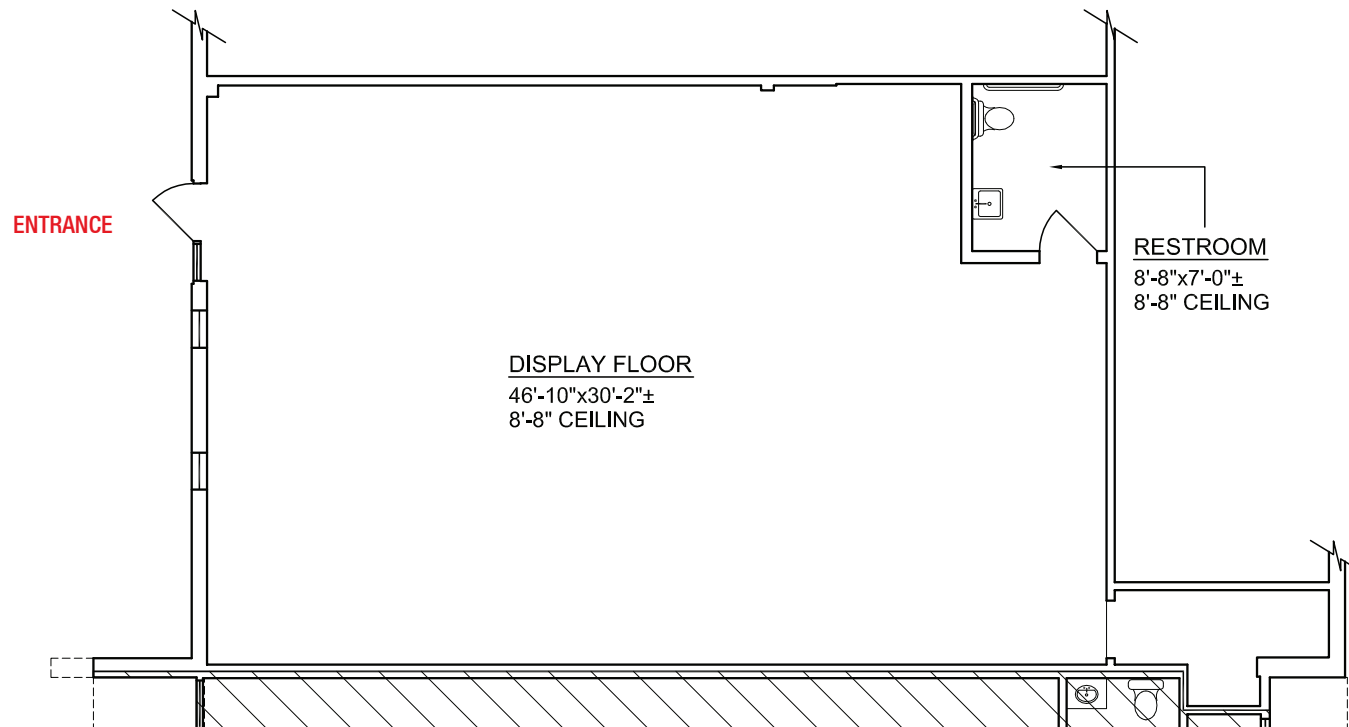
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FLOOR PLAN

Suite G: ±1,542 SF

- Open floor plan
- IDO Zoning: MX-L



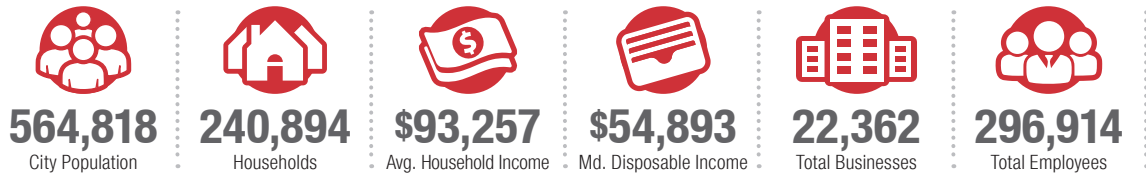
Albuquerque

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.

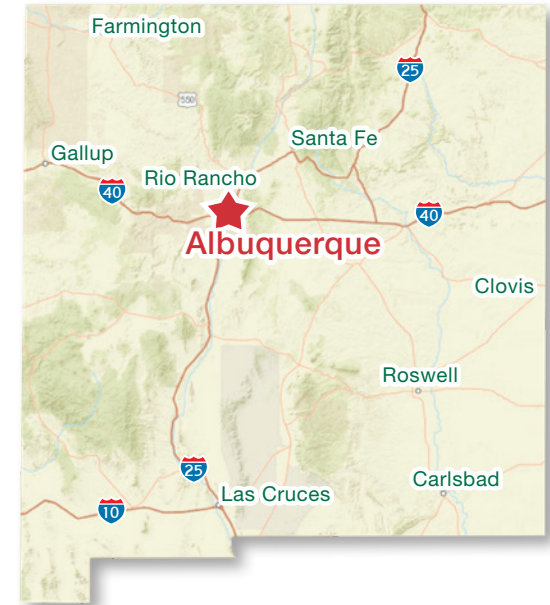
ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



926,835
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.