

Holly Plaza

6500 - 6550 Holly Ave NE | Albuquerque, NM 87113



Paseo Del Norte Blvd



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Lia Armstrong
Senior Vice President
lia@kingcapitalcre.com

Courtney Tinnin
Associate
courtney@kingcapitalcre.com

505-292-9607
kingcapitalcre.com

Property Details



Lease Availability
Suite A5 ±1,540 sf



Lease Rate
See Broker



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We have not verified it and make no guarantee about it.



Property Benefits

- Located on Paseo Del Norte Blvd, visible to 47,000 VPD
- Surrounded by national, regional and local tenants
- Access from both San Pedro and Wyoming Blvd
- Pylon signage along Paseo Del Norte and Holly Ave
- A population of 70,455 within a 3 mile radius
- Located in the Albuquerque's highest demographic trade area with an average household income of \$119,000



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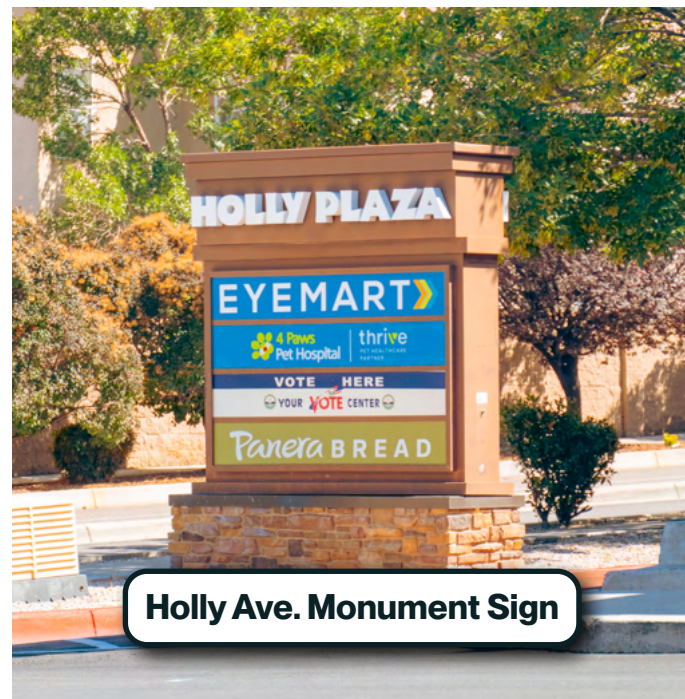
Adjacent to Kohl's



Suite A5 Storefront



Pylon Sign
Visible to Paseo Del Norte



Holly Ave. Monument Sign



Pylon Sign
Visible to Paseo Del Norte



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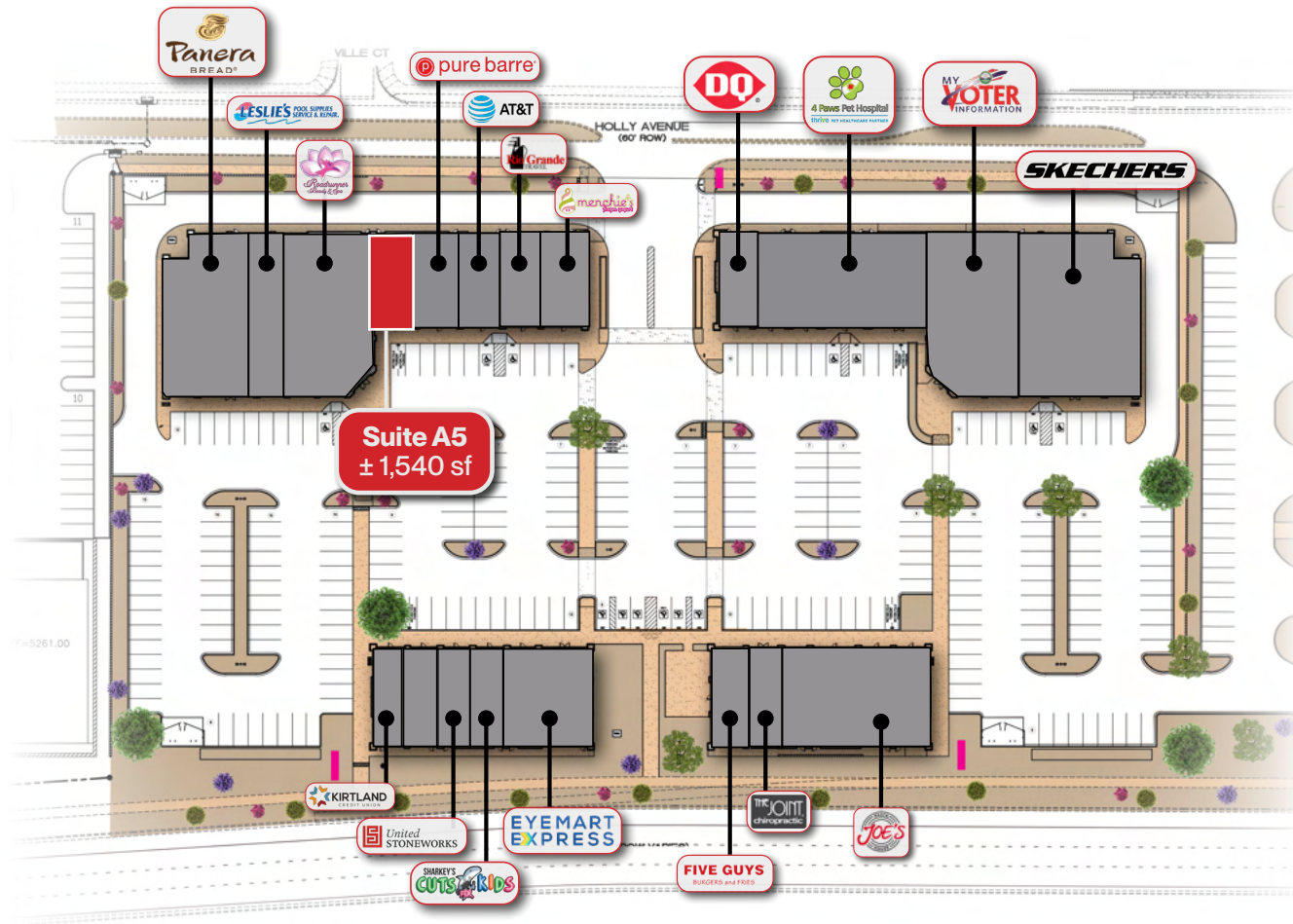
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Site Plan



A1	Menchie's	±1,484 SF
A2	Rio Grande Travel	±1,329 SF
A3	AT&T	±1,522 SF
A4	Pure Barre	±1,460SF
A5	Available	±1,540 SF
A6	Roadrunner Nails, Skin, Spa	±5,042 SF
A7	Leslie Pools	±2,847 SF
A8	Panera Bread	±4,150 SF

B1	Dairy Queen	±1,430 SF
B2	4 Paws Vet	±1,025SF
B3	4 Paws Vet	±1,203 SF
B4/5	4 Paws Vet	±3,752 SF
B6	BernCo Vote	±5,174 SF
B7	Skechers	±7,175 SF

C1	Five Guys	±2,500 SF
C2	The Joint Chiropractic	±1,080 SF
C4	Joe's Pasta	±4,481SF
D1	Eye Mart	±3,044 SF
D3	Sharkey's Cut	±1,239 SF
D4	Stoneworks	±1,230 SF
D5	Purified Water	±1,230 SF
D6	Kirtland Credit	±1,208 SF



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Market Aerial



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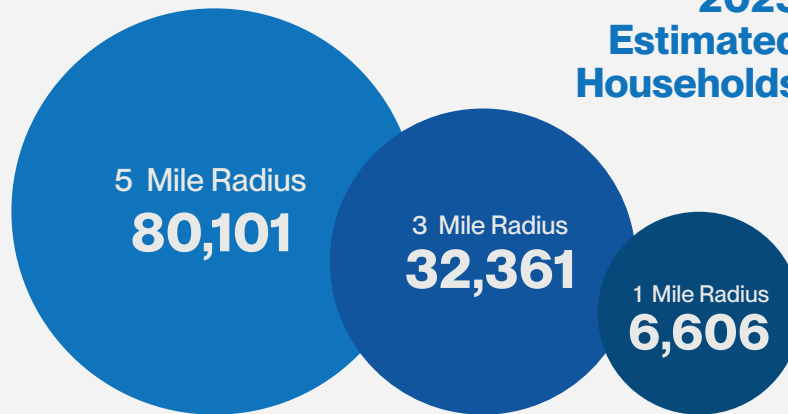
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Market Overview



Average Household Income

119K



2025 Population



173,568
5 Mile Radius

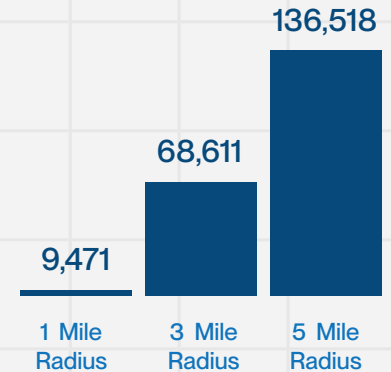


70,455
3 Mile Radius

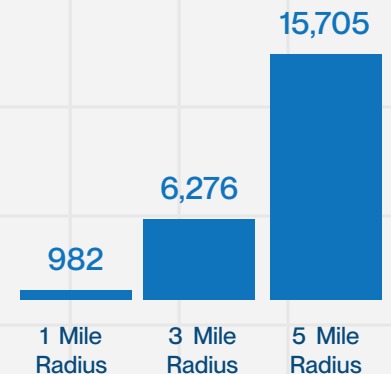


14,221
1 Mile Radius

2025 Estimated Total Employees



2025 Estimated Total Businesses



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