



± 2,233 SF
AVAILABLE



For Lease

6911 Taylor Ranch Dr NW
Albuquerque, NM 87120

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Property Profile

Details

Lease Rate \$21.00 PSF + NNN

NNN \$5.31 PSF

Space Available ± 2,233 SF

Lot Size 5.88 Acres

Submarket West Mesa

Zoning MX-M

Features

- Second generation medical/dental office
- Attractive, well-maintained neighborhood strip center with strong local tenancy
- Monument signage available for excellent visibility
- Located in an established Taylor Ranch trade area with strong demographics
- Easy access and convenient circulation for patients and staff

Area Tenants



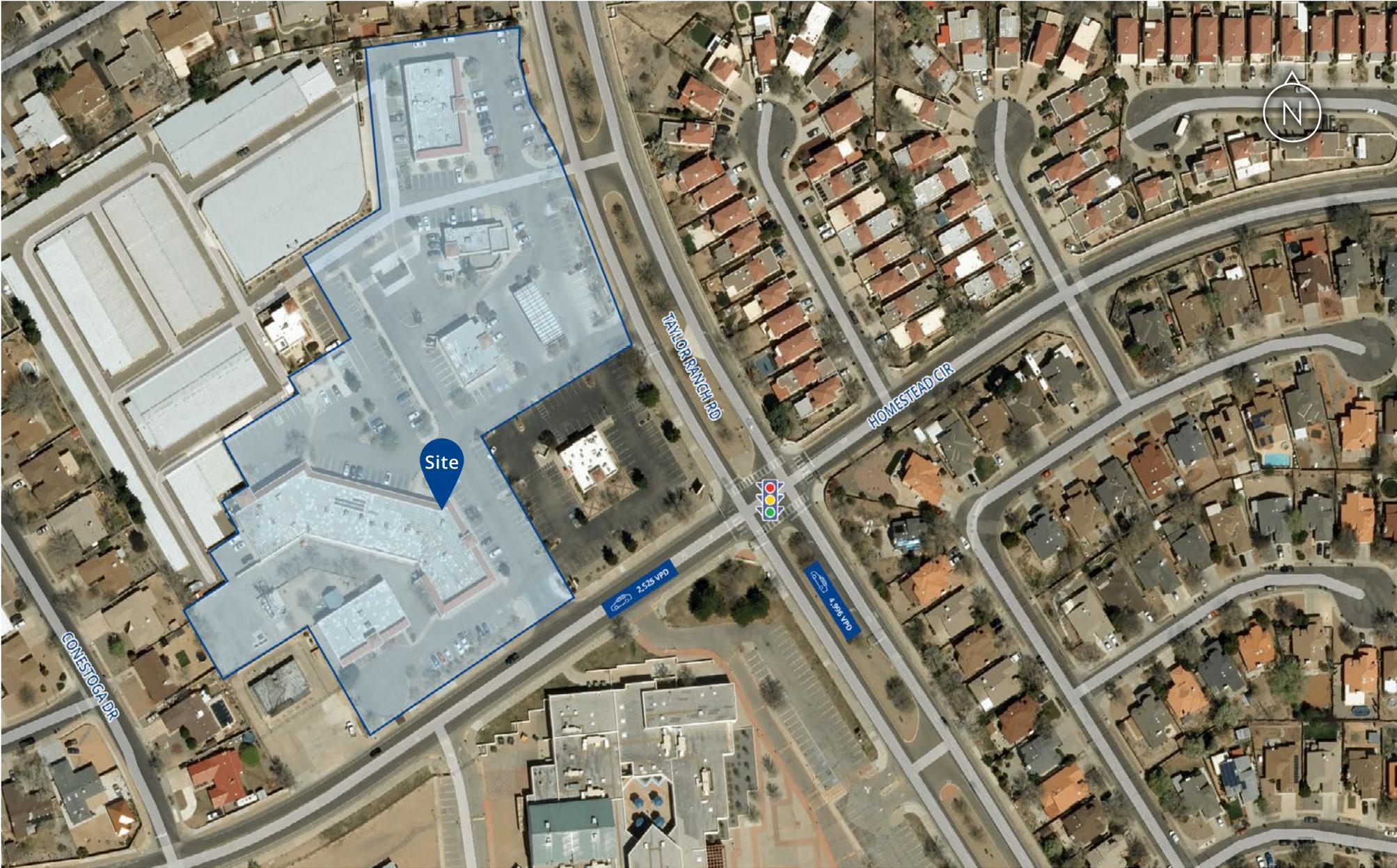
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Trade Area Aerial



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Intersection Aerial

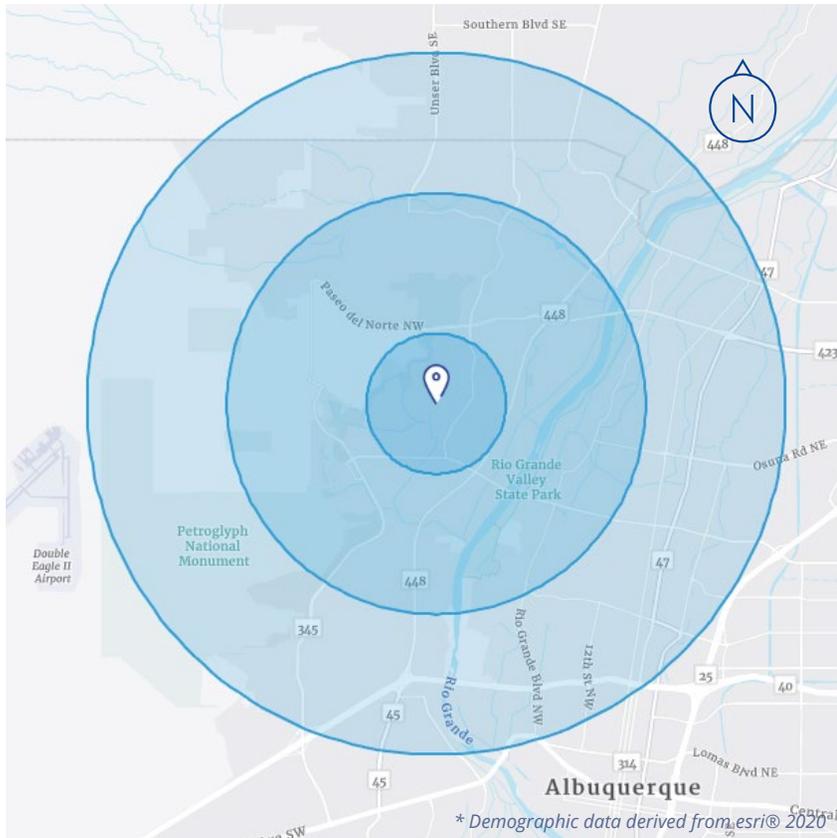


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Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	13,015	71,987	183,963
Households	5,453	29,437	74,897
Median Age	42.2	40.8	40.4
Average HH Income	\$106,382	\$115,542	\$109,739
Per Capita Income	\$45,444	\$47,392	\$44,782
Daytime Population	7,798	52,656	157,087
College Education	60.7%	58.6%	55.6%

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