



For Lease

WESTERN STATES
COMMERCIAL REAL ESTATE

La Morada Development

Prime Flex Spaces for Lease

7501 La Morada Pl NW | Albuquerque, NM 87120

505-585-5700 | 8912 Rio Grande Blvd NW | Albuquerque, NM | ws-cre.com

La Morada Development

7501 La Morada Pl NW | Albuquerque, NM 87120

Aerial





PROPERTY SUMMARY

Lease Rate:	\$14.95/yr NNN
Available SF:	2,500 SF – 30,000 SF
Lot Size:	2.74 Acres
Zoning:	NR-C

PROPERTY FEATURES:

- Currently **Pre-Leasing** with Delivery expected **Q1 of 2026**
- Tailored for **Light-Industrial Use**
- Secure **fenced yard**
- **Mezzanine level** for additional workspace or storage
 - Included at **no added expense**
- Prime location in underserved I-40 and Unser trade area, with excellent growth potential

Access: Convenient and quick access to I-40

Ideal For: Businesses seeking flexible space options in a high-demand location.

La Morada Development

7501 La Morada Pl NW | Albuquerque, NM 87120

Aerial



La Morada Development

7501 La Morada Pl NW | Albuquerque, NM 87120

Aerial



La Morada Development

7501 La Morada Pl NW | Albuquerque, NM 87120

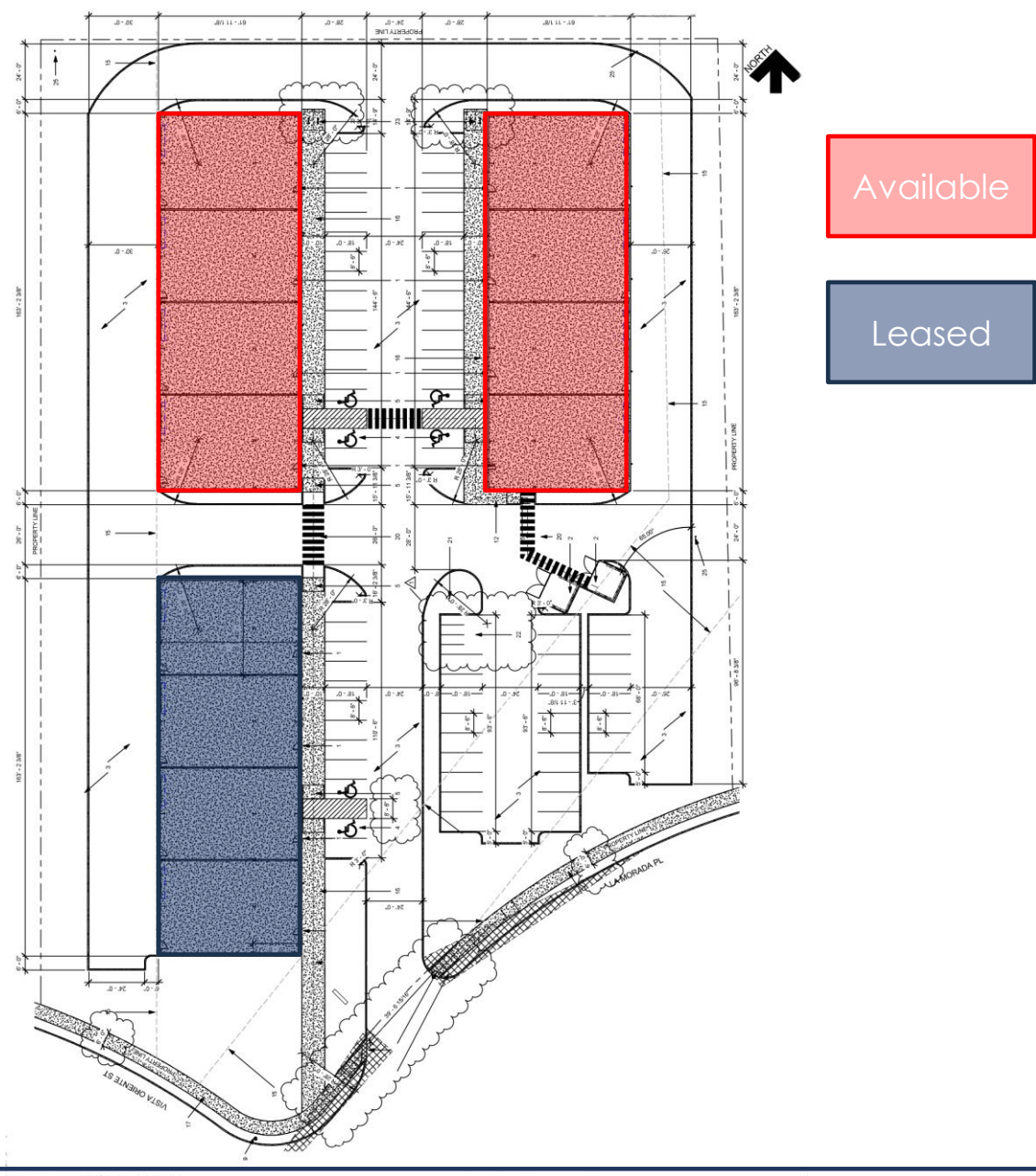
Aerial



La Morada Development

7501 La Morada Pl NW | Albuquerque, NM 87120

Site Plan





Population

1

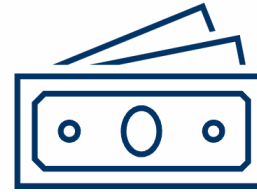
11,890

3

72,784

5

184,018



HH Income

1

\$78,145

3

\$78,681

5

\$63,519



No. of Households

27,502



Median Home Value

\$306,241



Education

High school or higher: 93.8%

Bachelor's degree or higher: 39.3%

Graduate or professional degree: 16.9%



Median Age

35

WESTERN STATES

COMMERCIAL REAL ESTATE

Pricing subject to change without notice. The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.