

**For
Sublease**



Charming Retail Space

LOCATED ON A HIGH-TRAFFIC CORRIDOR



10700 Corrales Rd. NW | Suite C | Albuquerque, NM 87114

±1,500 SF Available

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite C: ±1,500 SF

SUBLEASE RATE

\$27.50/SF + \$6.00/SF NNN

HIGHLIGHTS

- Prime Corrales Rd. frontage with excellent visibility
- Shopping center anchored by Flyer Star Cafe
- 17,500 cars per day
- Building and monument signage is available
- Abundant on-site parking
- Ideal for boutique retail, nail/hair salon, wellness, or service concepts
- Convenient Access to Alameda Blvd. and the Westside
- Minutes to Rio Rancho and North Valley
- Multiple full-circulation access points
- Master lease expires April 30, 2030

ZONING NR-BP 

LOCATION

NEQ Highway 528 & Corrales Rd. NW

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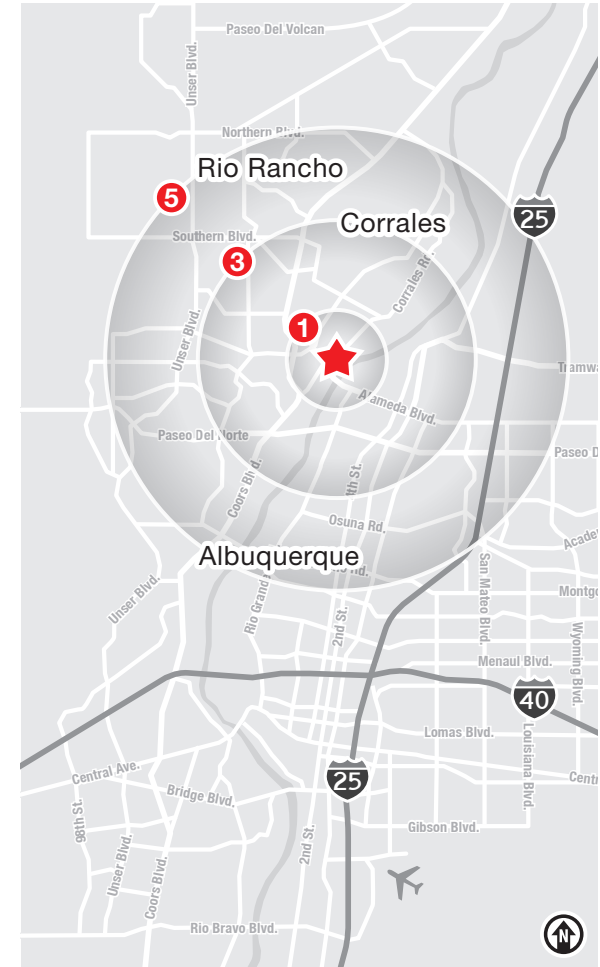
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,076	61,291	172,600
Average HH Income	\$93,110	\$112,686	\$114,543
Daytime Employment	7,172	29,936	92,011

2025 Forecasted by Esri



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)


566,057
City Population


241,738
Households


\$95,396
Avg. Household Income


\$56,388
Md. Disposable Income


21,751
Total Businesses


277,887
Total Employees


932,477
Albuquerque Metro Population


The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



Petroglyph National Monument



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.