

North Andalusia at La Luz

5600 Coors Blvd NW | Albuquerque, NM 87120



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Lia Armstrong
Senior Vice President
lia@kingcapitalcre.com

Courtney Tinnin
Advisor
courtney@kingcapitalcre.com

505-292-9607
kingcapitalcre.com

Property Details



Lease Availability
Suite B3 ±1,228 sf
Suite D1 ±6,385 sf



Lease Rate
See Advisor



According to Placer.ai, North
Andalucia of La Luz has **1.3M**
Annual Visits



According to Placer.ai, this US
Eagle Federal CU is the **#1** in
Albuquerque Area has **104.4K**
Annual Visits



Lia Armstrong
Senior Vice President
lia@kingcapitalcre.com

Courtney Tinnin
Advisor
courtney@kingcapitalcre.com

For Lease
5600 Coors Blvd NW | Albuquerque, NM 87120



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Property Details



Property Benefits

- Andalusia is a Sprouts-anchored shopping destination
- Strategically located at #1 busiest intersection in the city with over 70,000 VPD
- Access from Coors Blvd. & Montano Blvd.
- Andalusia features beautifully designed architecture, eye-catching stacked stone facades and an excellent tenant line-up
- Growing residential trade area with receptive customer base ready for new retail options to open up in this neighborhood



Lia Armstrong
Senior Vice President
lia@kingcapitalcre.com

Courtney Tinnin
Advisor
courtney@kingcapitalcre.com

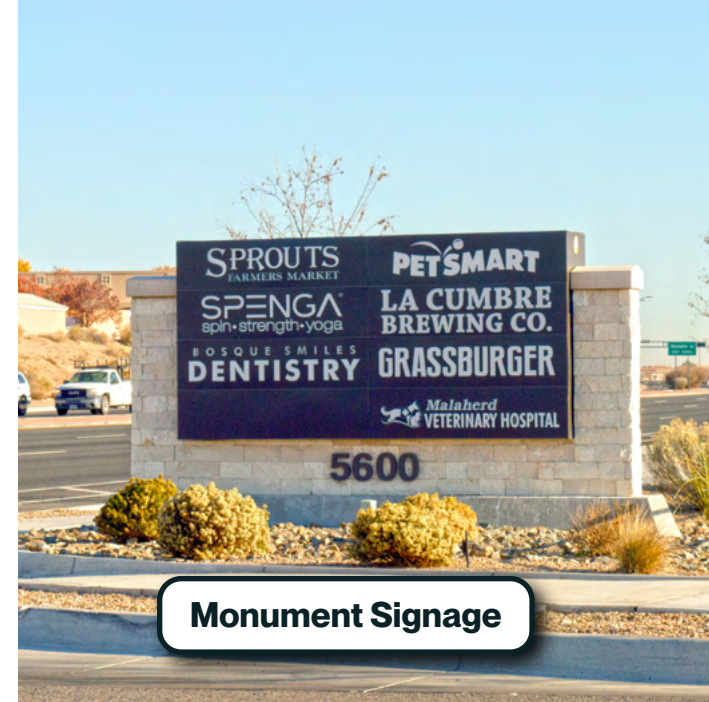
For Lease
5600 Coors Blvd NW | Albuquerque, NM 87120



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



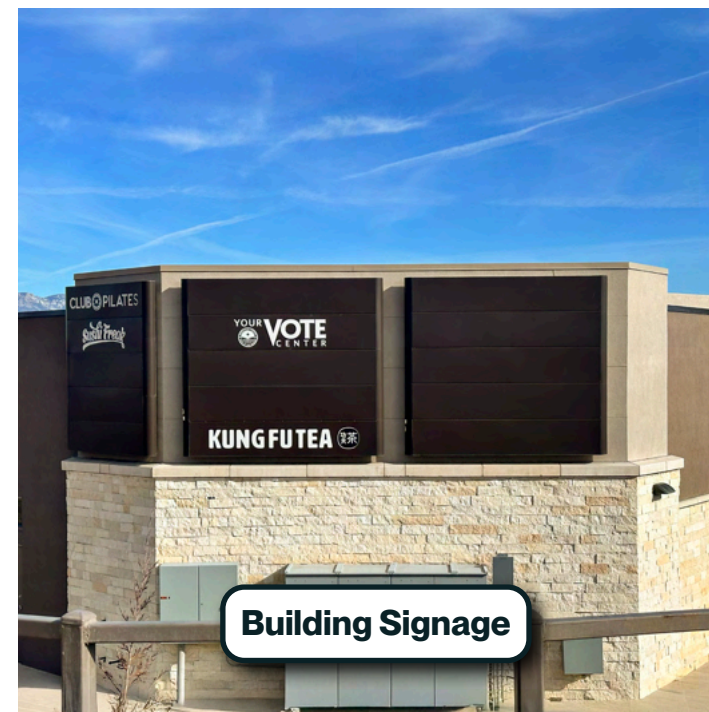
Located along busy Coors Blvd



Monument Signage



Located at #1 busiest intersection in the city



Building Signage



Lia Armstrong
Senior Vice President
lia@kingcapitalcre.com

Courtney Tinnin
Advisor
courtney@kingcapitalcre.com

For Lease
5600 Coors Blvd NW | Albuquerque, NM 87120



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Site Plan



Building A

A1	Petsmart	±18,973 SF
A2	Sprouts	±31,007 SF
A3	Spenga	±5,932 SF
A4	Leased	±1,276 SF
A5	Sound Choice	±1,222 SF
A6	Stretch Lab	±1,494 SF
A7	Polish Spa	±1,600 SF
A8	Great Clips	±986 SF

Building B

B1	Keva Juice	±984 SF
B2	Nars Aesthetics	±915 SF
B3	Available	±1,228 SF
B4	Kung Fu Tea	±1,218 SF
B5-6	The Great Greek	±2,529 SF

Building C

C1	La Cumbre	±2,523 SF
C3	Grassburger	±2,492 SF
C5	Bernco Voting	±3,735 SF
C8	National Guard	±1,793 SF

Building D

D1	Available	±6,385 SF
-----------	------------------	------------------

Building E

E1	Which Wich	±1,389 SF
E2	Sushi Freak	±1,297 SF
E3-4	Kid Strong	±2,615 SF
E5	Leased	±3,143 SF

Building F

F1-2	Leased	±3,174 SF
F3	Leased	±1,304 SF
F4	The Joint Chiro	±1,311 SF
F5	Vet Hospital	±2,686 SF

Building G

G1	AT&T	±1,530 SF
G2	Club Pilates	±1,854 SF
G3	Bosque Dental	±3,434 SF



Lia Armstrong
Senior Vice President
lia@kingcapitalcre.com

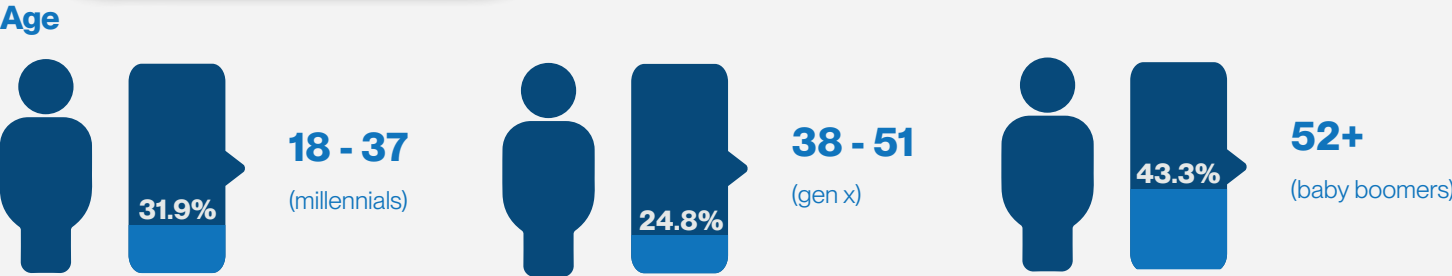
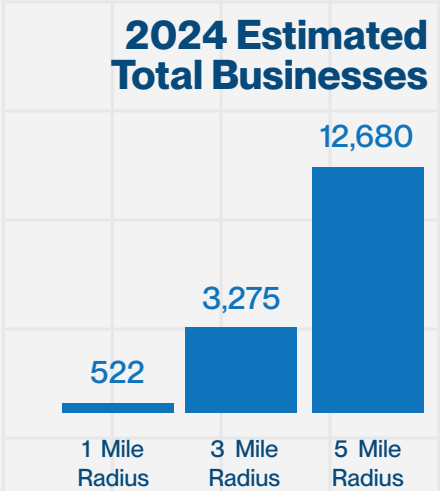
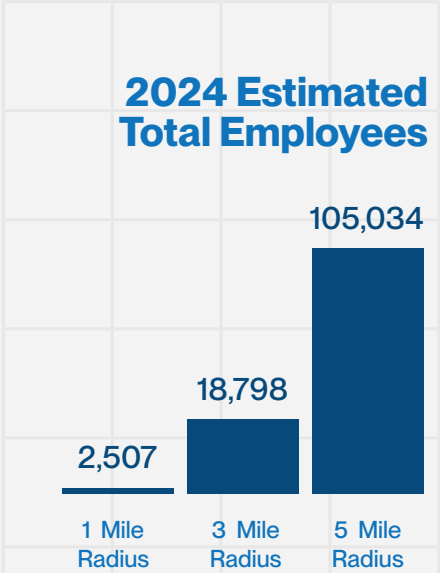
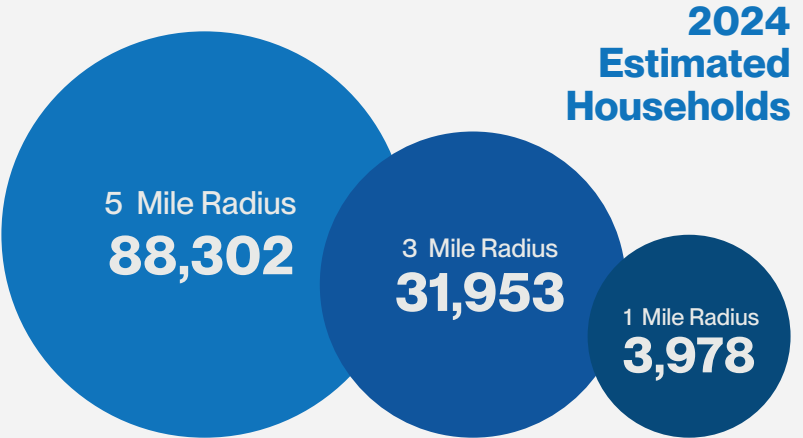
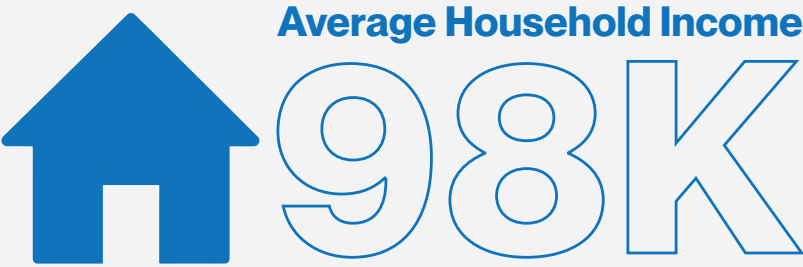
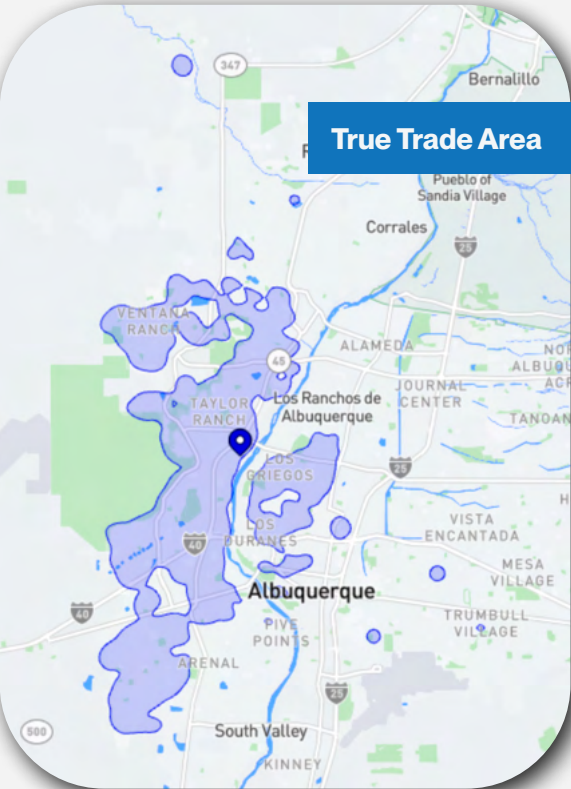
Courtney Tinnin
Advisor
courtney@kingcapitalcre.com

For Lease
5600 Coors Blvd NW | Albuquerque, NM 87120



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Market Overview





4811A Hardware Dr NE Suite 1
Albuquerque, NM 87109

505-292-9607
kingcapitalcre.com



Lia Armstrong
Senior Vice President
lia@kingcapitalcre.com



Courtney Tinnin
Advisor
courtney@kingcapitalcre.com