

For Lease

Strong Westside Retail Center

RESTAURANT SPACE AT QUAIL PLAZA



MASSIVE CAR COUNTS: 59,000 PER DAY!

2641 Coors Blvd. NW | Albuquerque, NM 87120

NW Coors Blvd. & Ouray Rd. NW



AVAILABLE

2641-E: ±3,125 SF

RESTAURANT BUILD-OUT



LEASE RATE

See Advisor

- Restaurant infrastructure in place
- Positioned at the on/off ramp to I-40 on Coors Blvd.
- Highly visible from both directions on Coors Blvd.
- Excellent mix of national and local co-tenants
- Multiple full-circulation access points
- Ample parking
- Adjacent to established residential communities

NAISunVista

got space™

Randall Parish
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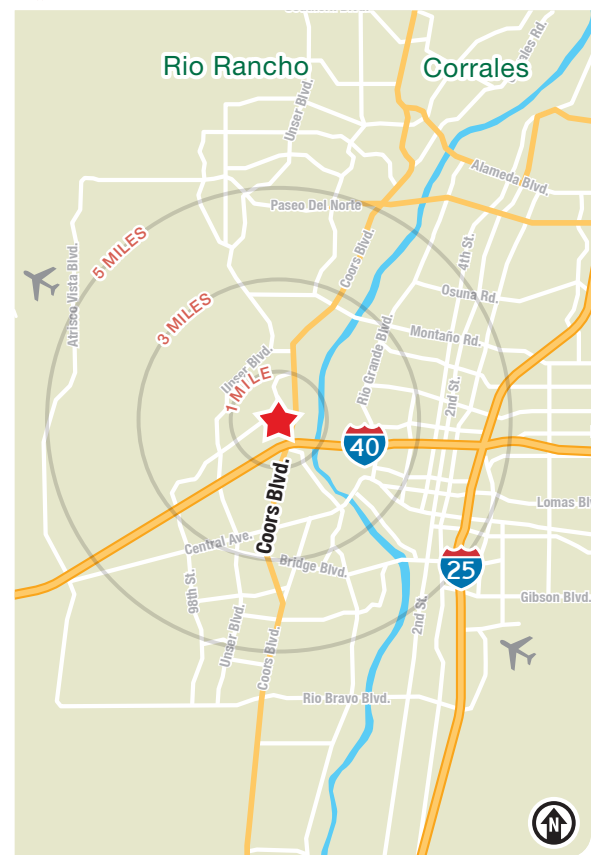


LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|----------|----------|----------|
| Total Population | 12,157 | 92,673 | 202,096 |
| Average HH Income | \$82,692 | \$92,156 | \$87,204 |
| Daytime Employment | 4,391 | 23,292 | 116,560 |

2023 Forecasted by Esri

HUB Zone [MORE INFO](#)



NAI SunVista

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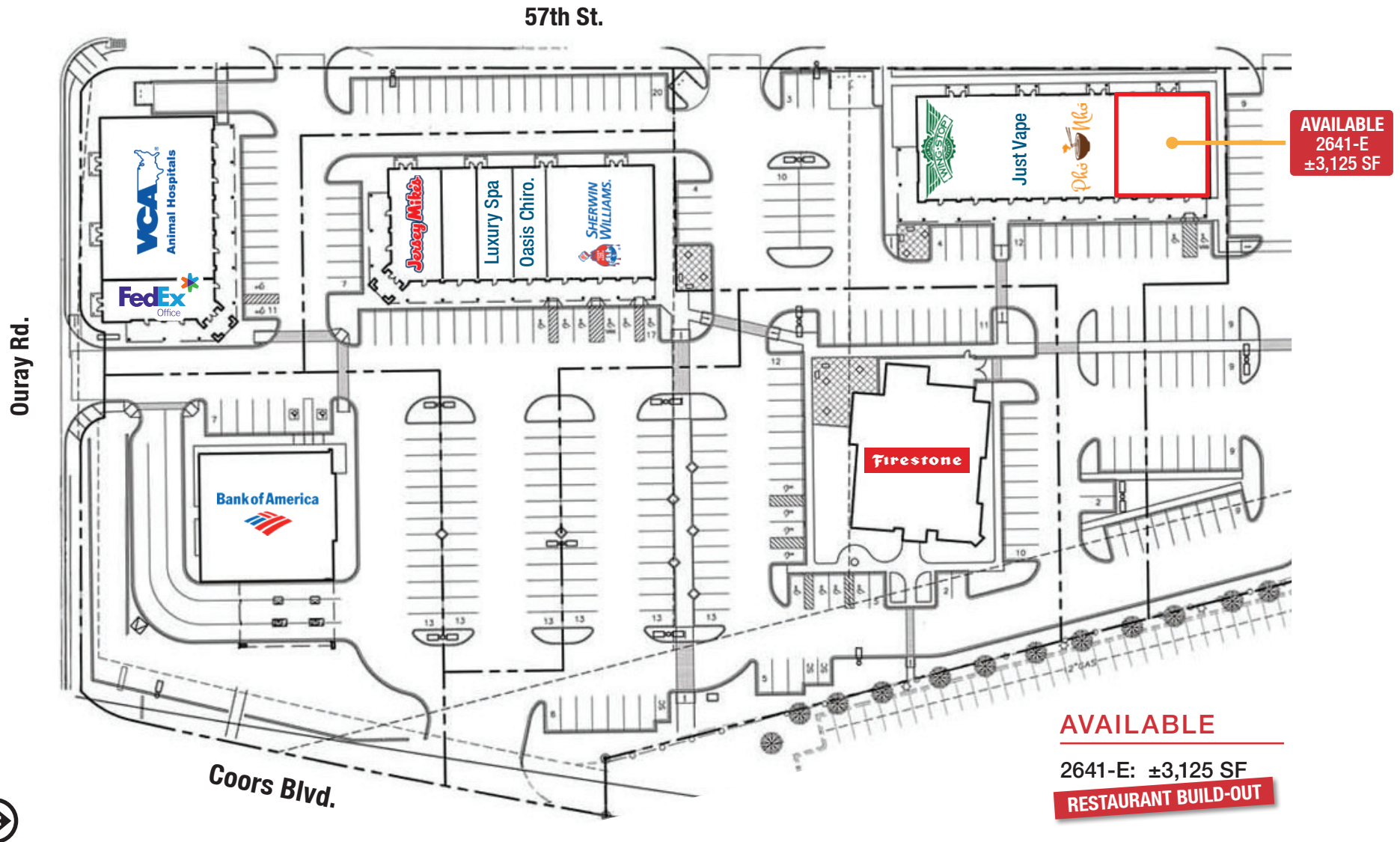
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SITE PLAN



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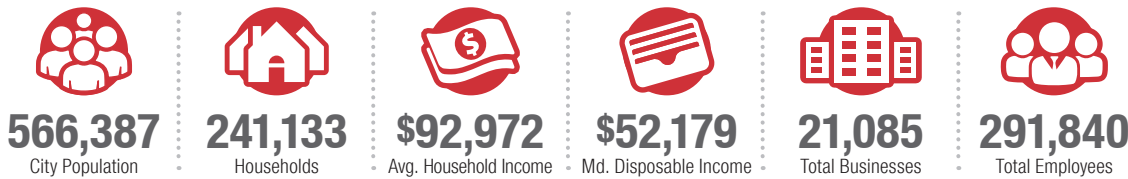
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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)



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.