

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: ±4,400 SF
Suite 13 (Salon): ±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™

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SITE

AVAILABLE

Stand-Alone Restaurant:
±4,400 SF

Suite 13 (Salon Buildout):
±1,000 SF

HIGHLIGHTS

- Excellent visibility from Coors Blvd. and Fortuna Rd.
- Hard, signalized 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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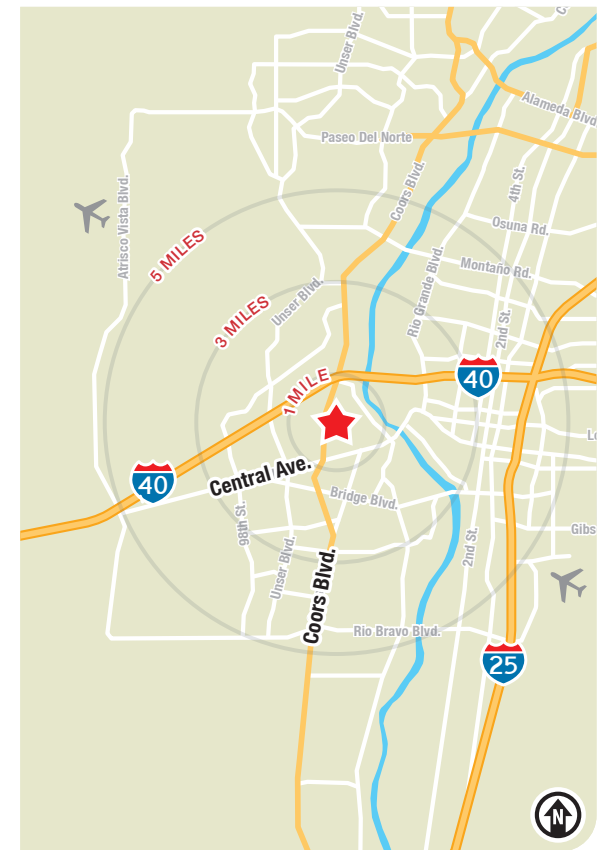


LOCATION

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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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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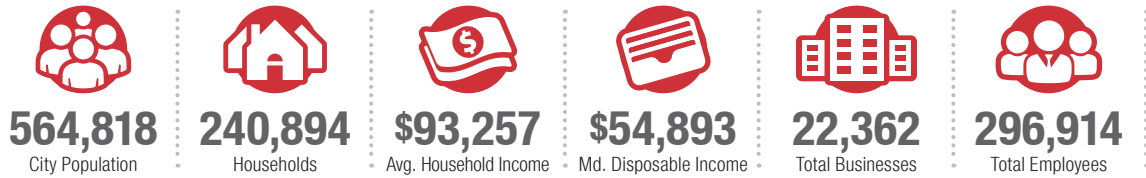
Albuquerque

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.

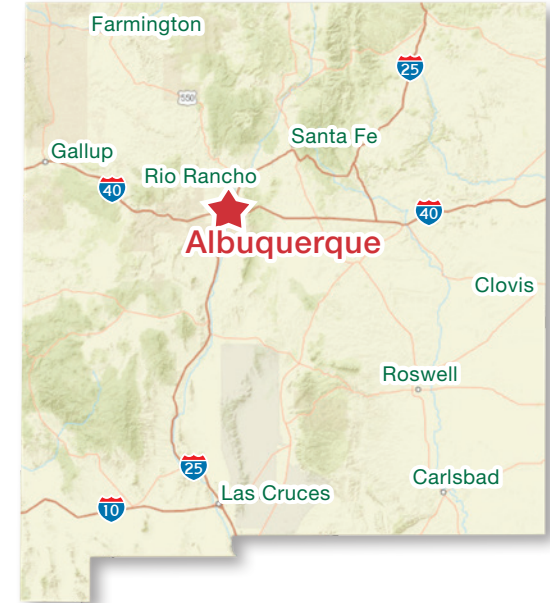
ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



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.