

Riverside Plaza

Professional Office / Located at the Gateway to Rio Rancho & Albuquerque

Available

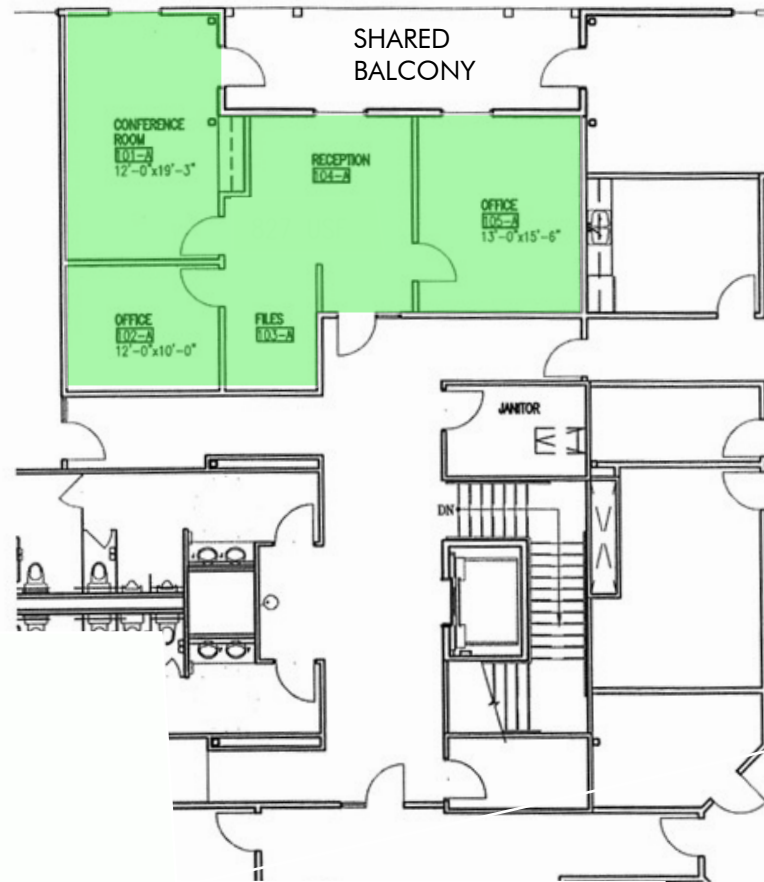
- 6330 Riverside Suite 220 - 943± RSF
- \$20.50/RSF /YR Full Service

Features

- Ideally located at Coors and Montano in the path of fast growing West Albuquerque
- At one of only 7 river crossings connecting the West and East quadrants of the City
- Situated within a neighborhood center that is a destination location for westside commuters
- Two-story professional office building
- Multiple walkable amenities surrounding the property
- 3.92/1,000 surface parking
- Easy access to major traffic arterials (Coors Rd N/S and Montano Rd E/W)
- Excellent visibility with 48,000 VPD
- Located on a bus route
- Bosque access near property



Floor Plan - Suite 220 - 943± RSF Ready for immediate occupancy!



Second Floor Plan

Suite Features

- Highly efficient space layout
- Balcony access
- Immediate Availability!

Riverside Plaza

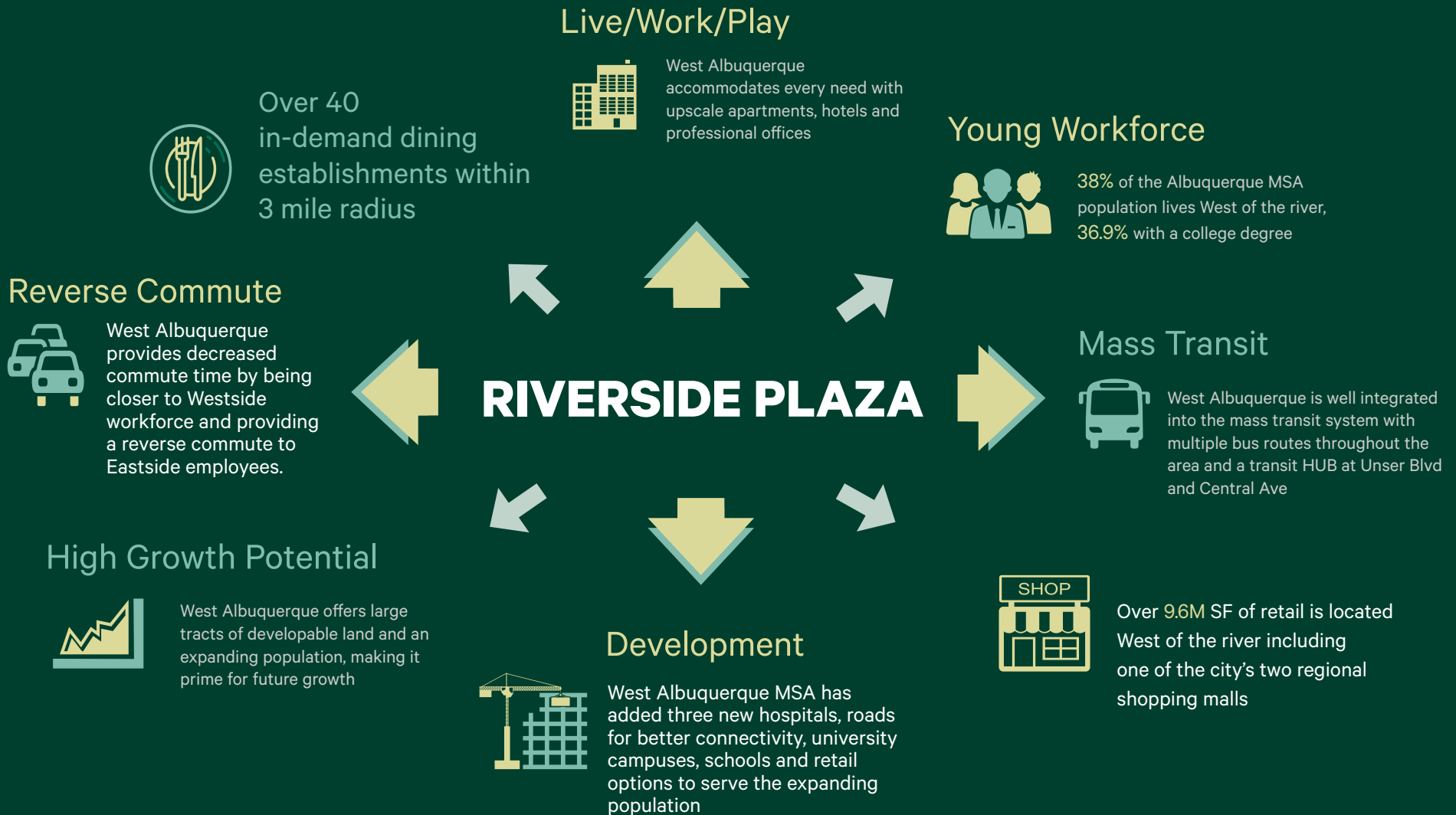
6330 Riverside Lane NW, Albuquerque, NM 87120

For Lease



Area Highlights

Albuquerque's Westside has been one of the fastest growing areas of the City in the past few years with a steady stream of new housing starts, new infrastructure endeavors including vital connections at Unser Blvd and Paseo del Volcan, and ongoing commercial development. With low cost of living and many affordable housing options, much of Albuquerque's younger workforce choose to live West of the Rio Grande River.



Drive Times

- 20 minute drive from Riverside Plaza to almost all quadrants of the city
- Less than 2 minutes to the Montano River Crossing
- 20 Minutes to Albuquerque International Sunport (Airport)
- Less than 15 Minutes to Downtown
- 15 Minutes to Uptown
- 5 Minutes to Cottonwood Retail Area

Demographics

20 Minutes

- 590,319 Population
- 242,671 Households
- \$93,020 Average HH Income
- 36.9% Bachelor's Degree+

15 Minutes

- 328,664 Population
- 134,217 Households
- \$97,090 Average HH Income
- 36.5% Bachelor's Degree+

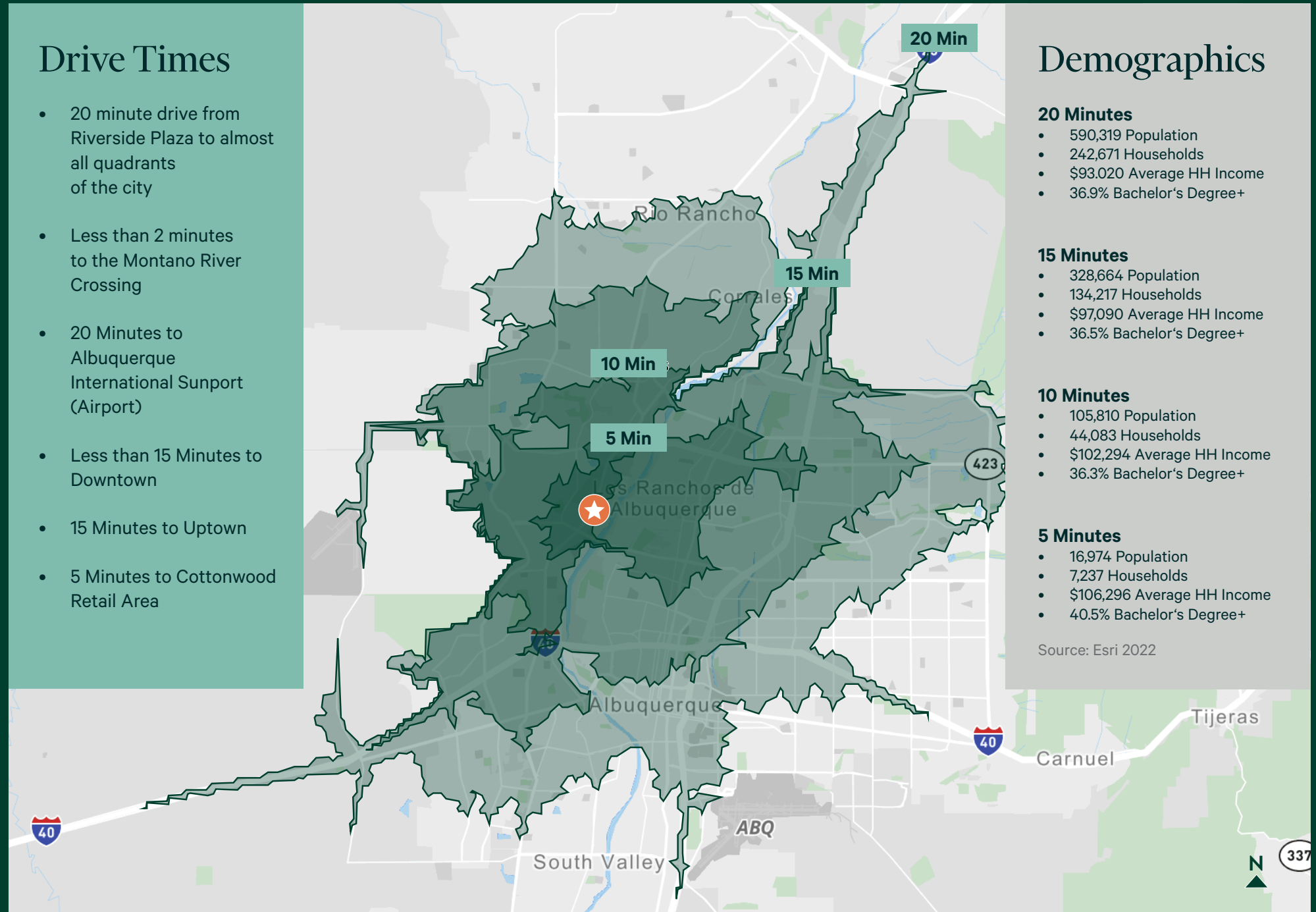
10 Minutes

- 105,810 Population
- 44,083 Households
- \$102,294 Average HH Income
- 36.3% Bachelor's Degree+

5 Minutes

- 16,974 Population
- 7,237 Households
- \$106,296 Average HH Income
- 40.5% Bachelor's Degree+

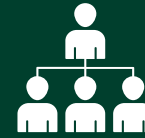
Source: Esri 2022





Albuquerque Quick Facts

- Albuquerque is the state's major commercial center, serving as a hub for business, trade, finance, industry and government.
- The Albuquerque metro area accounts for nearly 45% of the state's total employment.
- With a young population and the presence of the University of New Mexico, the Albuquerque metro area provides employers with an abundant, diverse and well-educated work force - 34% with bachelors degree or higher.
- A heavily government-centered economy with a stable employment base which is a hedge against swings in the private sector base.
- Albuquerque enjoys the benefits of low costs of living and doing business, 98.1% on a national scale of 100%.
- Two major interstates bisect the city: I-25 runs north to south and I-40 runs east to west.



POPULATION

922,905



PROJ POP 2022 - 2027

950,623



OF HOUSEHOLDS

371,441



AVG HH INCOME

\$91,254



BACHELORS OR HIGHER

34.0%



DAYTIME POP

388,653

Source: Esri 2022

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