Colliers

Available
± 1,173 SF

For Lease

8120 Ventura St NE
Albuquerque, NM 87122

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Property Profile

Details

Lease Rate	$32.00 PSF
Lease Type	NNN
Space Available	± 1,173 SF
Submarket	Far Northeast Heights
Zoning	MX-L (Mixed-Use - Low Intensity)

Features

- NEQ of the Paseo Del Norte and Ventura intersection with over 32,000 VPD. Convenient access from both Ventura and Holly.

- Open, well lit, functional space ready for occupancy. Two restrooms, HVAC, concrete and wood floors, private office, storage, lighting and window covering in place.

- Back-lit channel lettering building signage

- Excellent opportunity to position your business adjacent to the established names of Trader Joes, Orangetheory, SwimLabs, Dr. Fanning, D.D.S, Albertsons, First American Bank and many more in the immediate area.

- The surrounding area boasts robust residential and commercial development, providing a solid diverse customer base.
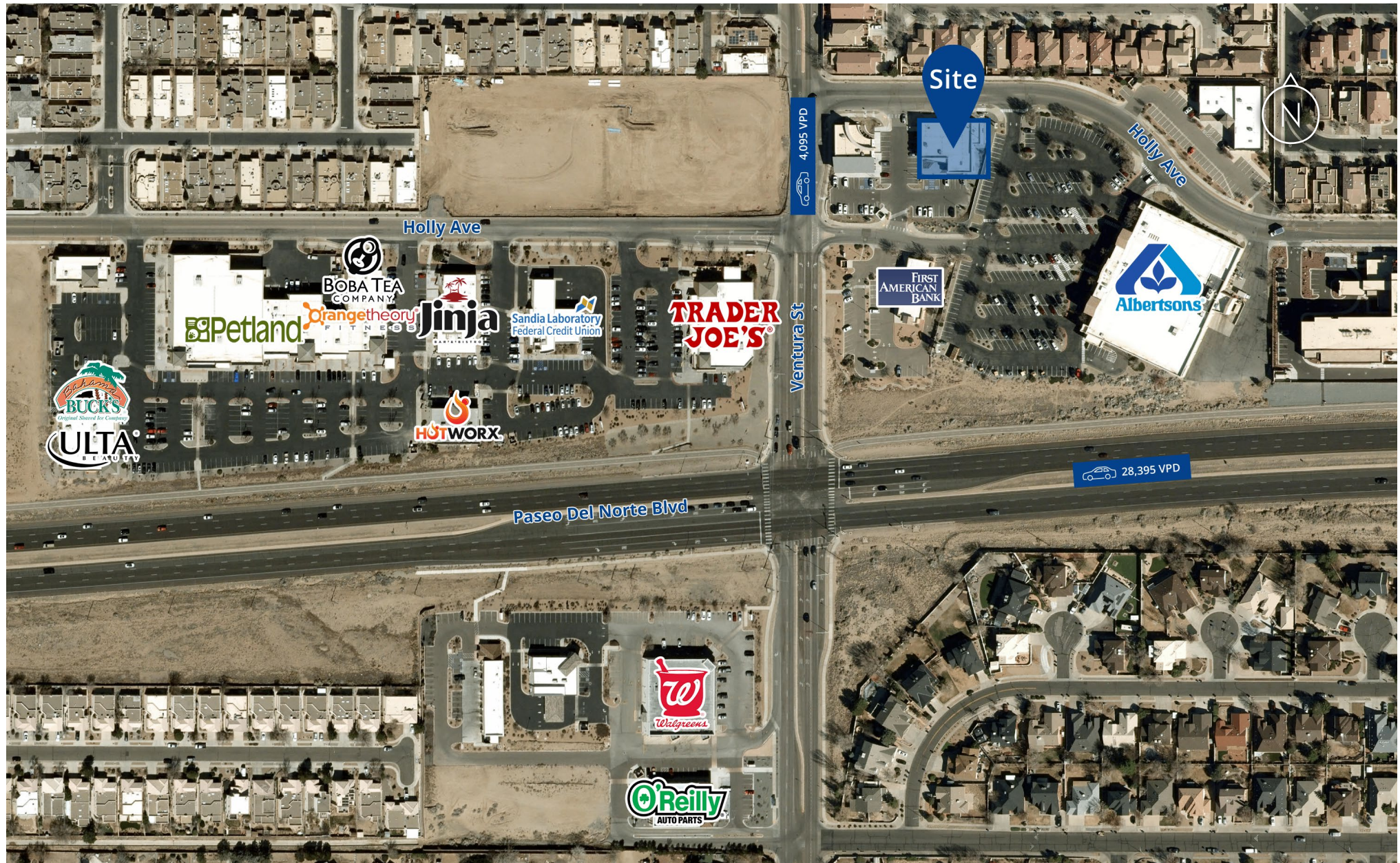
Trade Area Aerial

Intersection Aerial

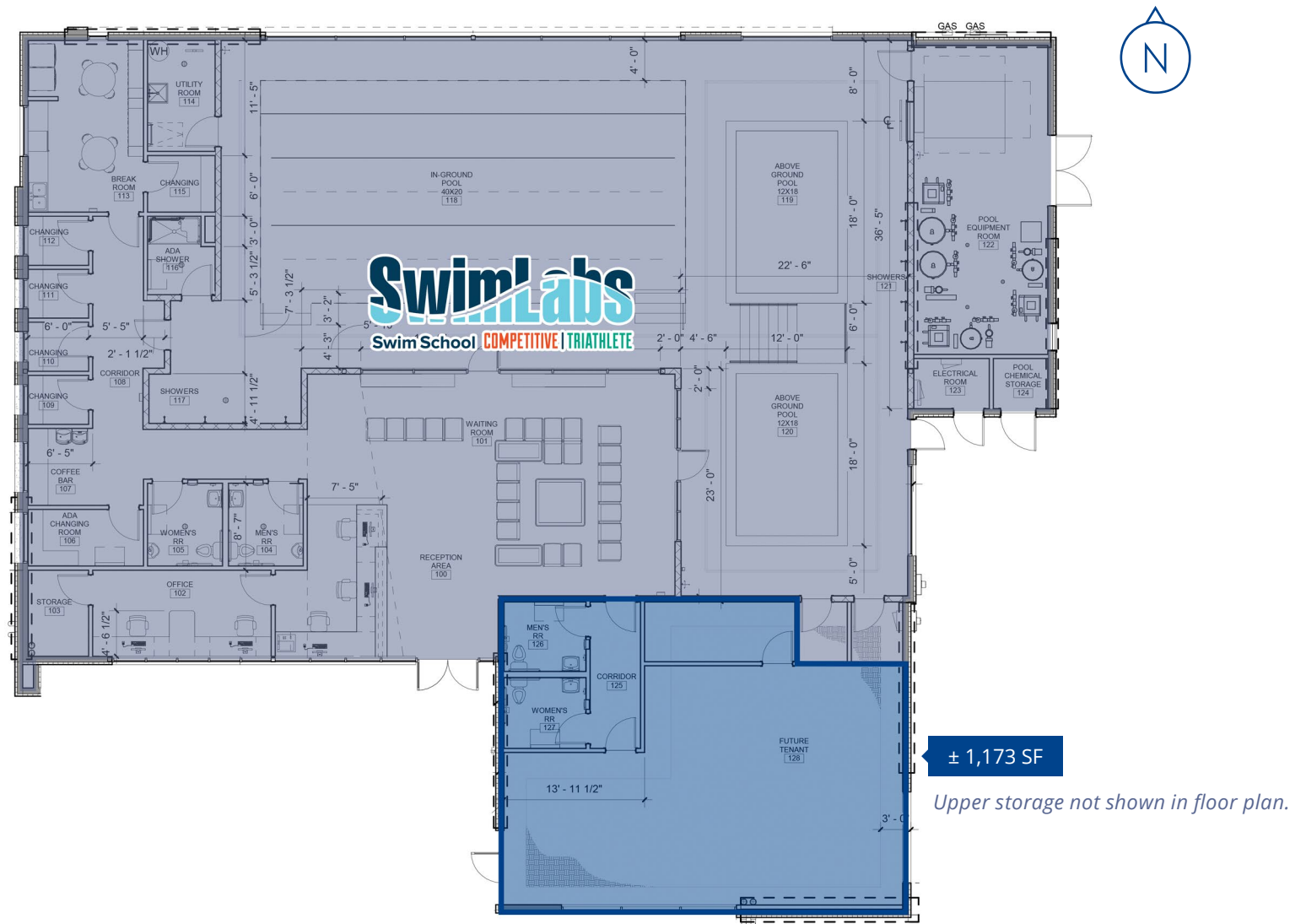Site

4,095 VPD

Holly Ave

BOBA TEA COMPANY

Petland

orangetheory FITNESS

Jinja BAR & BISTRO

Sandia Laboratory Federal Credit Union

TRADER JOE'S

FIRST AMERICAN BANK

Albertsons

Holly Ave

Ventura St

Bahama BUCK'S Original Shaved Ice Company

ULTA BEAUTY

HOTWORX

28,395 VPD

Paseo Del Norte Blvd

Walgreens

O'Reilly AUTO PARTS

N

Floor Plan

SwimLabs
Swim School COMPETITIVE | TRIATHLETE

N

WH

UTILITY
ROOM
114

BREAK
ROOM
113

CHANGING
115

CHANGING
112

ADA
SHOWER
116

CHANGING
111

CHANGING
110

CORRIDOR
108

SHOWERS
117

CHANGING
109

COFFEE
BAR
107

ADA
CHANGING
ROOM
106

WOMEN'S
RR
105

MEN'S
RR
104

STORAGE
103

OFFICE
102

WAITING
ROOM
101

RECEPTION
AREA
100

IN-GROUND
POOL
40X20
118

ABOVE
GROUND
POOL
12X18
119

SHOWERS
121

ABOVE
GROUND
POOL
12X18
120

GAS   GAS

POOL
EQUIPMENT
ROOM
122

ELECTRICAL
ROOM
123

POOL
CHEMICAL
STORAGE
124

MEN'S
RR
126

CORRIDOR
125

WOMEN'S
RR
127

FUTURE
TENANT
128

± 1,173 SF

Upper storage not shown in floor plan.

4' - 0"
8' - 0"
11' - 5"
6' - 0"
5' - 3 1/2"
3' - 0"
7' - 3 1/2"
6' - 0"
5' - 5"
2' - 1 1/2"
4' - 11 1/2"
6' - 5"
5' - 1 1/2"
4' - 3"
3' - 2"
4' - 3"
2' - 0"
2' - 0"
23' - 0"
18' - 0"
18' - 0"
36' - 5"
22' - 6"
12' - 0"
4' - 6"
2' - 0"
6' - 0"
5' - 0"
7' - 5"
8' - 7"
4' - 6 1/2"
13' - 11 1/2"
3' - 0

Property Gallery

Demographics*
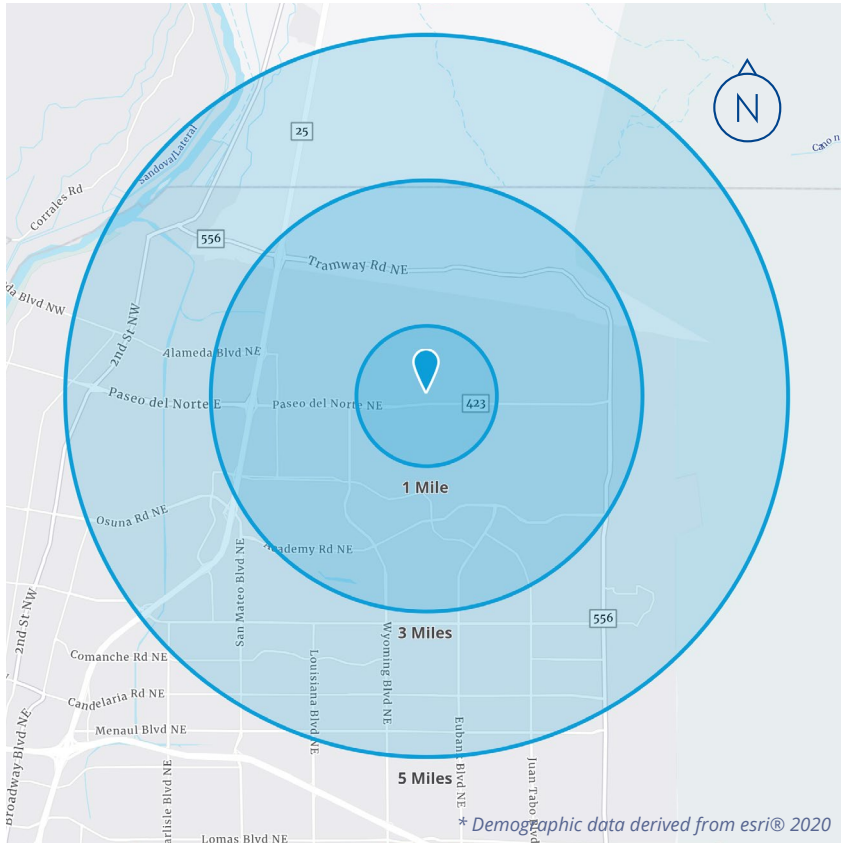
* Demographic data derived from esri® 2020

	1 MILE	3 MILES	5 MILES
Population	12,234	75,395	166,466
Households	4,871	33,620	75,352
Median Age	44.1	44.6	43.4
Average HH Income	$164,214	$134,180	$114,684
Per Capita Income	$66,177	$59,698	$51,930
Daytime Population	10,682	78,250	188,905
College Education	70.2%	66.4%	60.0%

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