

For Lease

# Vista Square Shopping Center

SERVING THE COTTONWOOD TRADE AREA AND PARADISE HILLS

10200 Golf Course Rd. NW | Albuquerque, NM 87114

NEQ Golf Course Rd. & Irving Blvd. NW

28,800 CARS PER DAY!



## AVAILABLE

Suite B: ±1,450 SF



## LEASE RATE

\$14.00/SF + \$5.10 NNN

- Centrally located on the Westside
- Easy access to Unser & Coors Blvds.
- Highly-visible retail on Golf Course Rd.
- Ample parking
- Join Runway Hair Studio, Sylvan Learning, State Farm, Oasis Vape and Envy Spa & Nails

**NA**SunVista

got space™

Alexis Lovato  
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## VISTA SQUARE SHOPPING CENTER

10200 Golf Course Rd. NW | Albuquerque, NM 87114



505 878 0001 | [sunvista.com](http://sunvista.com)    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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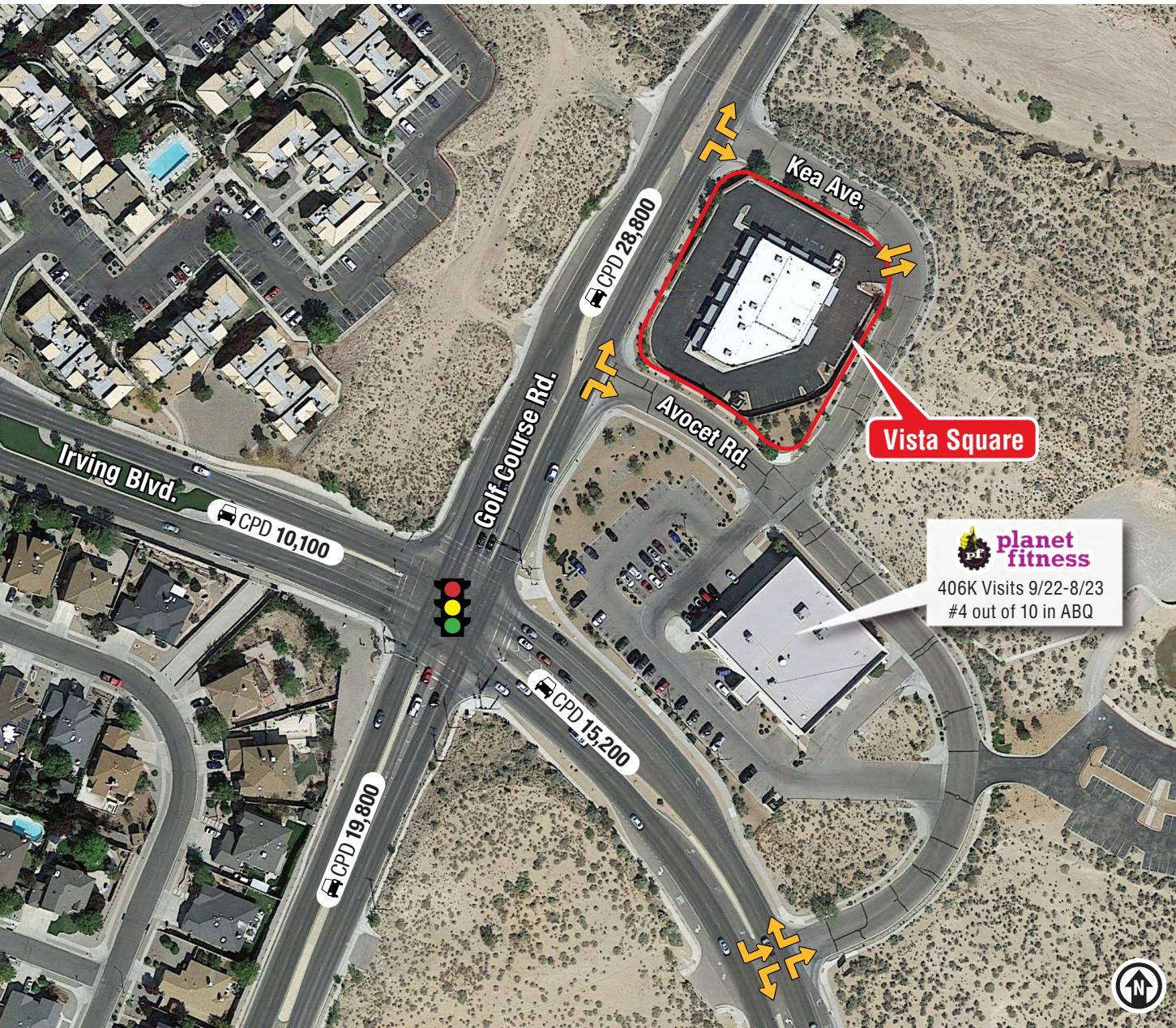
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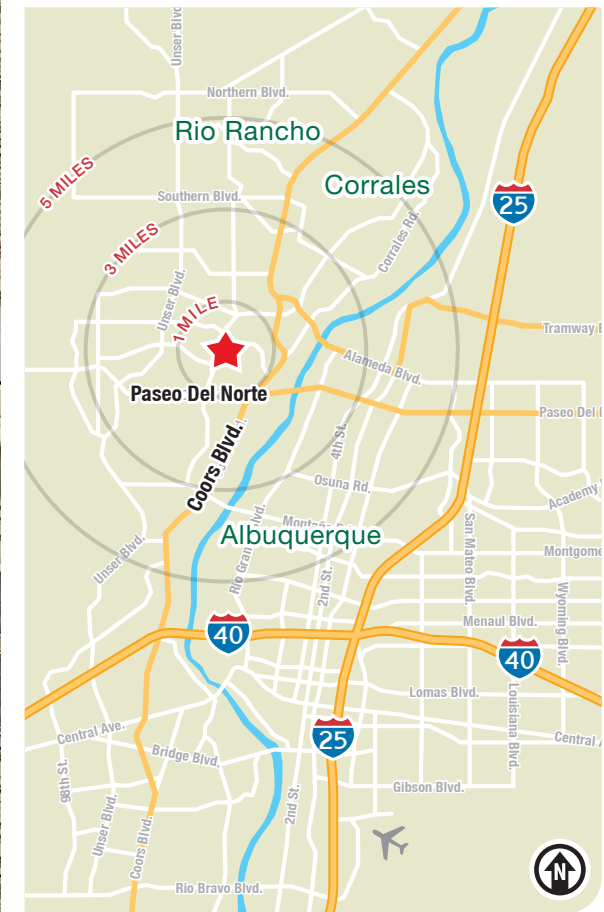
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,869	79,876	182,952
Average HH Income	\$114,748	\$112,289	\$110,194
Daytime Employment	2,290	27,039	60,458

2023 Forecasted by Esri



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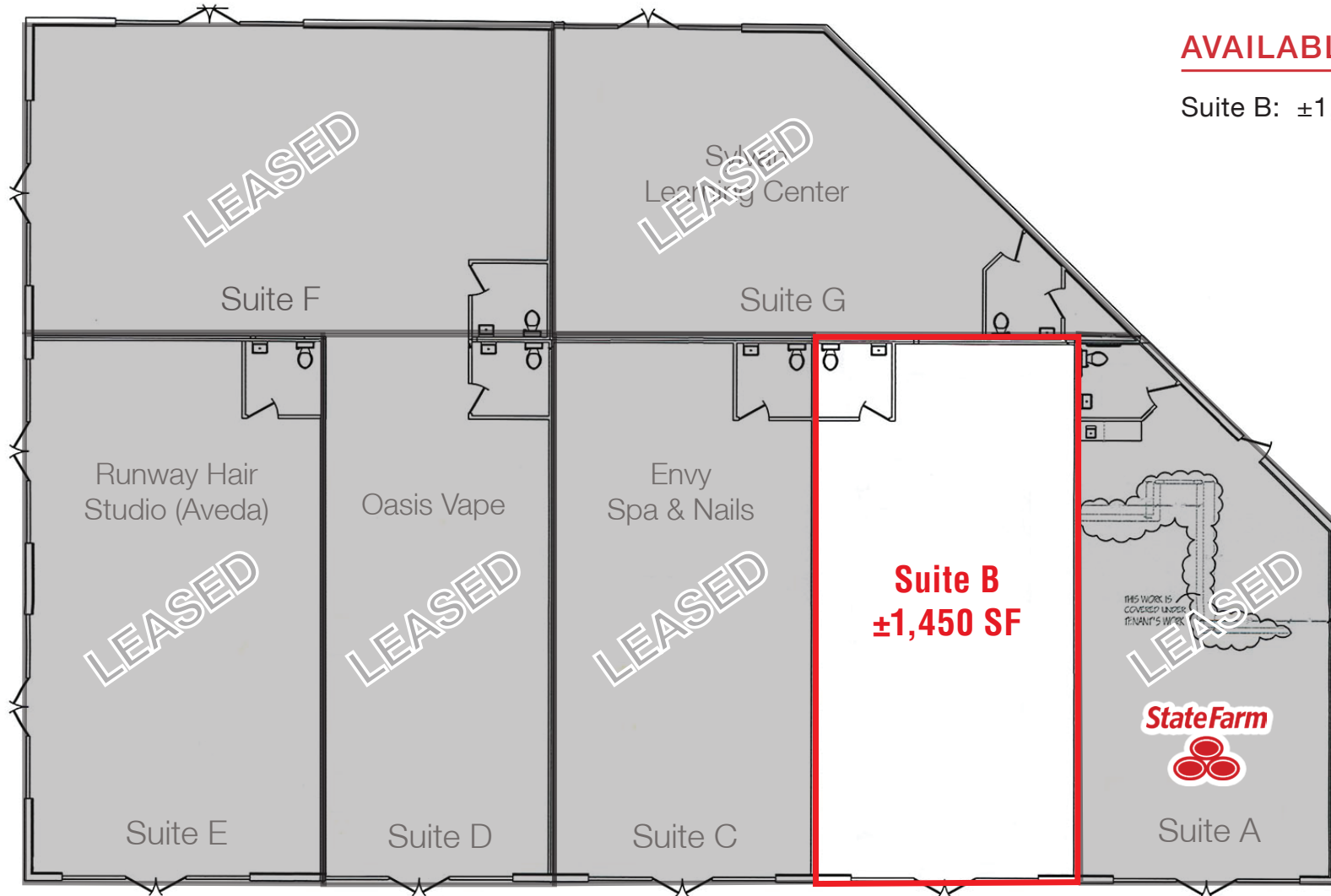
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## FLOOR PLAN

**AVAILABLE**

Suite B: ±1,450 SF





# 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 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



**291,840**  
Total Employees



**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.