



Available for Lease | $\pm 3,205$ SF

9664 - A4 EAGLE RANCH RD ALBUQUERQUE, NM 87114



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Property Overview

Welcome to Venture Commerce Center, Suite 9664-A4, a unique flex space opportunity on Albuquerque's westside. This 3,205 square-foot Class A space is available for lease at \$14.00 per square foot, plus NNN charges of \$4.72. Zoned SU-1, the property features modern architectural design and is well-equipped for a variety of business needs. With 21' warehouse clear height and 10' x 12' roll-up doors, the space offers easy access and flexibility. The property includes 3-phase, 200 amp power, ADA-compliant bathrooms, high bay lighting, skylights, and high-speed internet access. The two-story office area boasts finished ceilings, a panelized ceiling system with integrated parabolic lighting, and heating/AC in the office spaces. Additionally, there are 3 parking spaces per 1,000 SF, making it an ideal location for businesses seeking both office and warehouse space. Contact us today for more details or to schedule a tour!

PROPERTY DETAILS

Address	9664-A4 Eagle Ranch rd, Albuquerque, NM 87114
Location	Cottonwood & Eagle Ranch Rd
Building Type	Commercial Retail Center
Gross Leasable Area	±3,205 SF
Lease Type	Triple Net
Lease Rate	\$14.00 + \$4.72 NNN
Lease Term	3 to 5 Years
Space Type	Class A
Zoning	SU-1
Parking	3 /1000

SPACES AVAILABLE

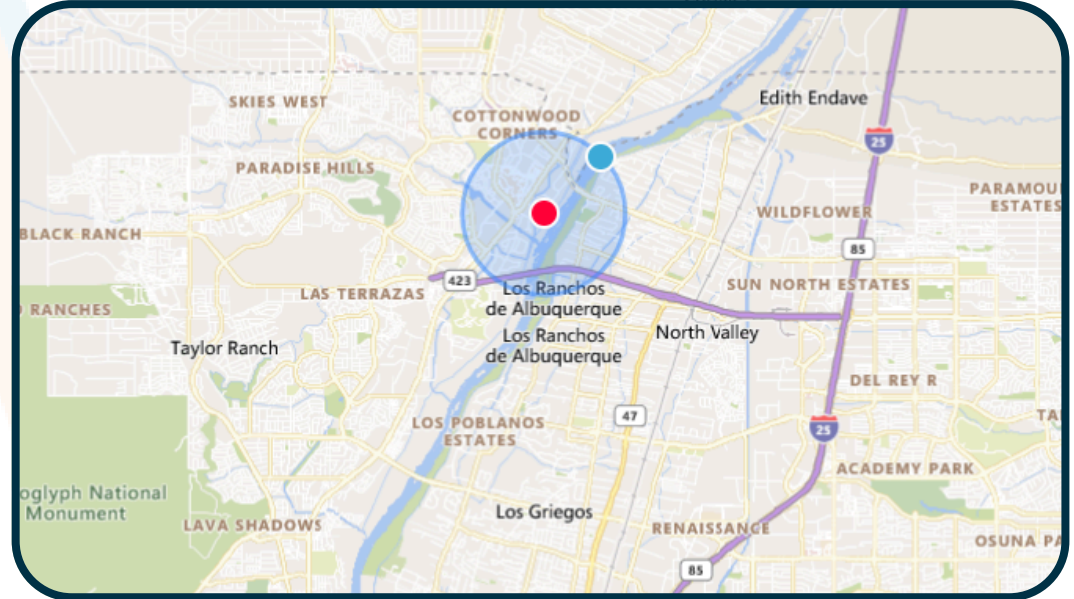
SUITE 9664 - A4	3,205 SF
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2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,753	68,896	184,612
EST. HOUSEHOLDS EST.	4,781	28,280	75,135
AVG. HH INCOME	\$89,234	\$87,159	\$85,517

AREA ATTRACTIONS



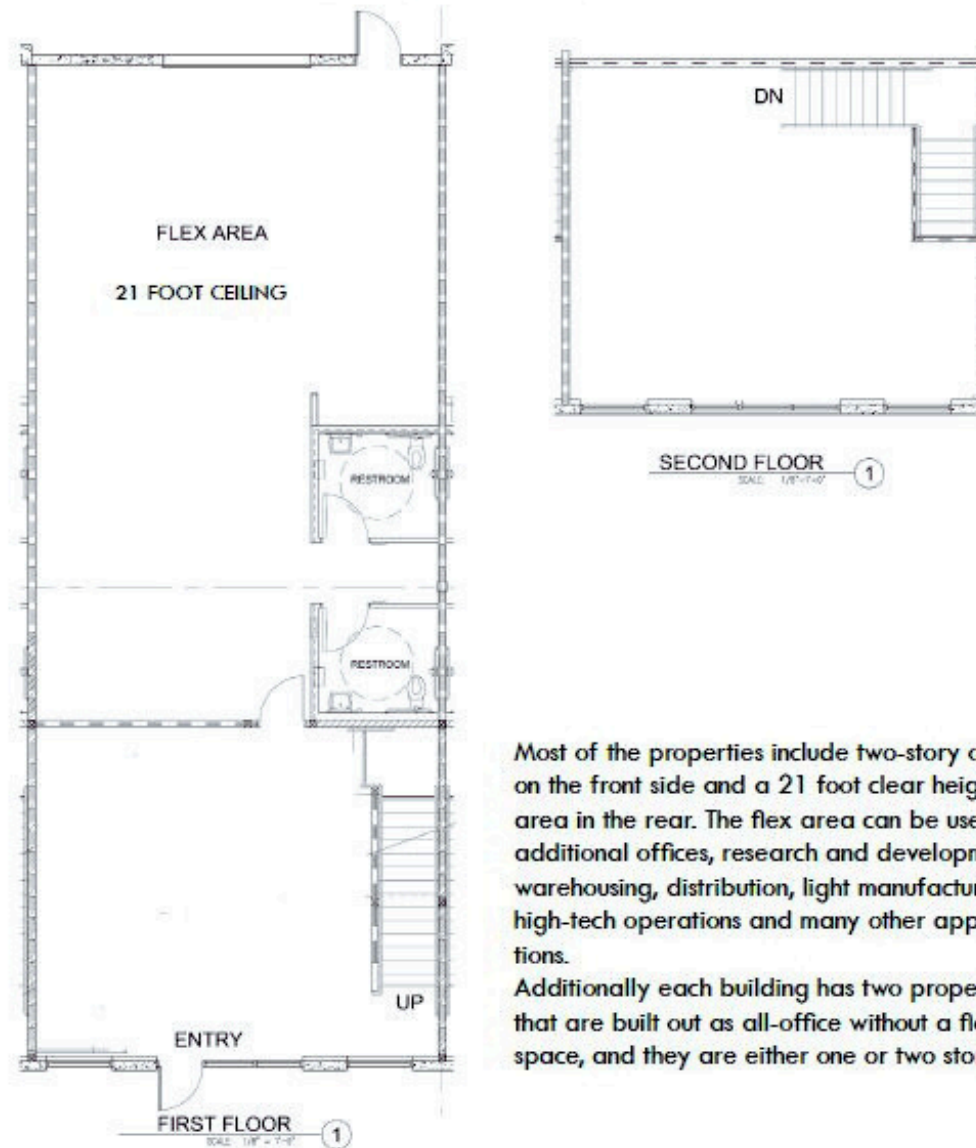
TRAFFIC COUNTS

- 34,000 VEHICLES PER DAY ON COORS BYPASS
- 15,870 VEHICLES PER DAY ON EAGLE RANCH ROAD

PROPERTY HIGHLIGHTS

- MODERN ARCHITECTURAL DESIGN
- PRIME LOCATION/ NEAR COTTONWOOD MALL
- SPACIOUS AND VERSITILE FLEX SPACE
- CLASS A SPACE
- AMPLE PARKING

FLOOR PLAN EXAMPLE (OFFICE / FLEX UNITS)



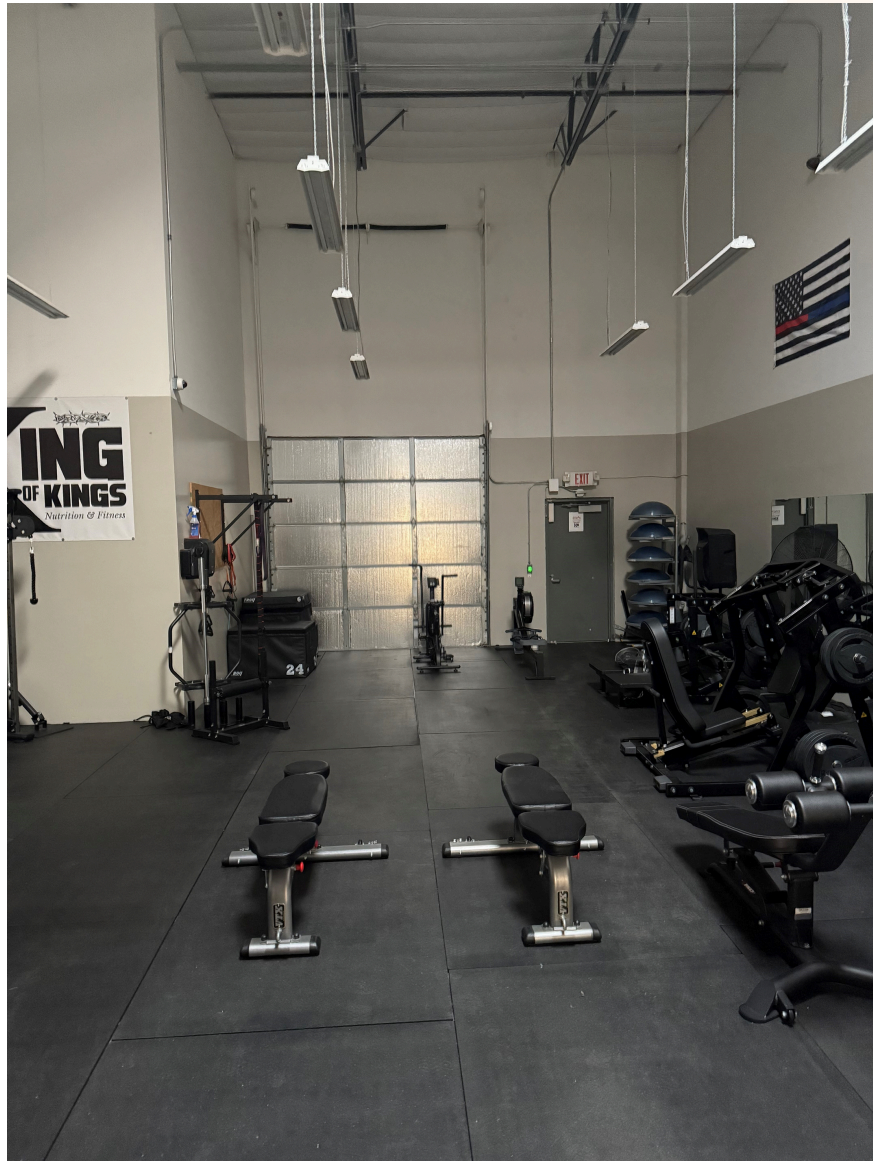
Most of the properties include two-story office on the front side and a 21 foot clear height flex area in the rear. The flex area can be used for additional offices, research and development, warehousing, distribution, light manufacturing, high-tech operations and many other applications.

Additionally each building has two properties that are built out as all-office without a flex space, and they are either one or two story.



9664-A4 EAGLE RANCH RD
ALBUQUERQUE NM 87114

SUITE 9664-A4 | 3,205 SF





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