



**NOW LEASING**  
**PREMIER WESTSIDE DEVELOPMENT**

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**UNSER & LA MORADA PL**

# CACTUS PATCH PLAZA

7801 La Morada Pl NW, Albuquerque, NM 87120





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Total Square Footage: 27,290 SF  
Zoning: NR-C (Non-Residential Commercial)  
Year Built: 2025 (Under Construction)  
Lease Rate: \$18.00 - \$25.00/SF/YR  
Lease Type: Modified Gross & Full Service  
Available Spaces: 13 units ranging from 1,000 to 5,175 SF

## Highlights:

New construction with flexible floorplans.  
Ideal for Office, Warehouse, and Medical uses.  
10' x 12' roll-up doors on rear of all single-story units.  
Ceiling heights up to 20' in Building A, suitable for various uses.  
Ample parking and easy access to major thoroughfares.



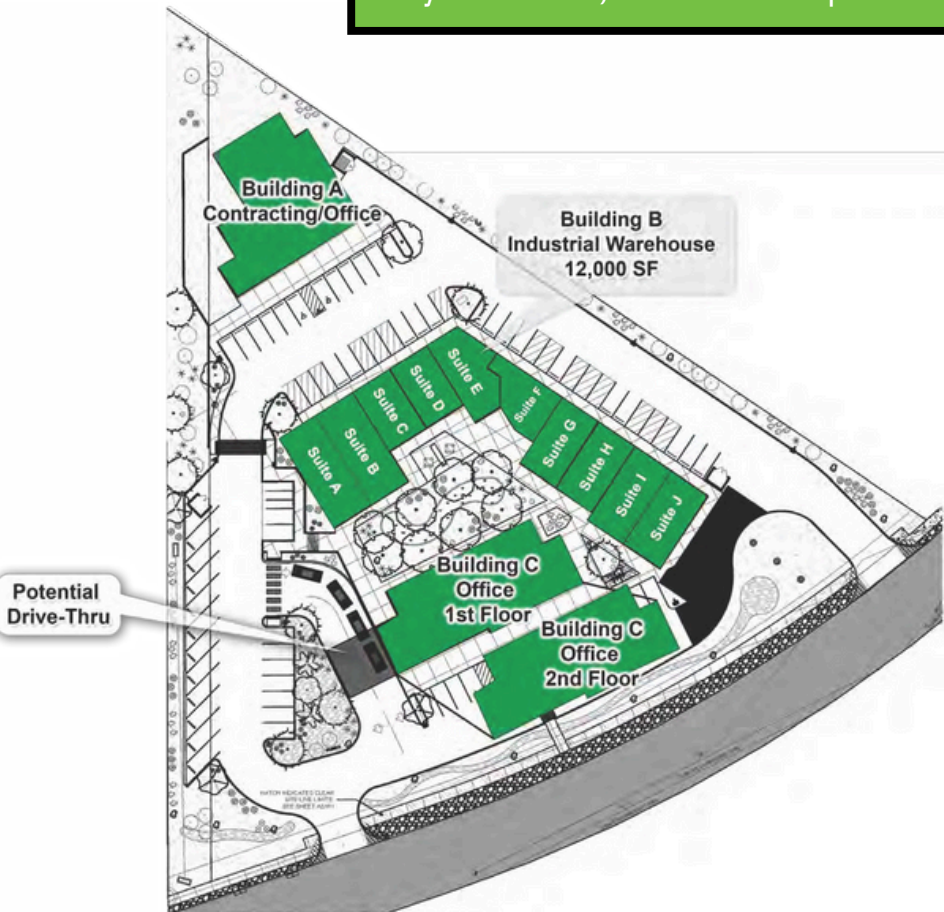


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This zoning encompasses a wide range of options, including, but not only limited to, various examples.



## Upscale Retail & Office Opportunities

Modern | Curated | Community-Focused

### Building B – Retail Focus

Suite	Sq Ft	Ideal Tenant	Why It Fits
A	1,751 SF	Curated Wine & Cheese Shop	High-end, evening draw, ideal for tastings/events
B	2,024 SF	Boutique Fitness (Pilates/Lagree)	Popular with professionals and wellness crowd
C	2,573 SF	Upscale Café + Brunch Concept	Ample seating space, lifestyle-driven traffic
D	2,468 SF	Luxury Home Decor / Interior Studio	High-margin, design-forward, fits with office & residential synergy
E	1,293 SF	Clean Skincare + Beauty Lounge	Experiential, Instagram-worthy, trending with women 25–45
F	1,085 SF	High-End Gelato / Dessert Bar	Great for family and evening foot traffic
G	1,125 SF	Bespoke Gift & Paper Boutique	Gift-giving, seasonal spikes, cross-shop appeal
H	1,125 SF	Fine Jewelry or Watch Gallery	Elevates project reputation, draws affluent clientele
I	1,250 SF	Pet Boutique + Organic Pet Treats	Lifestyle alignment with affluent pet-owning tenants
J	1,250 SF	Plant & Wellness Store	Low overhead, trendy, promotes "green" aesthetic

### Building A & C – Office Use

Building	Size	Use Recommendation	Why It Fits
A	4,940 SF	Boutique Contracting or Creative Agency	Large open format, good for design-build or multi-use business
C (1st)	5,175 SF	Coworking Space or Marketing Firm	Street-level access, collaboration-friendly layout
C (2nd)	5,175 SF	Real Estate, Finance, or Law Offices	Private yet professional, ideal for established local firms

Strategically positioned just minutes from the I-40 off-ramp, with a smooth 3-minute drive north, ensuring effortless access for regional traffic and daily commuters.



COMMERCIAL  
REAL PEOPLE. REAL SUCCESS. ONE FAMILY.

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## PROPERTY OVERVIEW

Cactus Patch Plaza is a 22,000 square foot mixed-use project that integrates office, medical, and OWH spaces on the west side of Albuquerque. This area is currently lacking in small OWH locations and second-generation medical and banking facilities, which Cactus Patch Plaza intends to remedy. The developer, a local organization, offers adaptability in the design and layout of the buildings on site. Should a tenant have particular design, layout, or delivery needs, modifications can be incorporated prior to the start of construction. The project will initiate with either “Building A” or “Building C,” followed by the central OWH building's development. Tenant enhancements and delivery options are subject to negotiation according to the unique requirements of each tenant.

## AREA TRAFFIC GENERATORS



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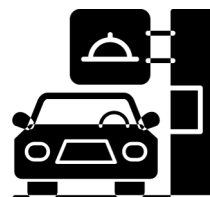
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## BRAND-NEW OFFICE, WAREHOUSE & MEDICAL OPPORTUNITIES



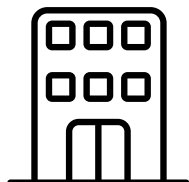
### Office/Warehouse (OWH):

- Suites from 1,000 to 5,000 EF, capable of being combined.



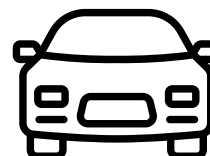
### Drive-Thru Pads

- Prototype for coffee/pharmacy



### Stand-Alone Office/Medical:

- From 4,000-10,000 SF w/out, drop-off or shaded access



- Standard for restaurants

## MARKET INSIGHTS 3-MILE RADIUS



**POPULATION**  
74,728



**AVG  
HHI**  
\$94,000



**"ADVANTAGES OF LOCATION"**  
High local traffic  
Wide range of trusted  
wellness services

## TRAFFIC COUNTS

**Unser Blvd NW**  
34,000 VPD  
**La Morada Pl**  
327 VPD