



Colliers

For Lease

The Yard

8325 & 8333 2nd St NW
Los Ranchos, NM 87114

John Ransom, CCIM, SIOR

Sr. Vice President | Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No. 11451

Tim With, CCIM, SIOR

Sr. Vice President | Principal
+1 505 880 7092
tim.with@colliers.com
Lic. No. 36272

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

8325 & 8333 2nd St NW | For Lease

Property Profile

Details

| | |
|-----------------|-------------------------------------|
| Lease Rate | \$22.00 PSF |
| NNN | Est. \$3.90 PSF |
| Space Available | ± 1,530 SF |
| Lot Size | 5.14 Acres |
| Parking Ratio | 6.5 : 1,000 SF |
| Submarket | North Valley |
| Zoning | GD (Gateway District) - Los Ranchos |

Features

- High visibility and convenient access from 2nd St. just south of Paseo Del Norte
- Adjacent to the newly expanded North Alameda bike path and trail way
- First generation, northern New Mexico style construction
- Excellent space for Retail | Medical | Office | Services Uses | and More
- Fantastic opportunity in a high demand, undeserved trade area



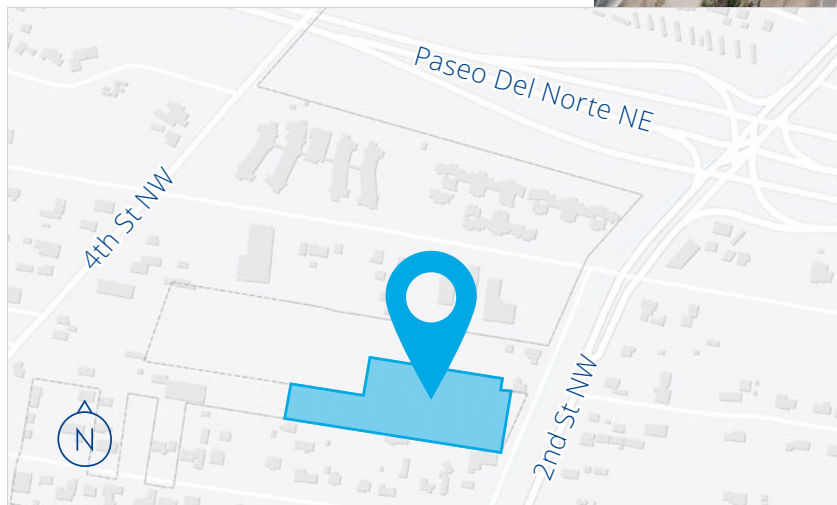
8325 & 8333 2nd St NW | For Lease

Perfect Location

The Yard is a North Valley lifestyle center, anchored by Steel Bender Brewery. This center is conveniently located off of the 2nd St exit to Paseo Del Norte, halfway between I-25 and Albuquerque Westside.

± 1,530 SF

Available



Parking
6.5/1,000



Adjacent Bike
Path and Trail



Full Access from
2nd St and 4th St



Average HH Income
\$104,911*



<4 minutes
from Coors Blvd



<5 minutes
from I-25



Daytime Population
88,562*



First Generation
Construction

*3 mile radius

8325 & 8333 2nd St NW | For Lease

Trade Area Aerial



8325 & 8333 2nd St NW | For Lease

Intersection Aerial

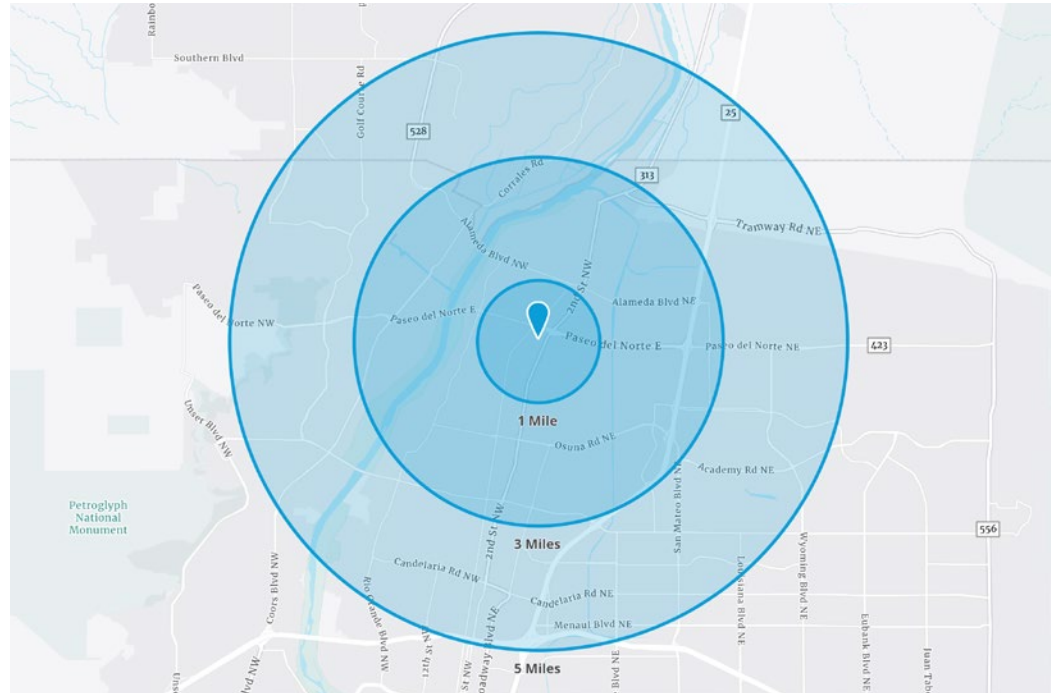


Site Plan



Demographics*

* Demographic data derived from esri® 2020



| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 5,644 | 44,480 | 190,187 |
| Households | 2,484 | 19,868 | 83,487 |
| Median Age | 43.6 | 42.0 | 40.8 |
| Average HH Income | \$102,176 | \$104,911 | \$104,650 |
| Per Capita Income | \$44,558 | \$46,874 | \$45,935 |
| Daytime Population | 6,563 | 88,652 | 231,651 |
| College Education | 53.4% | 52.1% | 54.2% |



Colliers

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

John Ransom, CCIM, SIOR

Sr. Vice President | Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No. 11451

Tim With, CCIM, SIOR

Sr. Vice President | Principal
+1 505 880 7092
tim.with@colliers.com
Lic. No. 36272

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 36272

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.