

For Lease]

Stunning Suite in Immaculate Retail Center

BEAUTIFUL FINISHES THROUGHOUT



3 MONTHS FREE RENT!
WITH A 3-YEAR MINIMUM LEASE
Limited time offer, see Advisors for details.

6911 Taylor Ranch Rd. NW | Suite C-3 | Albuquerque, NM 87120

NWC Taylor Ranch Rd. & Homestead Circle NW



AVAILABLE

Suite C-3:
±2,233 SF



LEASE RATE

\$19.00/SF + NNN

- Former orthodontist office suitable for a variety of tenants
- Strong neighborhood shopping center
- Ideal location for a practice

- Across from LBJ Middle School
- Plenty of parking
- Building signage
- Move-in ready

NALSunVista] Got Space™

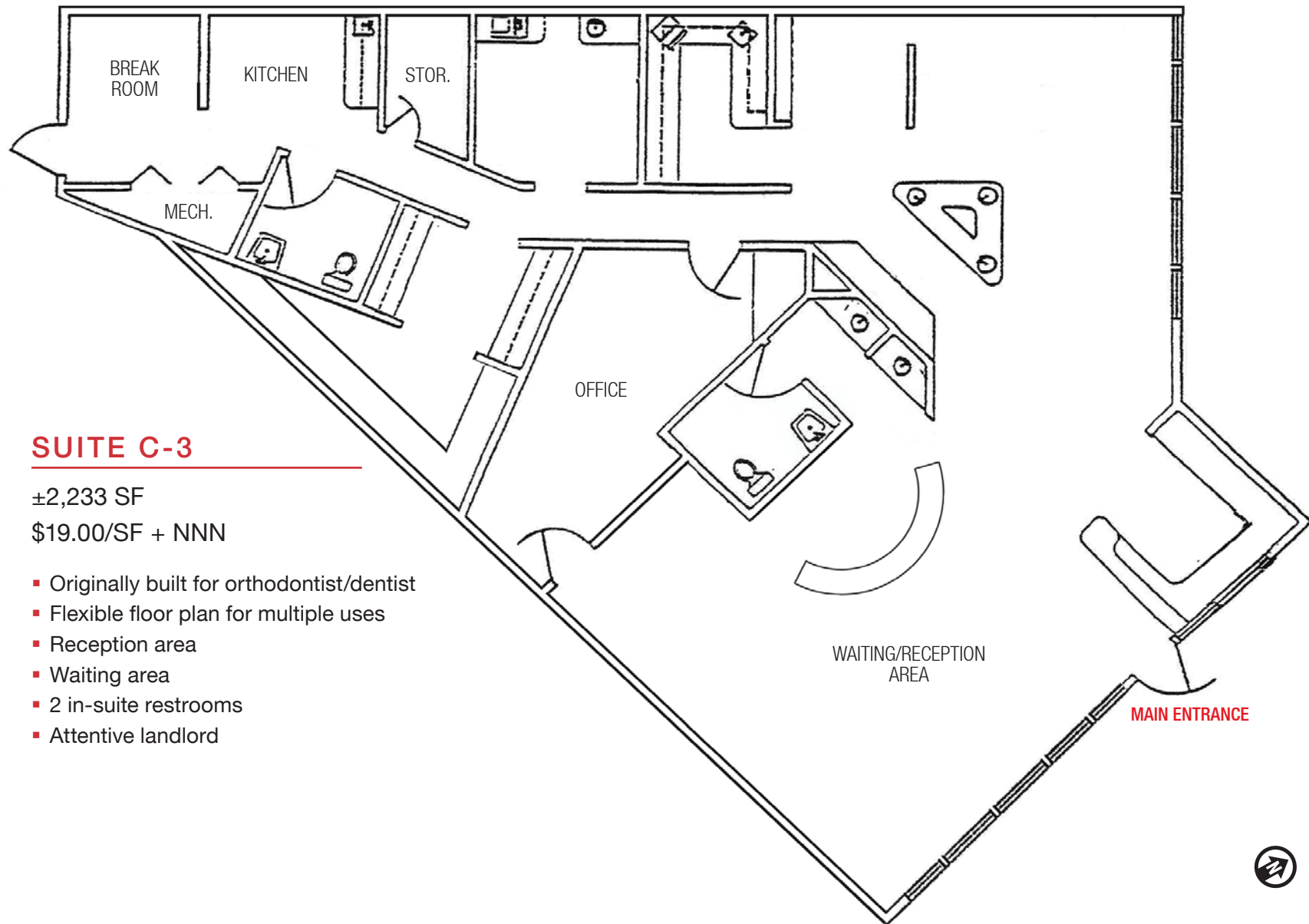
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SUITE C-3

±2,233 SF

\$19.00/SF + NNN

- Originally built for orthodontist/dentist
- Flexible floor plan for multiple uses
- Reception area
- Waiting area
- 2 in-suite restrooms
- Attentive landlord

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NAI SunVista

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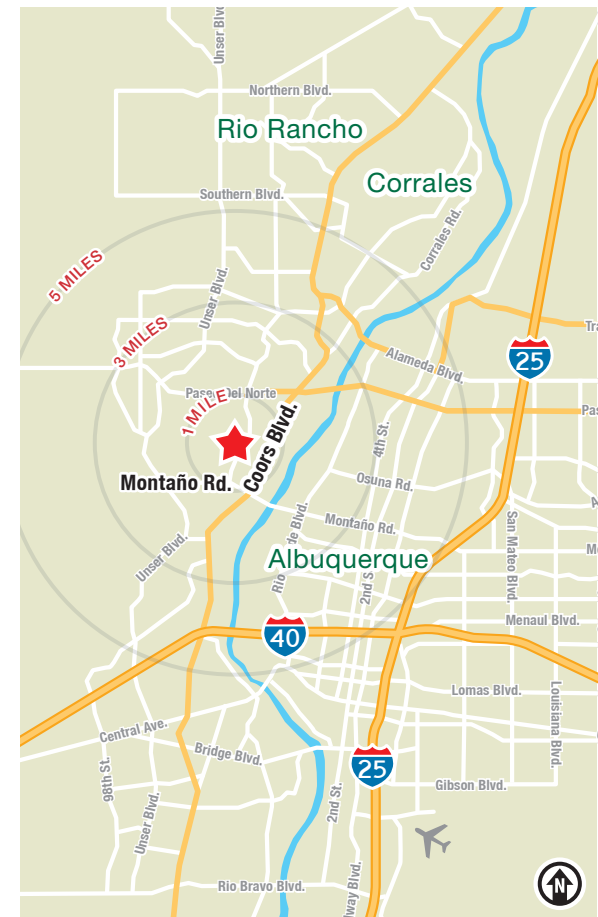
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,933	70,924	184,217
Average HH Income	\$107,000	\$112,897	\$106,099
Daytime Employment	1,355	14,130	62,441

2024 Forecasted by Esri



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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