



Colliers

For Lease

9784 Coors Blvd NW
Albuquerque, NM 87114

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Property Profile

Details

Lease Rate	\$21.00 PSF
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NNN	\$5.49 PSF
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Space Available	± 1,370 SF
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Submarket	Cottonwood
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Zoning	MX-L
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Features

- High profile shop space available on the busy Coors Blvd corridor (58,846 VPD)
- Ideal for a variety of retail, medical, and office uses
- Former insurance office
- Monument signage available



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Perfect Location

Well located just north of Paseo del Norte, in the thriving Cottonwood submarket, 9784 Coors Blvd NW provides a value-oriented option to serve Albuquerque's west side.

± 1,370 SF

Available



<5 minutes
from Paseo
Del Norte



<10 minutes
from I-25



<10 minutes from
Rio Rancho, NM



5-mile radius
population of
171,057



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Trade Area Aerial

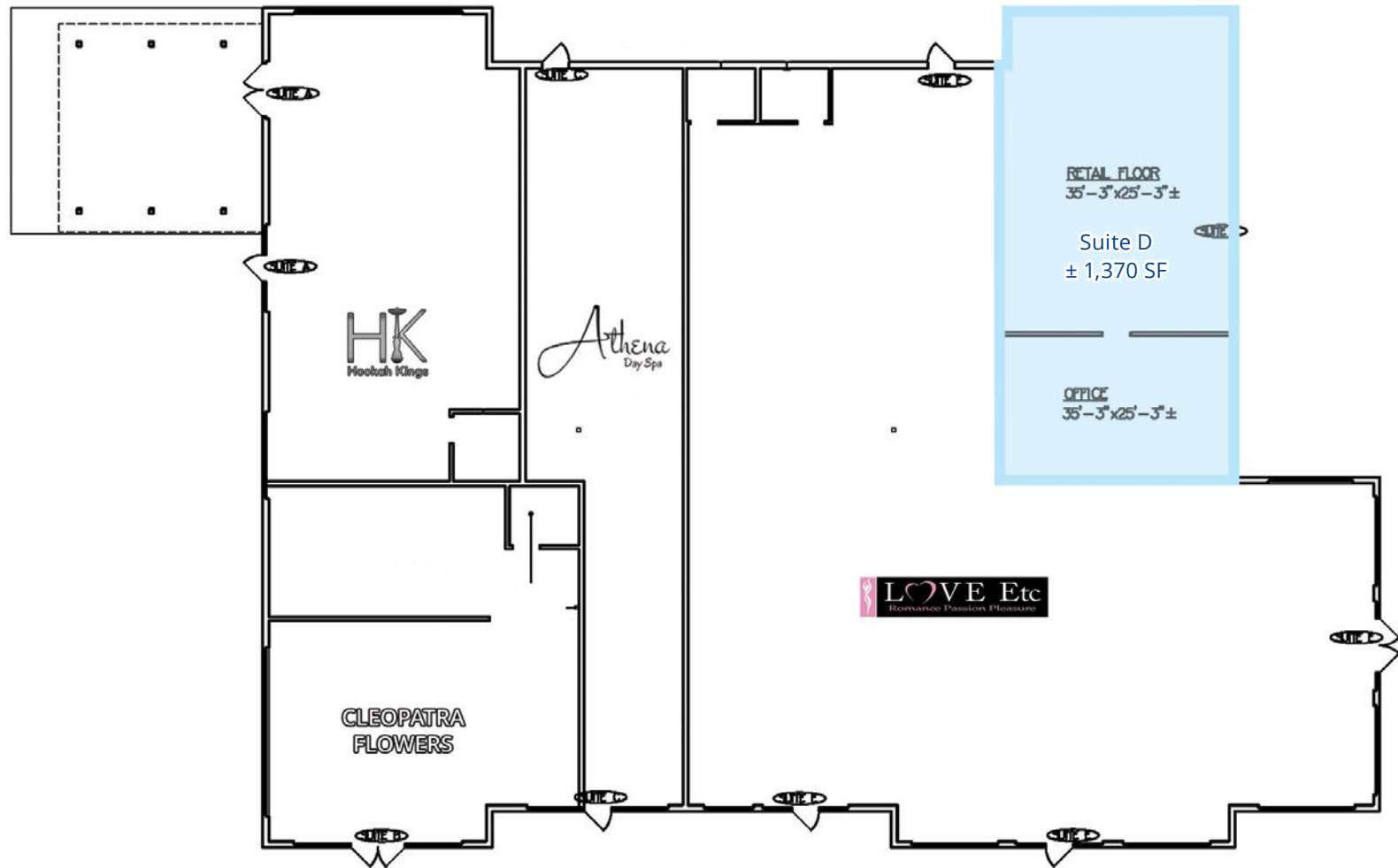


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Intersection Aerial

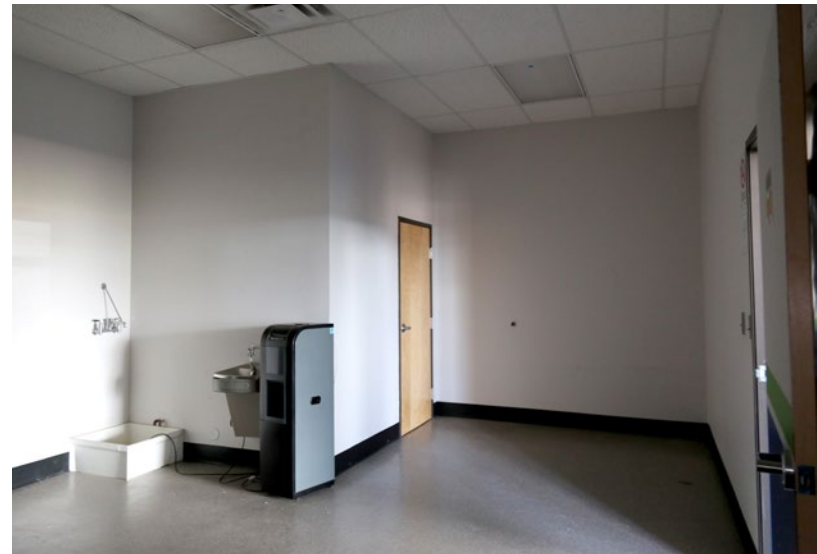


Site Plan

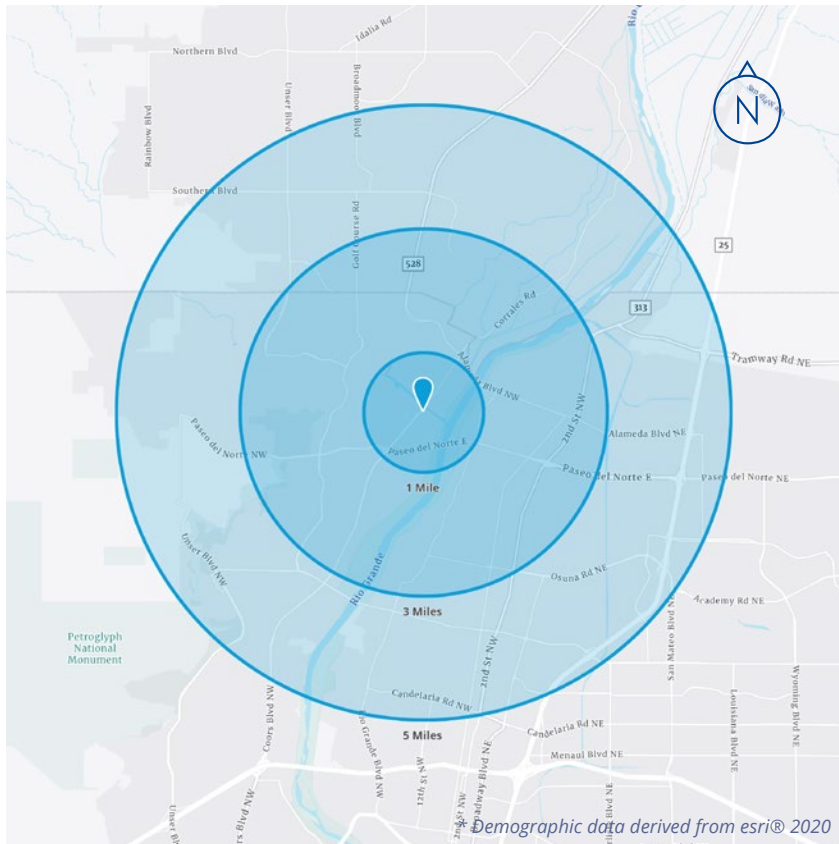


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Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	10,742	76,908	171,057
Households	4,978	31,295	68,149
Median Age	36.4	39.3	39.1
Average HH Income	\$90,757	\$110,394	\$108,884
Per Capita Income	\$41,665	\$44,826	\$43,461
Daytime Population	16,097	72,527	162,737

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