

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
\$19.00/SF + NNN

- Orthodontist/dental buildout with four operatories and two in-suite restrooms
- Across from LBJ Middle School
- Strong neighborhood shopping center
- Plenty of parking
- Ideal location for a practice
- Building signage
- Move-in ready

NASunVista

got space™

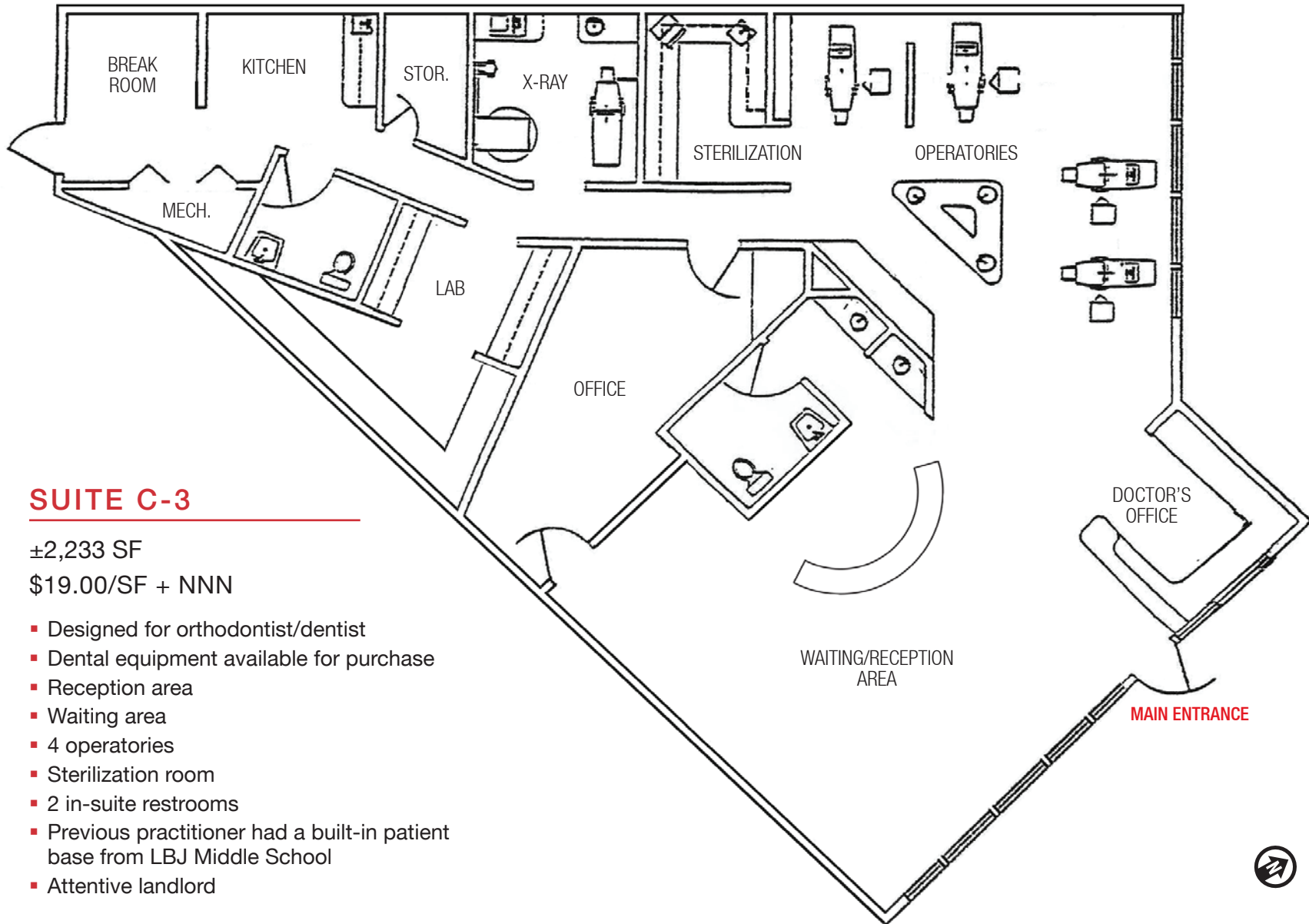
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SUITE C-3

±2,233 SF

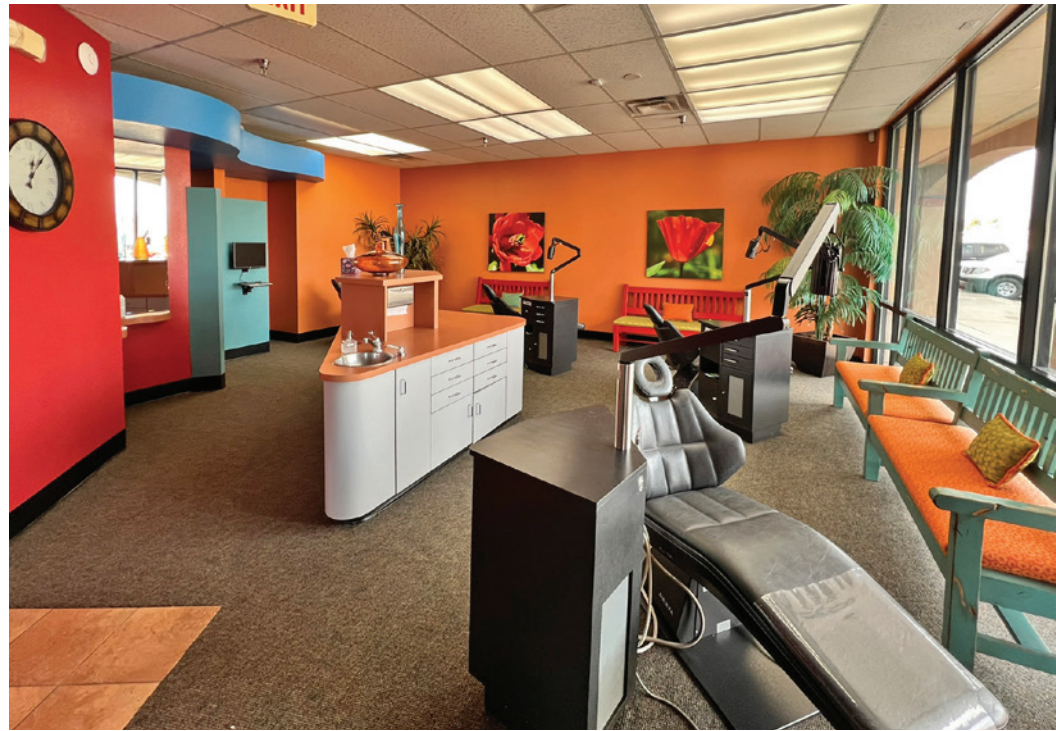
\$19.00/SF + NNN

- 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
- Attentive landlord

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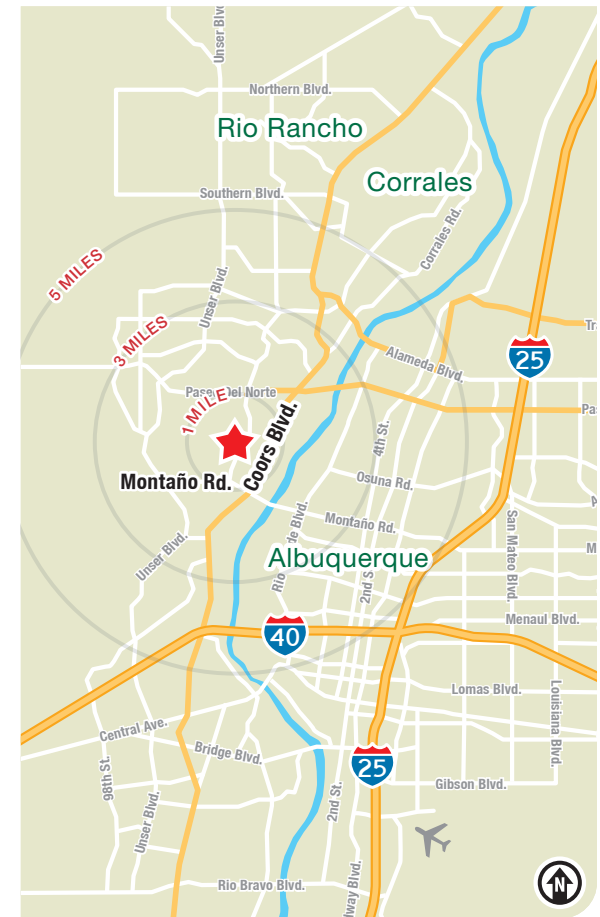
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,933	70,924	184,217
Average HH Income	\$107,000	\$112,897	\$106,099
Daytime Employment	1,355	14,130	62,441

2024 Forecasted by Esri



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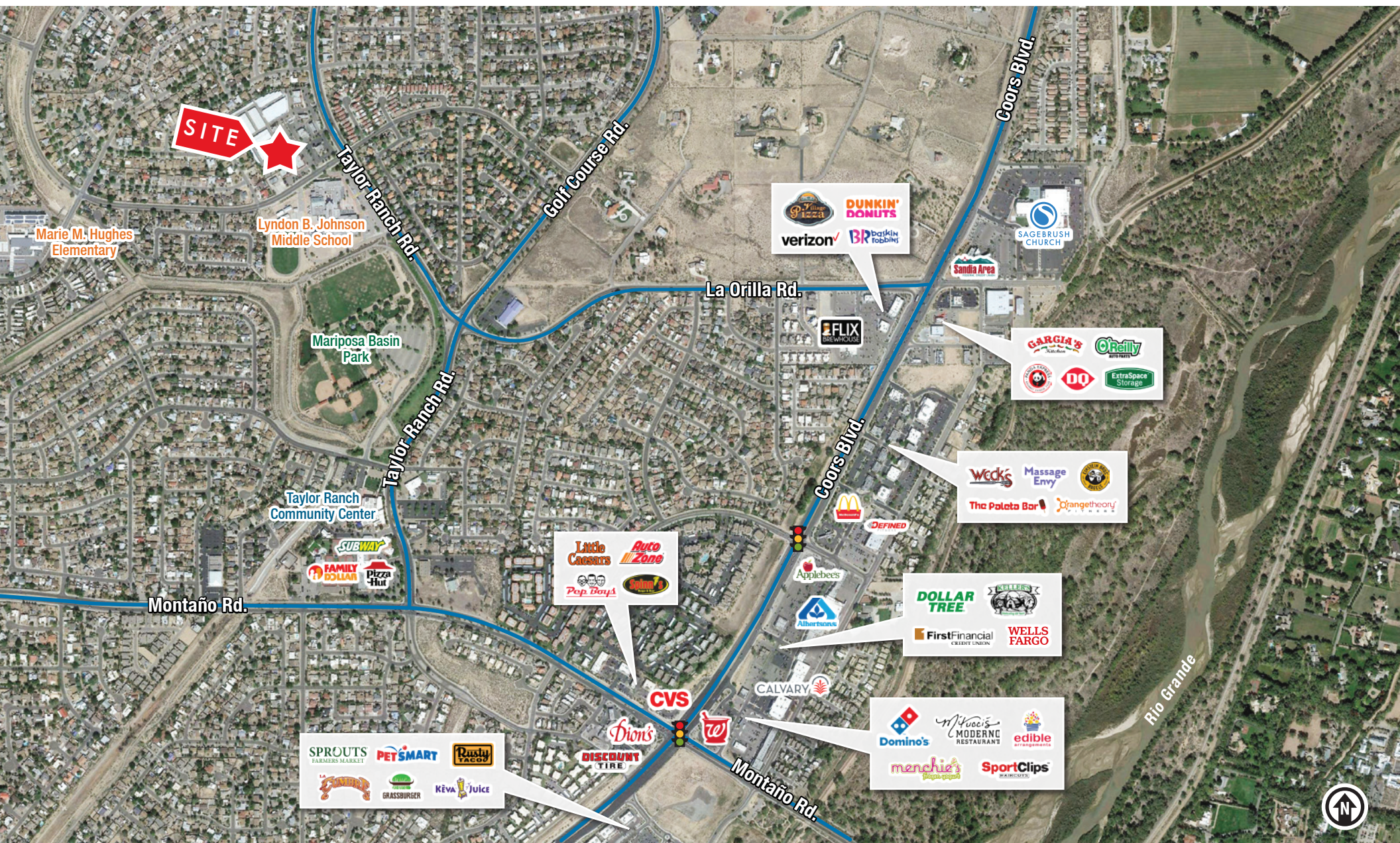
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