

Rare Space for Lease near Paseo Del Norte and Golf Course Rd.

9401 Golf Course Rd | Albuquerque, NM 87114



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Lia Armstrong
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Property Details



Lease Availability
Suite B ± 1,200 sf
Suite C ± 1,200 sf
Combined ± 2,400 sf



Lot Size
0.86 acres



Lease Rate
See Broker



Zoning
MX-L

Petroglyph Elementary School



According to Placer.ai, this Sonic is **#4 in Albuquerque Area** and has **378.6K Annual Visits**



Richland Hills



According to Placer.ai, this Walgreens has **269.3K Annual Visits**



According to Placer.ai, this Walgreens has **283.2K Annual Visits**

Golf Course Rd

26,300 VPD



According to Placer.ai, this Valvoline is **#2 in New Mexico** and has **46.1K Annual Visits**



SITE

Petroglyph National Monument, Piedras Marcadas Canyon Trailhead



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Market Overview



Property Benefits

- Former dry cleaner with existing infrastructure.
- Located near the busy intersection of Golf Course Rd and Paradise Blvd.
- Visible to 26,300 VPD on Golf Course Rd.
- 75,909 households within a 5 mile radius.
- Large pylon signage available.
- Located less than a mile from Paseo Del Norte, a major thoroughfare and river crossing.



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Market Aerial



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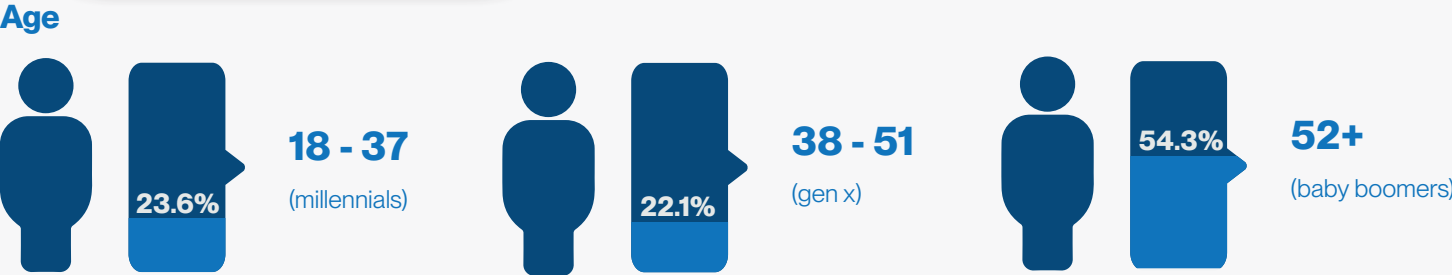
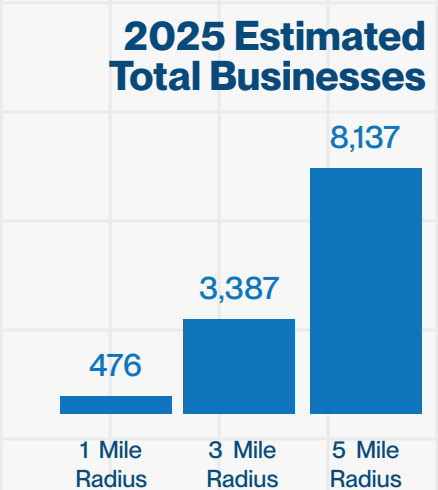
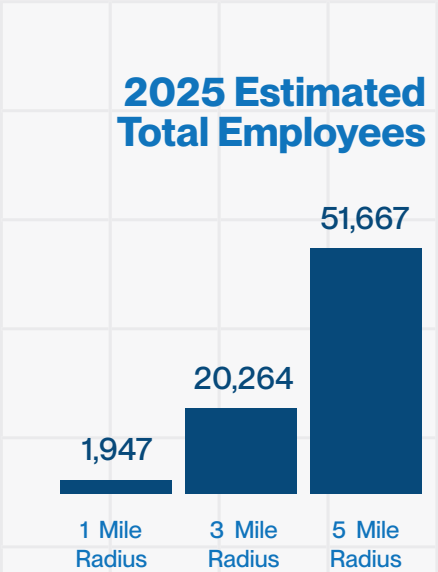
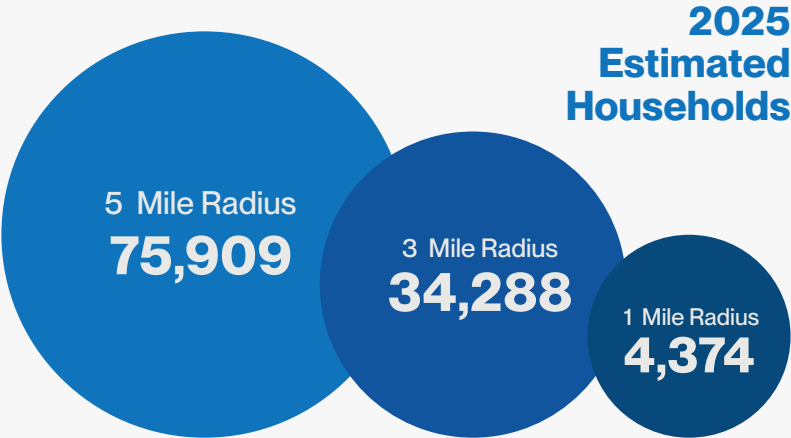
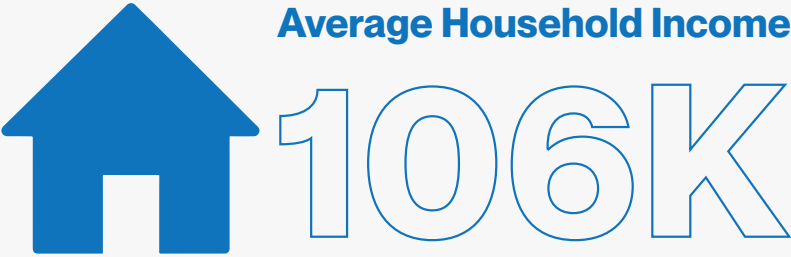
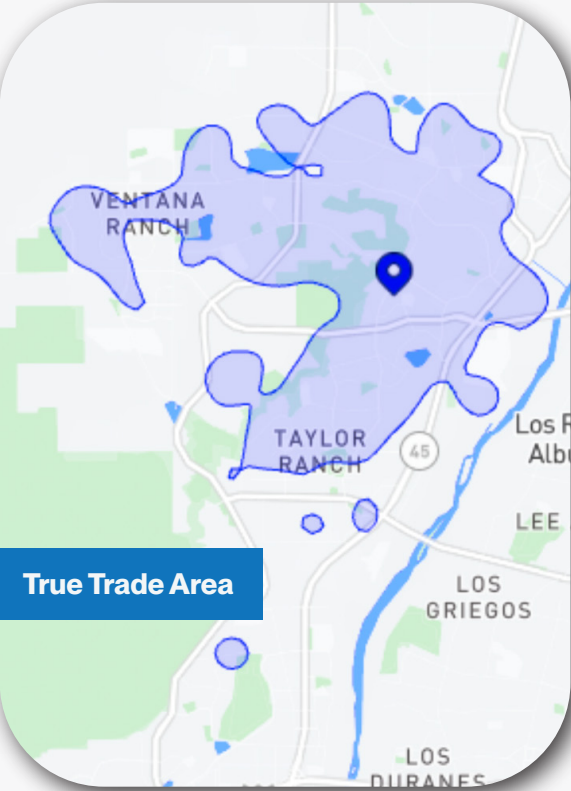
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