

For Lease

Corrales Shopping Center

GROCERY-ANCHORED RETAIL SPACE AVAILABLE

10701 Corrales Rd. NW | Albuquerque, NM 87114

NWC Corrales Rd. & Alameda Blvd. NW



AVAILABLE

Suite 14: ±4,097 SF



LEASE RATE

\$16.00/SF +
\$4.25/SF NNN

HIGHLIGHTS

- Ample parking
- Open floor plan
- Great visibility with more than 50,000 cars per day driving by the center
- Multiple full-access points on Alameda Blvd. and Corrales Rd.
- Great synergy of local and national tenants
- Plenty of signage with three large pylon signs
- Second-most-retailed area in Albuquerque

IDO ZONING NR-C

JOIN
TENANTS:

SPROUTS
FARMERS MARKET

**DOLLAR
TREE**

IL VICINO
WOOD OVEN PIZZA

Freddy's
FROZEN CUSTARD &

Stanton
OPTICAL



Visit Our YouTube Channel
to View this Property Video



NA SunVista

got space™

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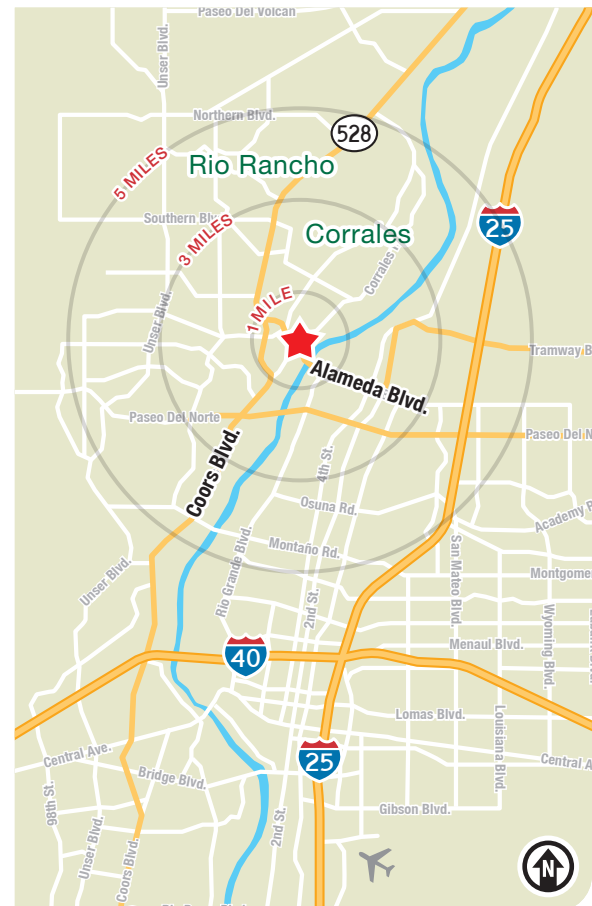
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,008	63,578	169,306
Average HH Income	\$81,952	\$109,490	\$107,954
Daytime Employment	7,356	29,324	90,139

2022 Forecasted by Esri



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SUITE 14



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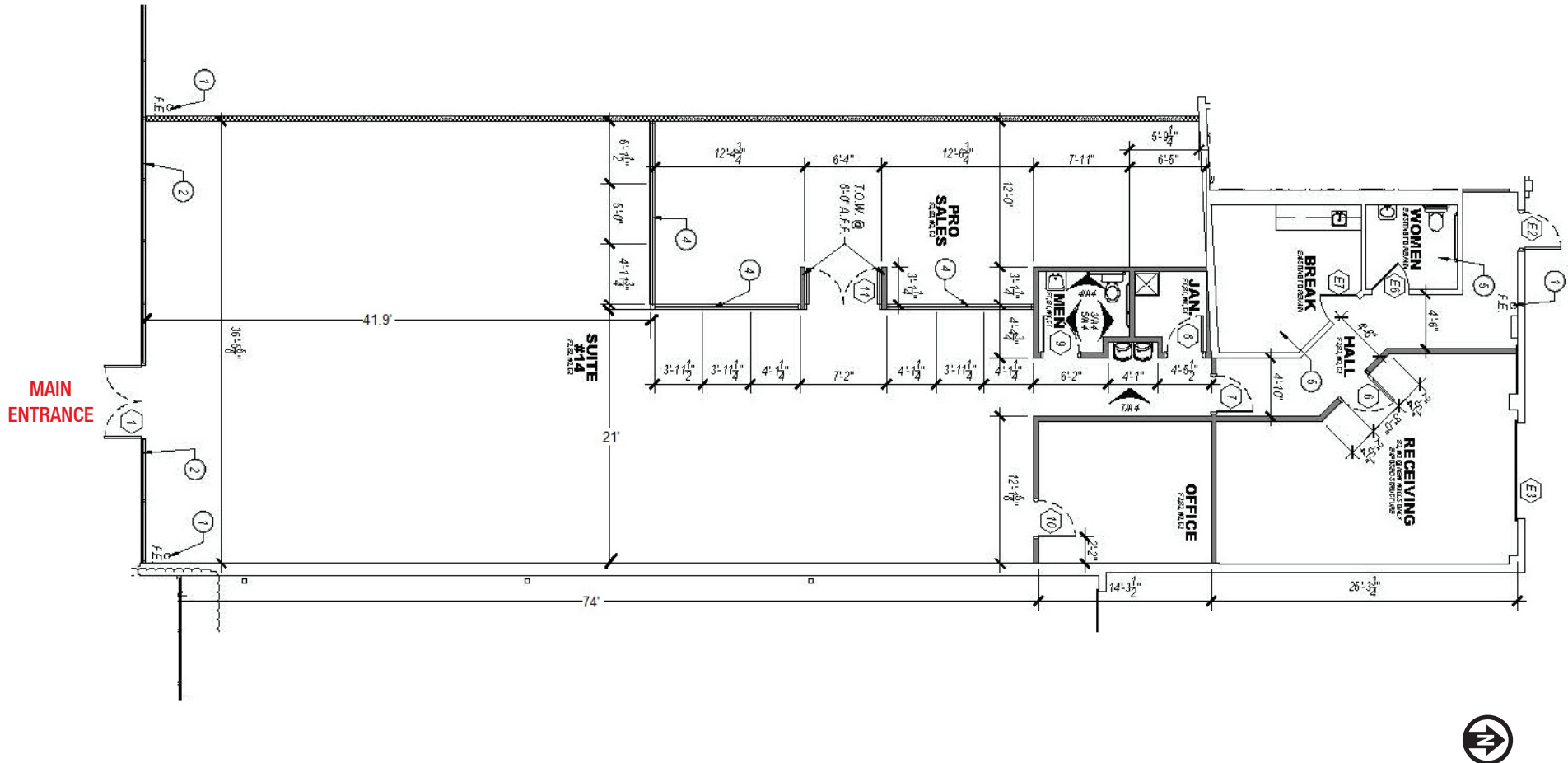
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FLOOR PLAN

Suite 14: ±4,097 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*

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



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.