

For Lease

Orthodontist Office in Immaculate Retail Center

TURN-KEY READY | BEAUTIFUL FINISHES THROUGHOUT

6911 Taylor Ranch Rd. NW | Suite C-3 | Albuquerque, NM 87120

NWC Taylor Ranch Rd. & Homestead Circle NW



AVAILABLE

Suite C-3: ±2,233 SF
Dental Equipment
Available For Purchase



LEASE RATE

\$21.50 SF + NNN

- Orthodontist/dental buildout with 4 operatories and 2 in-suite restrooms
- Strong neighborhood shopping center
- Ideal location for a practice
- Across from LBJ Middle School
- Plenty of parking
- Building signage
- Attentive landlord
- Move-in ready
- IDO Zoning: MX-M

NASunVista

got space™

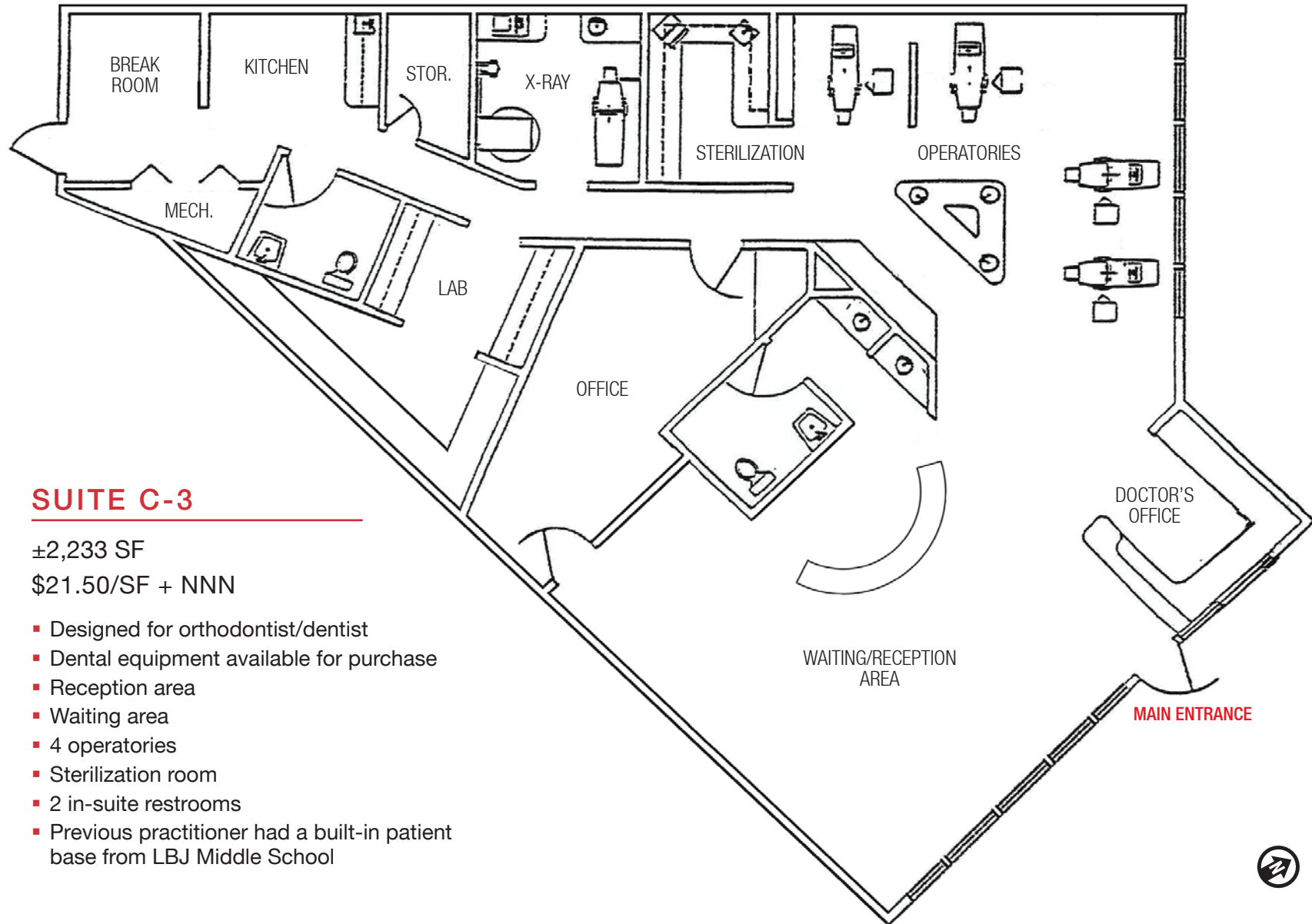
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ORTHODONTIST OFFICE IN IMMACULATE RETAIL CENTER

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SUITE C-3

±2,233 SF

\$21.50/SF + NNN

- Designed for orthodontist/dentist
- Dental equipment available for purchase
- Reception area
- Waiting area
- 4 operatories
- Sterilization room
- 2 in-suite restrooms
- Previous practitioner had a built-in patient base from LBJ Middle School

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NAISunVista

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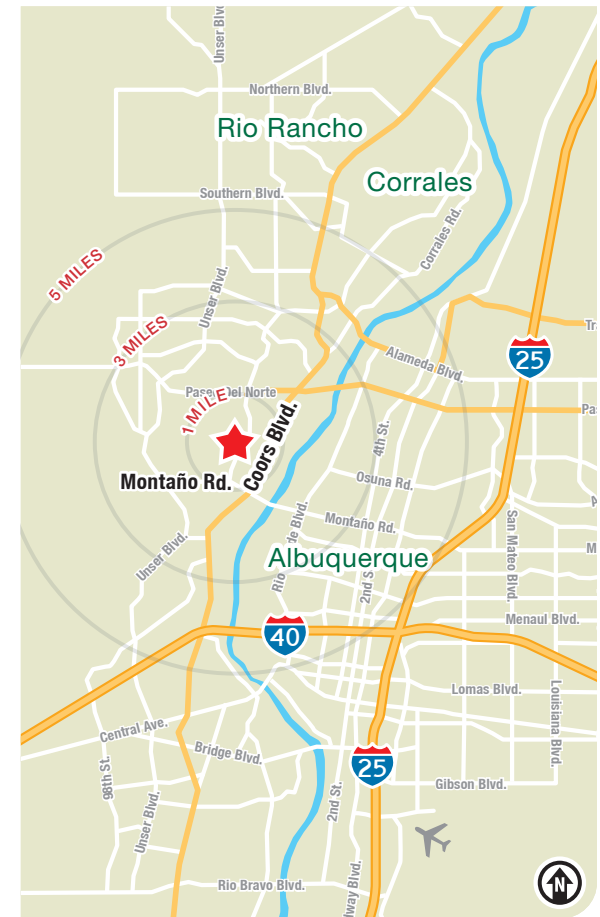
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LOCATION

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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