

For Lease

# Westside Retail Center

TURN-KEY RESTAURANT AND HAIR SALON SPACES



640 Coors Blvd. NW | Albuquerque, NM 87121

*SEC Coors Blvd. & Fortuna Rd. NW*



### AVAILABLE

Stand-Alone Restaurant:  $\pm 4,400$  SF  
Suite 8 (Available 1/2025):  $\pm 1,000$  SF  
Suite 13 (Salon):  $\pm 1,000$  SF



### LEASE RATE

See Advisors

- Excellent visibility from Coors Blvd. and Fortuna Rd.
- Hard, signalized corner with strong car counts – 41,295 per day
- Monument & pylon signage

**NA** SunVista

got space™

**Ethan Melvin**  
ethan@sunvista.com  
505 235 9347

**Randall Parish**  
randall@sunvista.com  
505 338 4110

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### SITE

#### AVAILABLE

- Stand-Alone Restaurant: ±4,400 SF
- Suite 8 (Available 1/2025): ±1,000 SF
- Suite 13 (Salon Buildout): ±1,000 SF

#### HIGHLIGHTS

- Excellent visibility from Coors Blvd. and Fortuna Rd.
- Hard, signaled corner with strong car counts – 41,295 per day
- Monument & pylon signage
- Seconds from I-40 and West Mesa High School
- Abundant parking

#### IDO ZONING

- [MX-L](#) 

 **HUB Zone** [MORE INFO](#) 



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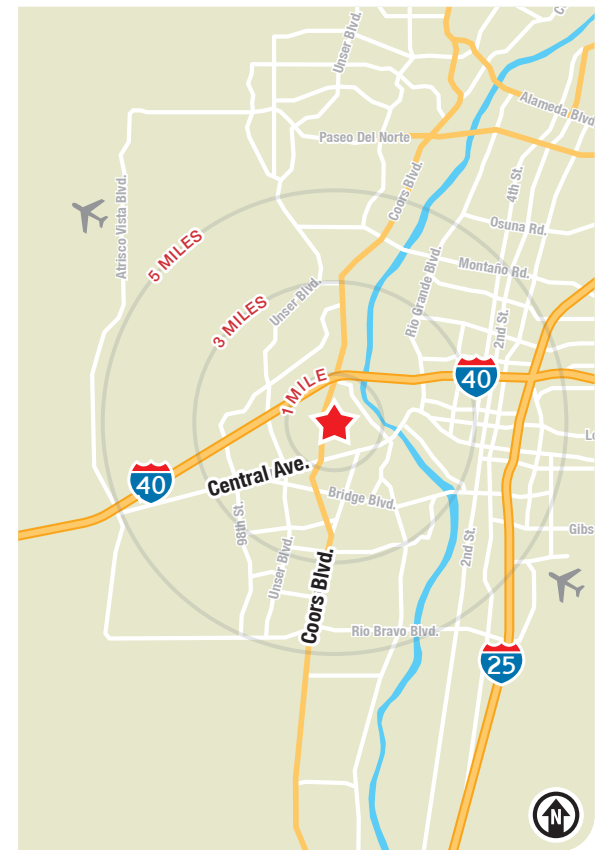


### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,890	102,802	216,301
Average HH Income	\$70,092	\$83,641	\$81,261
Daytime Employment	4,846	27,591	100,045

2024 Forecasted by Esri

**HUB Zone** [MORE INFO](#)



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**NAI**SunVista

505 878 0001 | [suvista.com](http://suvista.com) | [f](#) [X](#) [in](#) [v](#)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Ethan Melvin  
[ethan@suvista.com](mailto:ethan@suvista.com)  
505 235 9347

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[randall@suvista.com](mailto:randall@suvista.com)  
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Suite 13



Suite 13



Suite 13



Suite 13



Suite 13

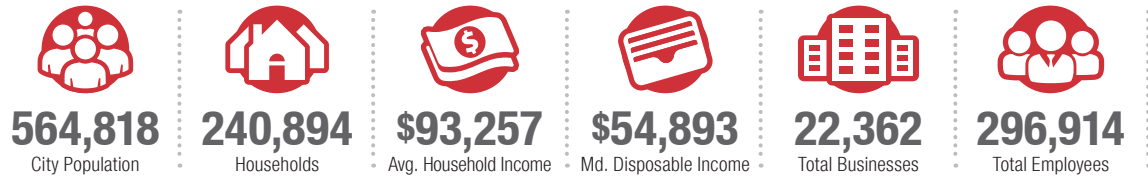
# Albuquerque

# 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 2024 Demographics)



**926,835**  
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.