

For Lease

# Immaculate Retail/Office Center

BEAUTIFUL FINISHES THROUGHOUT

6911 Taylor Ranch Rd. NW | Suites C-8 & C-9 | Albuquerque, NM 87120

*NWC Taylor Ranch Rd. & Homestead Circle NW*



## AVAILABLE

Suite C-8: ±1,554 SF  
Suite C-9: ±1,739 SF  
Total: ±3,293 SF



## LEASE RATE

\$15.00 SF + NNN

- Strong neighborhood shopping center
- Building signage
- Both available suites are contiguous
- Plenty of parking
- Attentive landlord
- IDO Zoning: MX-M

**NA**SunVista

got space™

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# For Lease

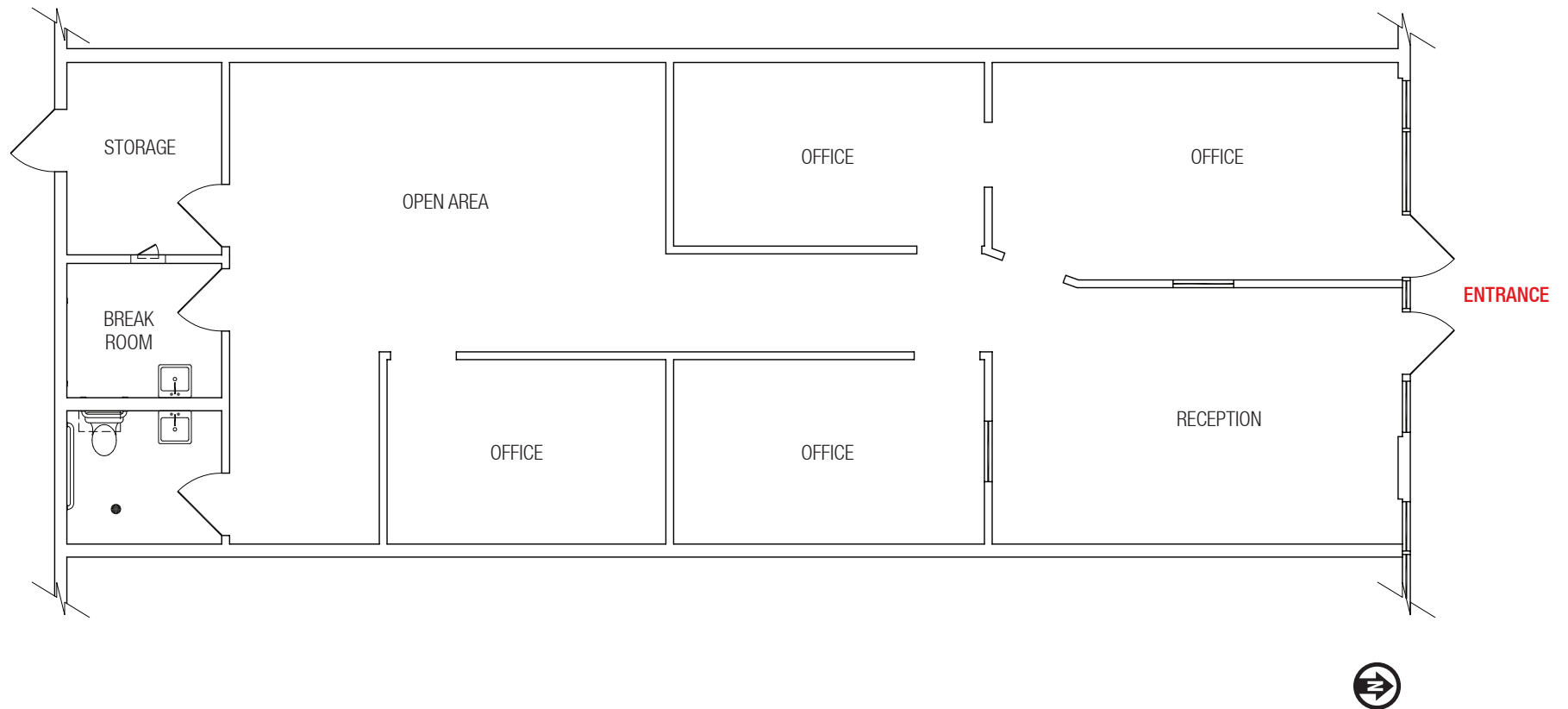
## IMMACULATE RETAIL/OFFICE CENTER

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### SUITE C-8

±1,554 SF  
\$15.00/SF + NNN

- Reception area
- 4 offices
- Open area
- Break room
- In-suite restroom



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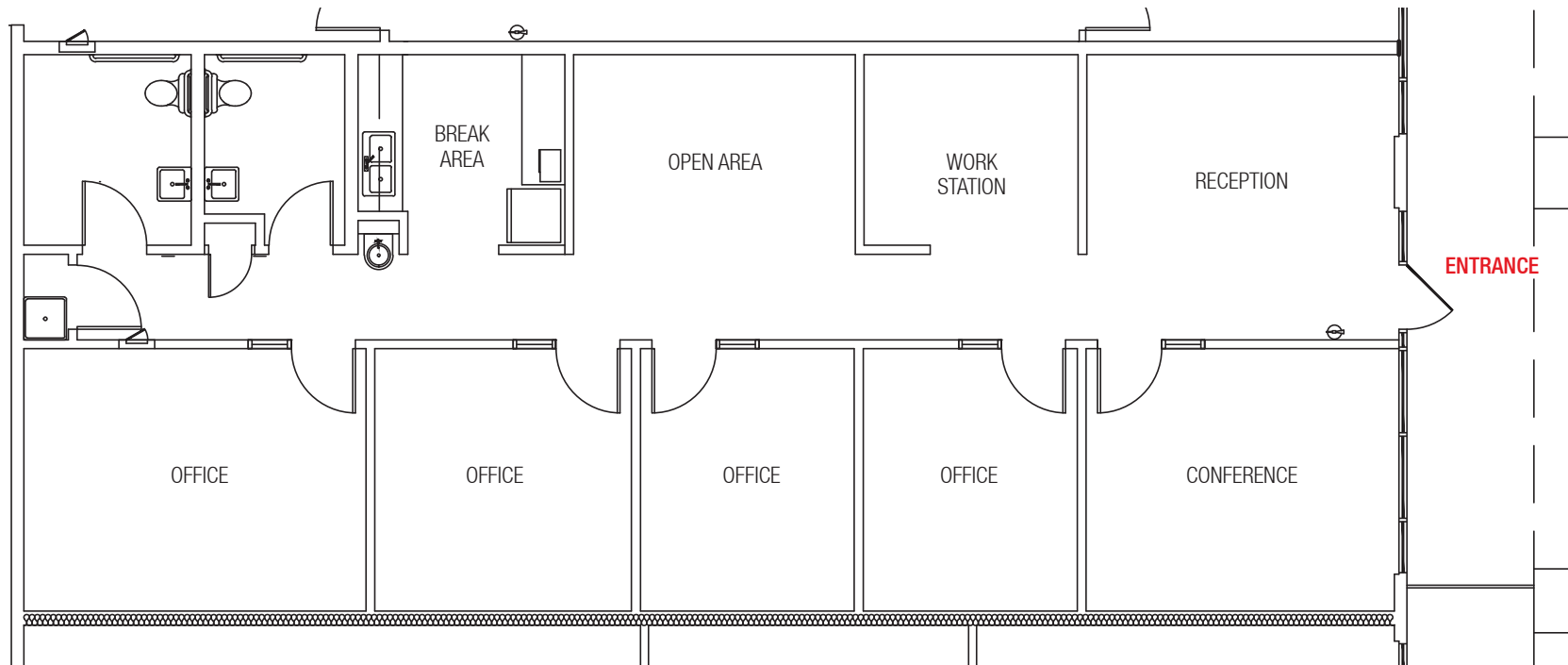
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### SUITE C-9

±1,739 SF  
\$15.00/SF + NNN

- Reception area
- 4 offices
- Conference room
- Open area
- Break area

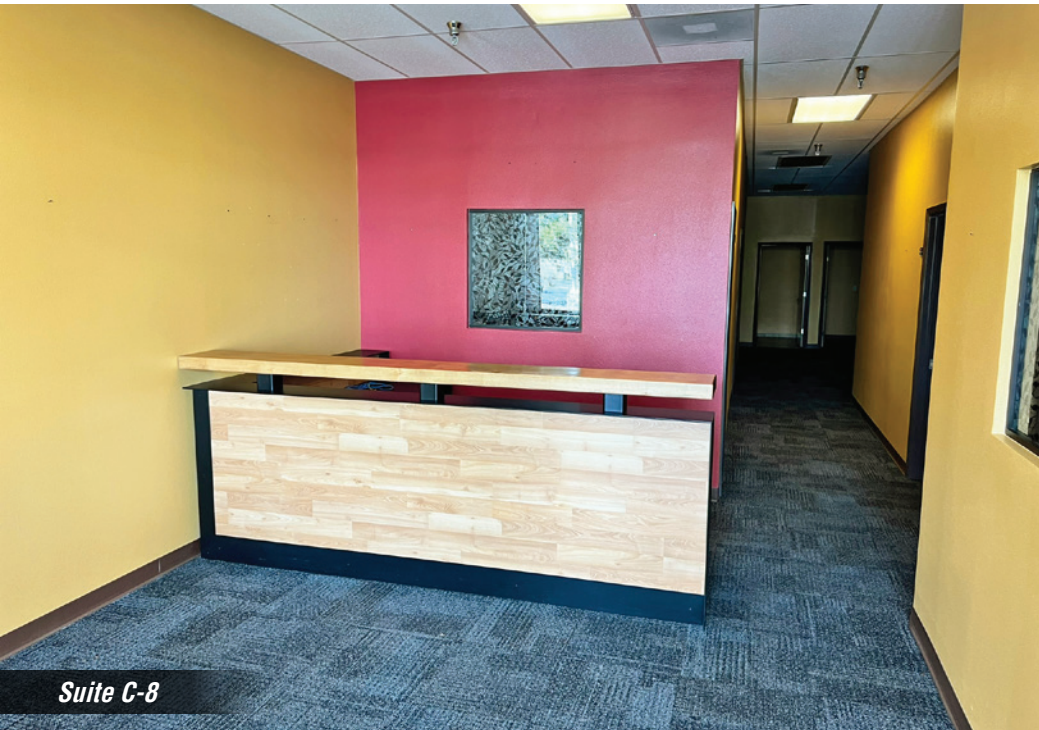




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## IMMACULATE RETAIL/OFFICE CENTER

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Suite C-8



Suite C-9



Suite C-8



Suite C-9



Suite C-9



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## IMMACULATE RETAIL/OFFICE CENTER

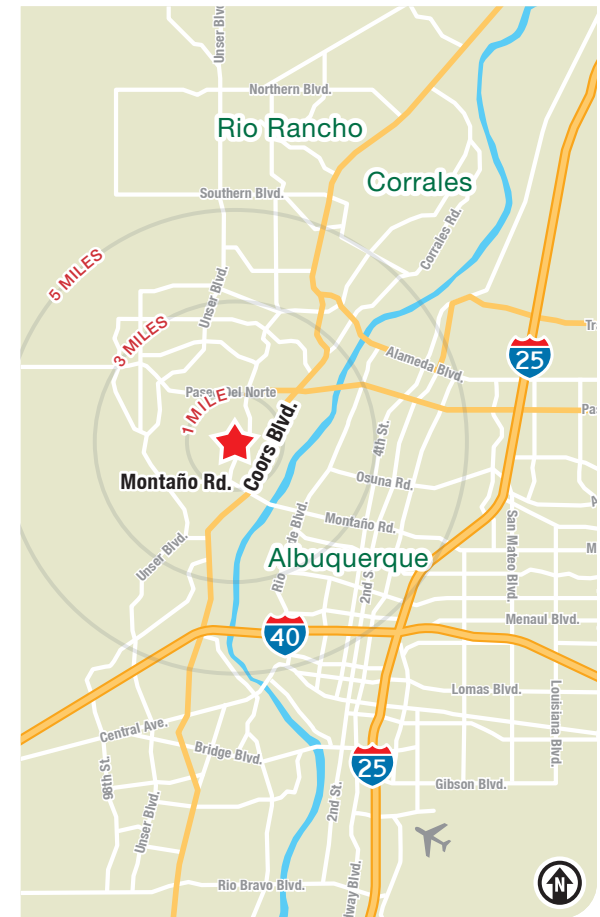
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,334	71,032	184,797
Average HH Income	\$108,868	\$115,694	\$106,435
Daytime Employment	1,177	12,318	61,845

2023 Forecasted by Esri



**NAI SunVista**

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