

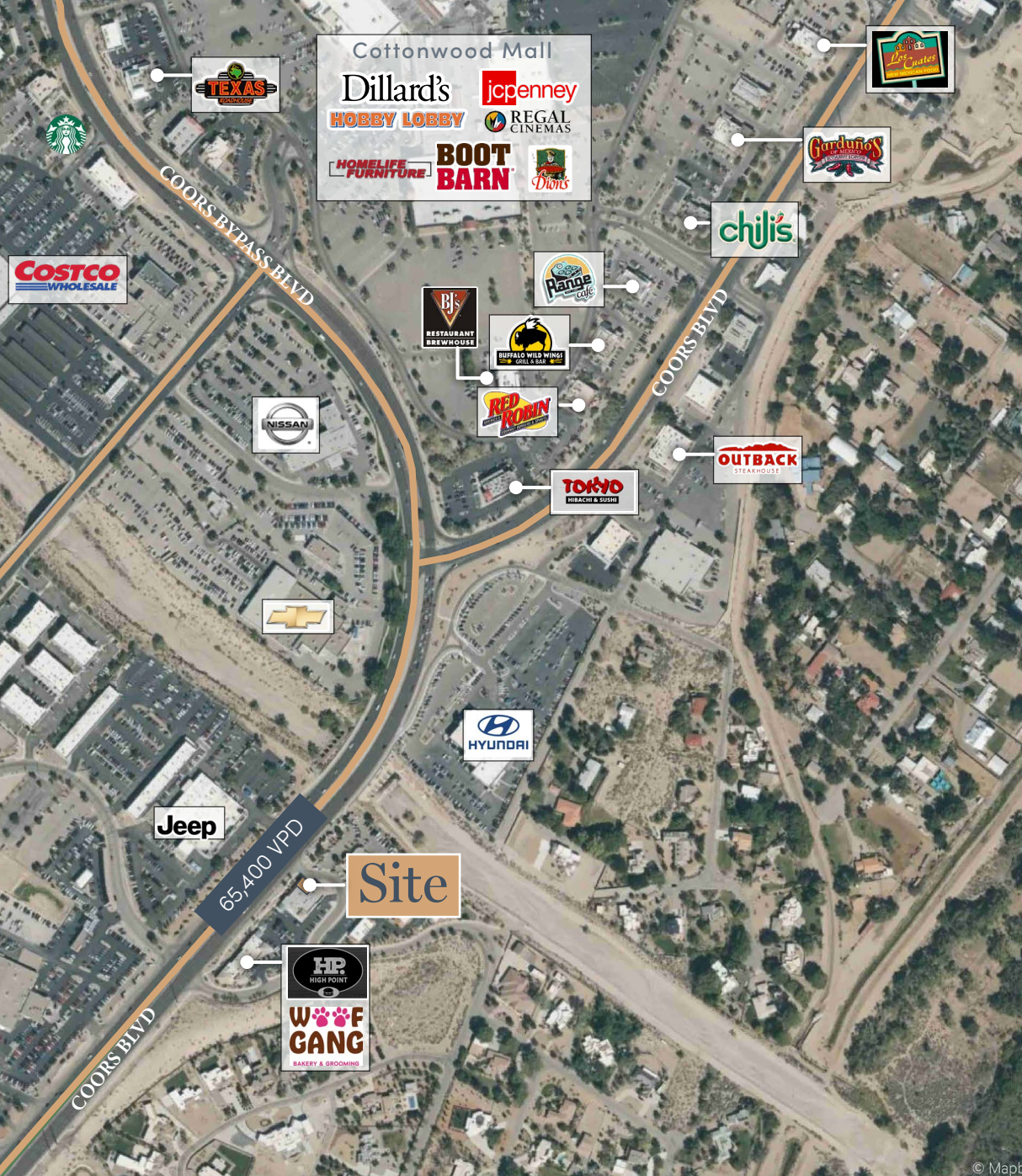


9784 Coors Blvd

ALBUQUERQUE, NM 87114

For Lease
1,370 SF Retail End Cap
in Busy Cottonwood Submarket

CBRE



Property Overview

Discover an unparalleled retail opportunity at 9784 Coors Blvd NW, strategically positioned within Albuquerque's dynamic and sought-after Cottonwood submarket. This prime location is a magnet for top national retailers and boasts significant consumer traffic, with Coors Blvd NW experiencing high daily vehicle counts.

PROPERTY HIGHLIGHTS

1,370 SF

Available

\$21.00/SF

Lease Rate

MX-L

Zoning

\$5.49/SF

NNN

65,400

VPD on Coors Blvd

187,748

Population (5 Miles)

- Space is ideal for a variety of uses including retail, medical and office use
- Surrounded by regional and national retailers in busy Cottonwood submarket
- Monument and building signage available along Coors Blvd

© Mapb



CHUCK & CHEESE'S
HomeGoods
Total Wine & More
BEST BUY
Michael's
FIREHOUSE SUBS
THURFF FURNITURE
BARNES & NOBLE BOOKSELLER
Oliver's Garden of Eatin'
Red Lobster



KOHL'S
expect great things

Starbucks
Jason's Deli
FIVE GUYS
BURGERS and FRIES
Hooters
Chipotle Mexican Grill
Wendy's



Cottonwood Mall
Dillard's
Hobby Lobby
HOMELIFE FURNITURE
JCPenney
REGAL CINEMAS
BOOT BARN
Dion's



EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
five BELOW
PETCO
Where the pets go.
Burlington
WORLD MARKET
Panera

Marshall's
Albertsons
HARBOR FREIGHT TOOLS
Weck's
BREAKFAST • LUNCH

Little Caesars
Garden of Eatin'
R.J.'s RESTAURANT BREWHOUSE
RED ROBIN
Range Life
BUFFALO WILD WINGS
TOMMY MONAGHAN'S
chili's



45

Site

65,400 VPD

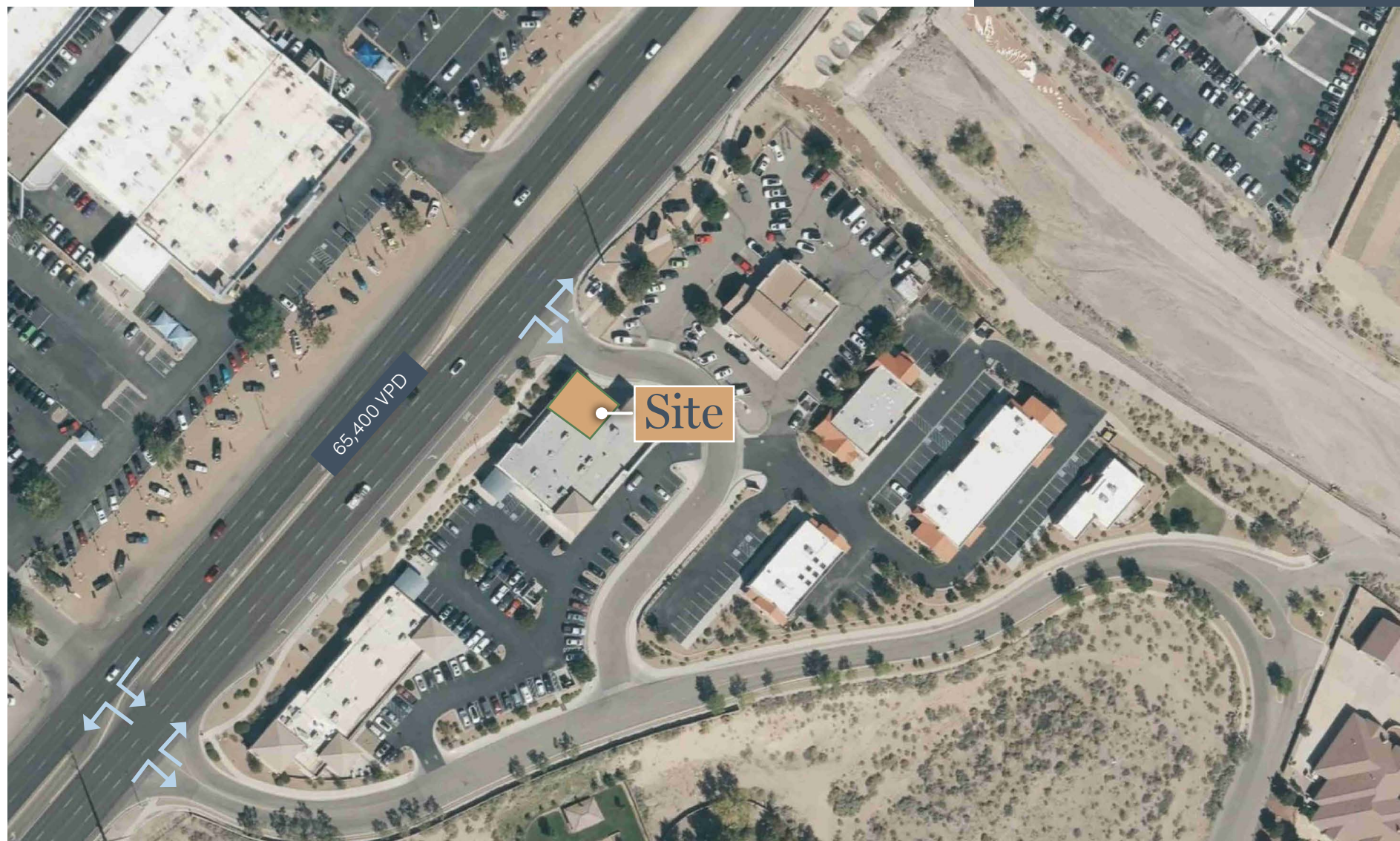
TARGET
ROSS
DRESS FOR LESS

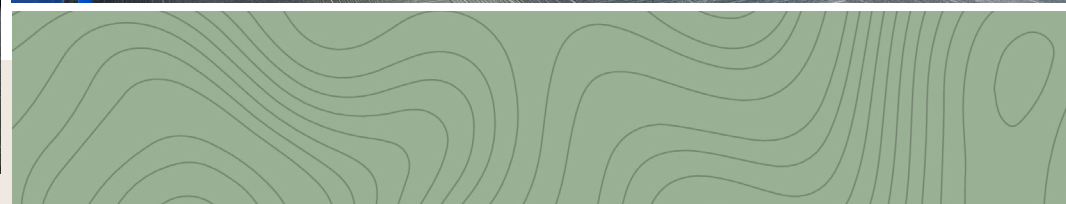


Floor Plan



Site Plan

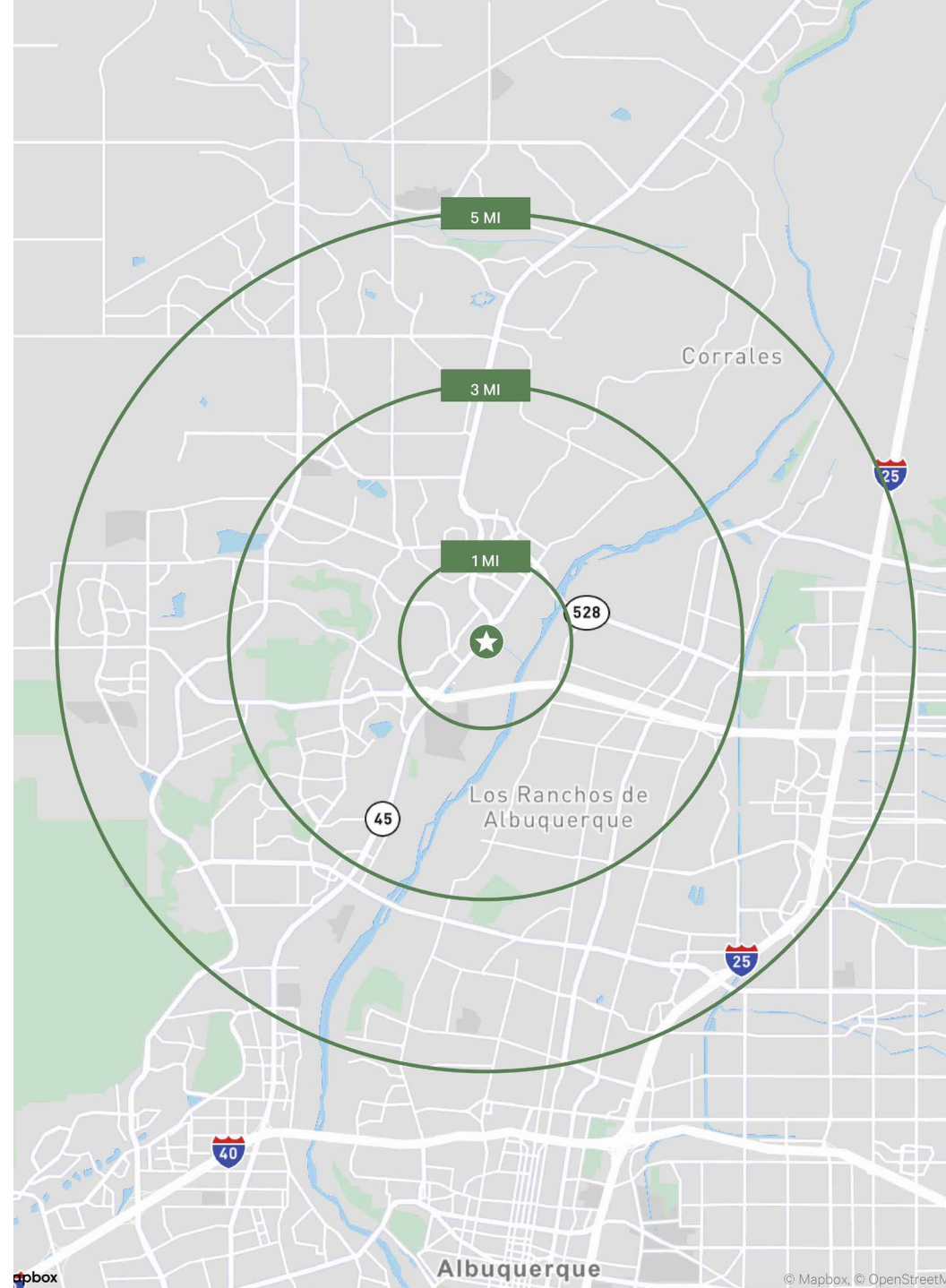




2025 Demographics

	1 Miles	3 Miles	5 Miles
Population			
2025 Population	8,413	65,146	187,748
2030 Pop - 5 Year Projection	8,322	65,095	191,328
Households			
2025 Households	3,870	26,993	77,134
2025-2030 Annual HH Growth Rate	-0.02%	0.22%	0.59%
2025 Avg Household Size	2.14	2.39	2.41
Household Income			
2025 Average HH Income	\$111,548	\$114,946	\$112,515
2030 Average HH Income	\$123,322	\$128,711	\$127,427
2025 Median HH Income	\$84,776	\$85,926	\$83,260
2030 Median HH Income	\$93,519	\$98,939	\$96,304
Education			
Bachelor's Degree or Higher	42.9%	44.0%	44.1%
Daytime Population			
2025 Employees	6,206	24,453	102,151

Source: Esri



9784 Coors Blvd NW

ALBUQUERQUE, NM



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