

Freestanding School Building

Ideal for Education | Childcare | Healthcare | Faith-Based Organizations

1401 Old Coors Drive SW, Albuquerque, NM 87121



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CBRE

PROPERTY OVERVIEW

A fully built-out charter school on Albuquerque's growing Westside, ready for a new operator. Situated on 2.9 acres along Old Coors Drive SW, this one-story, 20,875 sq. ft. building was designed and operated as a charter school and delivers the infrastructure most tenants spend years and significant capital to build.

The space is move-in ready for a school, childcare operator, healthcare provider, faith community, nonprofit or any organization that needs flexible, high-capacity space with ample parking and outdoor amenities.

Property Highlights

- Approximately 17 interior classrooms
- Full kitchen and cafeteria/general-purpose room
- Administrative offices
- Fully fenced site with playground and green space
- Two dedicated driveways along Old Coors for efficient pick-up and drop-off
- Available July 1, 2027



±20,875 SF
One-Story Freestanding Building

±2.9
Acres

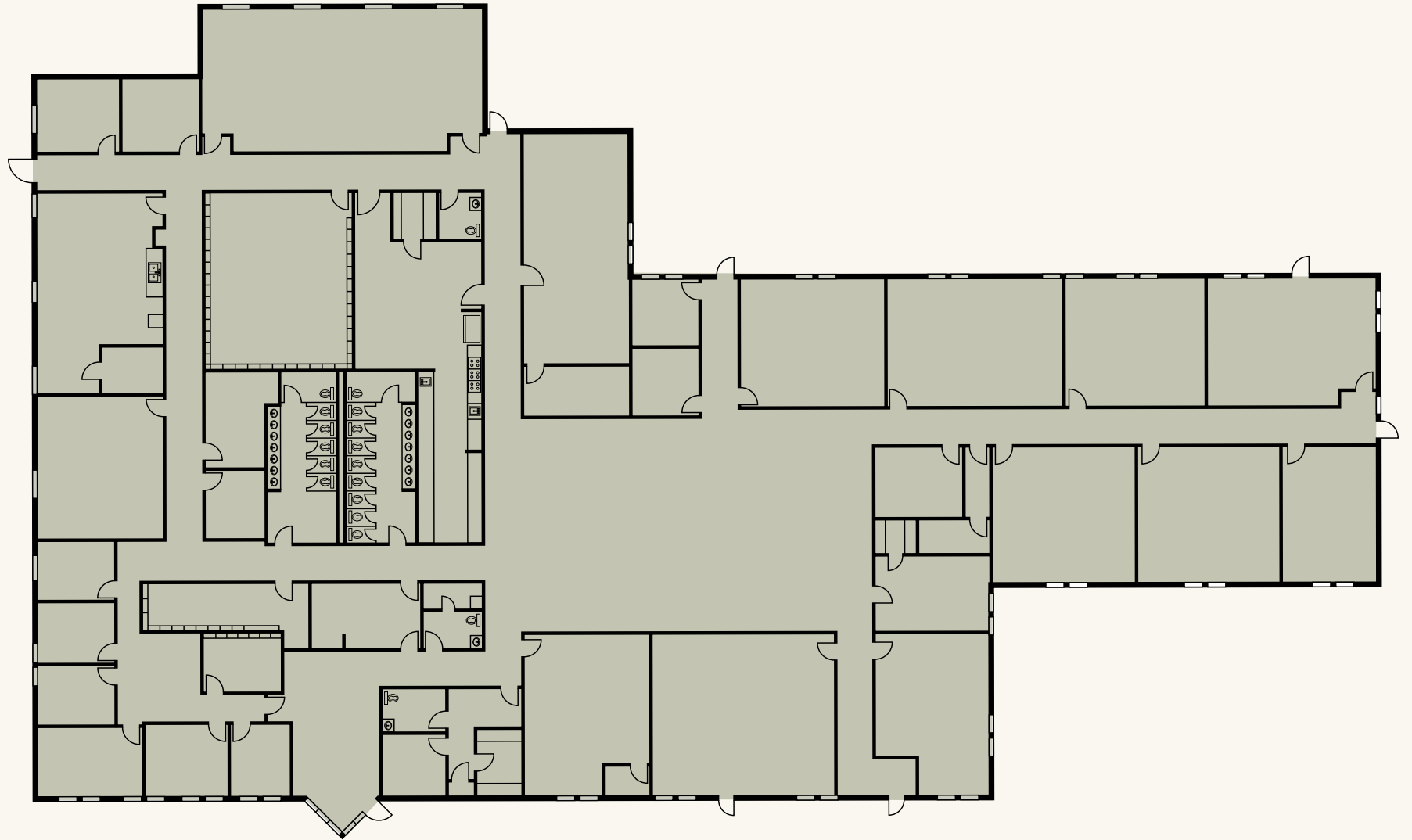
\$13.00/SF/YR NNN
Lease Rate

152
Parking Spaces





FLOOR PLAN



SITE PLAN

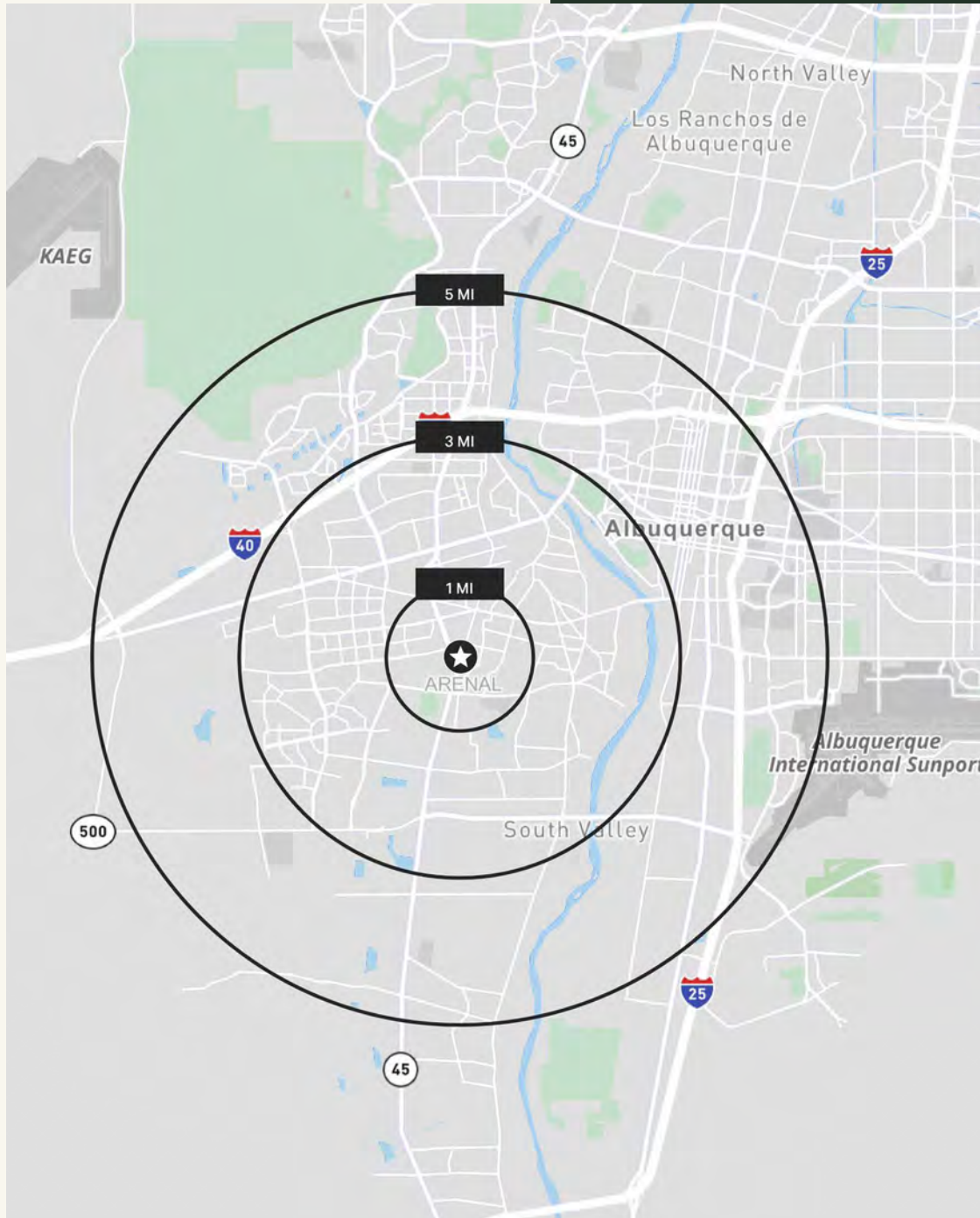




Excellent Westside Location

1401 Old Coors Drive SW sits on one of Albuquerque's busiest westside corridors, with access to Interstate 40 and Interstate 25 approximately eight minutes away.

The location serves the densely populated Westside and South Valley communities, with strong residential rooftops and consistent traffic counts on Coors Boulevard.



DEMOGRAPHICS

Population

9,480 (1 Mile)
108,839 (3 Mile)
200,386 (5 Mile)

Daytime Population

1,074 (1 Mile)
19,152 (3 Mile)
88,360 (5 Mile)

of Households

3,104 (1 Mile)
37,250 (3 Mile)
75,921 (5 Mile)

Avg Household Size

3.05 (1 Mile)
2.92 (3 Mile)
2.60 (5 Mile)

Average HH Income

\$78,054 (1 Mile)
\$74,522 (3 Mile)
\$82,571 (5 Mile)

Median HH Income

\$75,404 (1 Mile)
\$61,066 (3 Mile)
\$63,333 (5 Mile)

Population ages 0-19

26.3% (1 Mile)
26.4% (3 Mile)
24.4% (5 Mile)

Median Age

35.1 (1 Mile)
34.8 (3 Mile)
36.3 (5 Mile)

±20,875 SF
FOR LEASE

1401

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