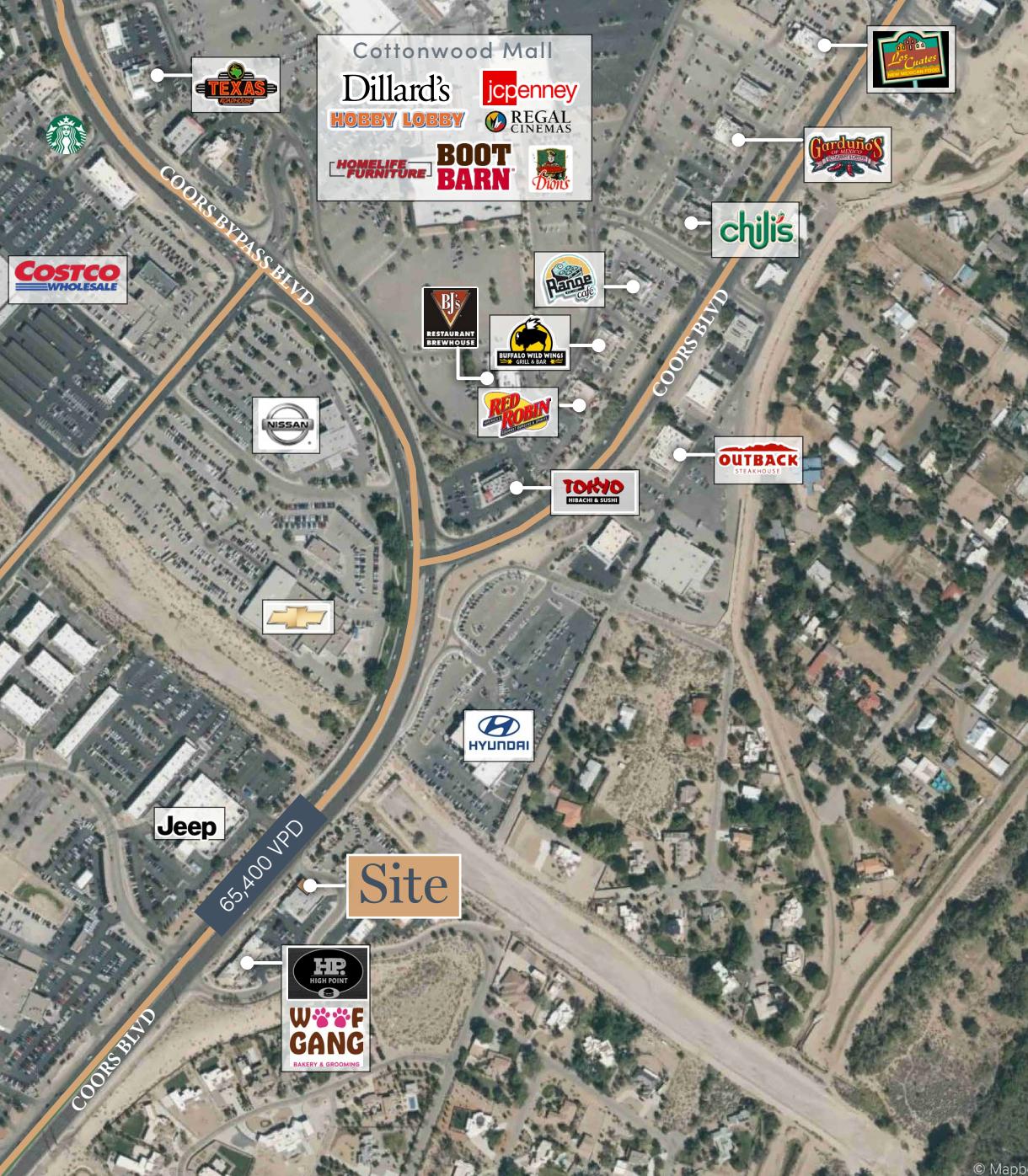




9784 Coors Blvd

ALBUQUERQUE, NM 87114

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



# 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



# Floor Plan



# Site Plan

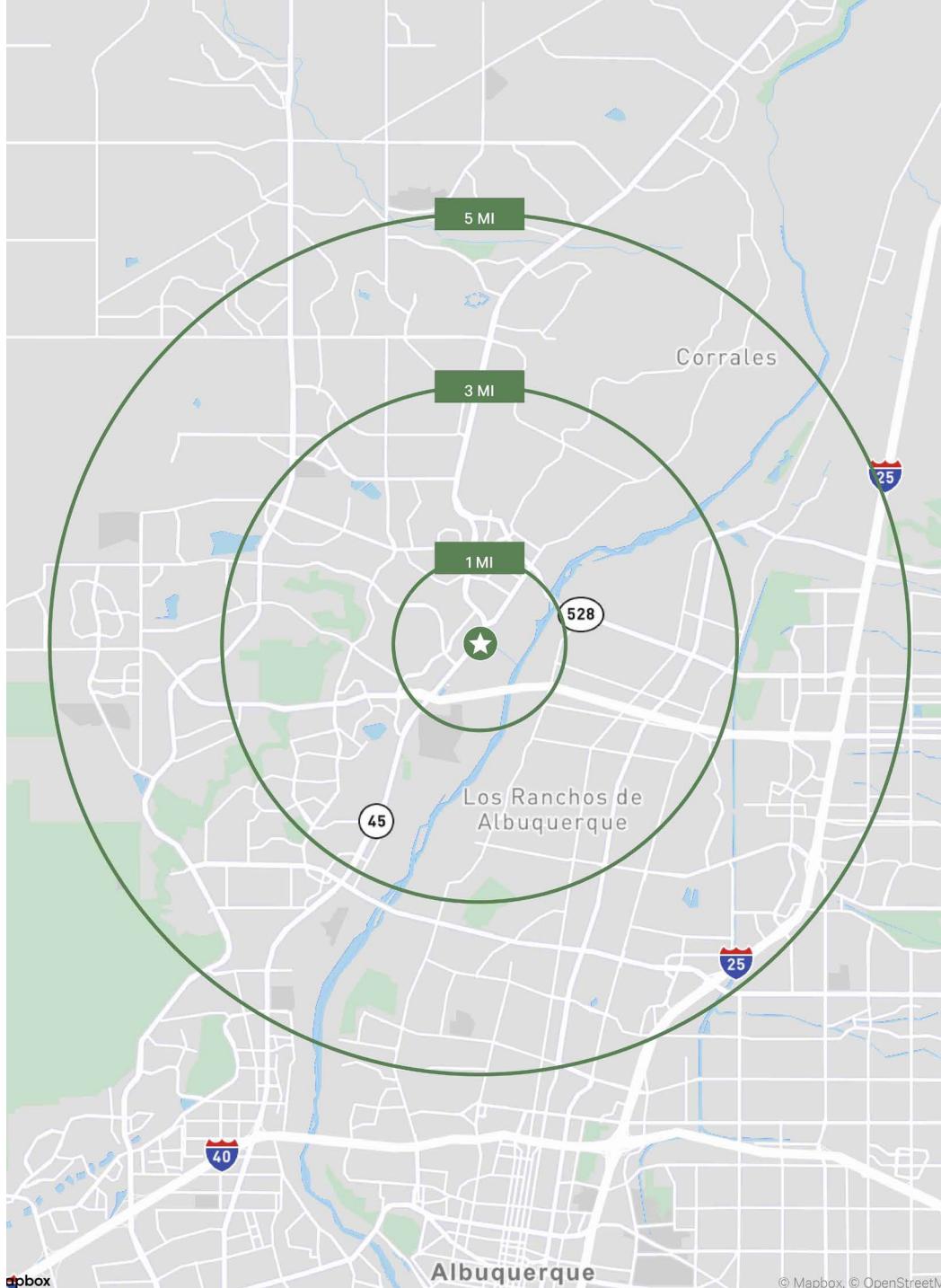




# 2025 Demographics

	1 Miles	3 Miles	5 Miles
<b>Population</b>			
2025 Population	8,413	65,146	187,748
2030 Pop - 5 Year Projection	8,322	65,095	191,328
<b>Households</b>			
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
<b>Household Income</b>			
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
<b>Education</b>			
Bachelor's Degree or Higher	42.9%	44.0%	44.1%
<b>Daytime Population</b>			
2025 Employees	6,206	24,453	102,151

Source: Esri



# 9784 Coors Blvd NW

ALBUQUERQUE, NM



## CONTACTS

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