

Coors Corridor Office Investment Opportunity

3620 Bosque Plaza Lane NW | Albuquerque, NM 87120



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

FOR SALE

Kyla Stoker

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Property Details

\$ Sale Price
\$875,000.00

 Zoning
MX-L



Space Availability

Suite A: **± 1,661 sf**
Suite B: **± 3,300 sf**

Building Size: **± 4,961 sf**
Lot Size: **± 0.5161 ac**



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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Property Details



Benefits

- **Prime office property** located in Albuquerque's highly desirable Coors Corridor
- **Excellent west-side location** with strong demographics and convenient access
- **Fully leased investment opportunity** with stable cash flow
- **Two-suite configuration** offering future flexibility/Potential owner-user opportunity upon lease expiration
- **Established tenants** in place
 - Suite A leased to salon tenant
 - Suite B leased to cannabis-related tenant
- **Benefit from continued area growth** and commercial development



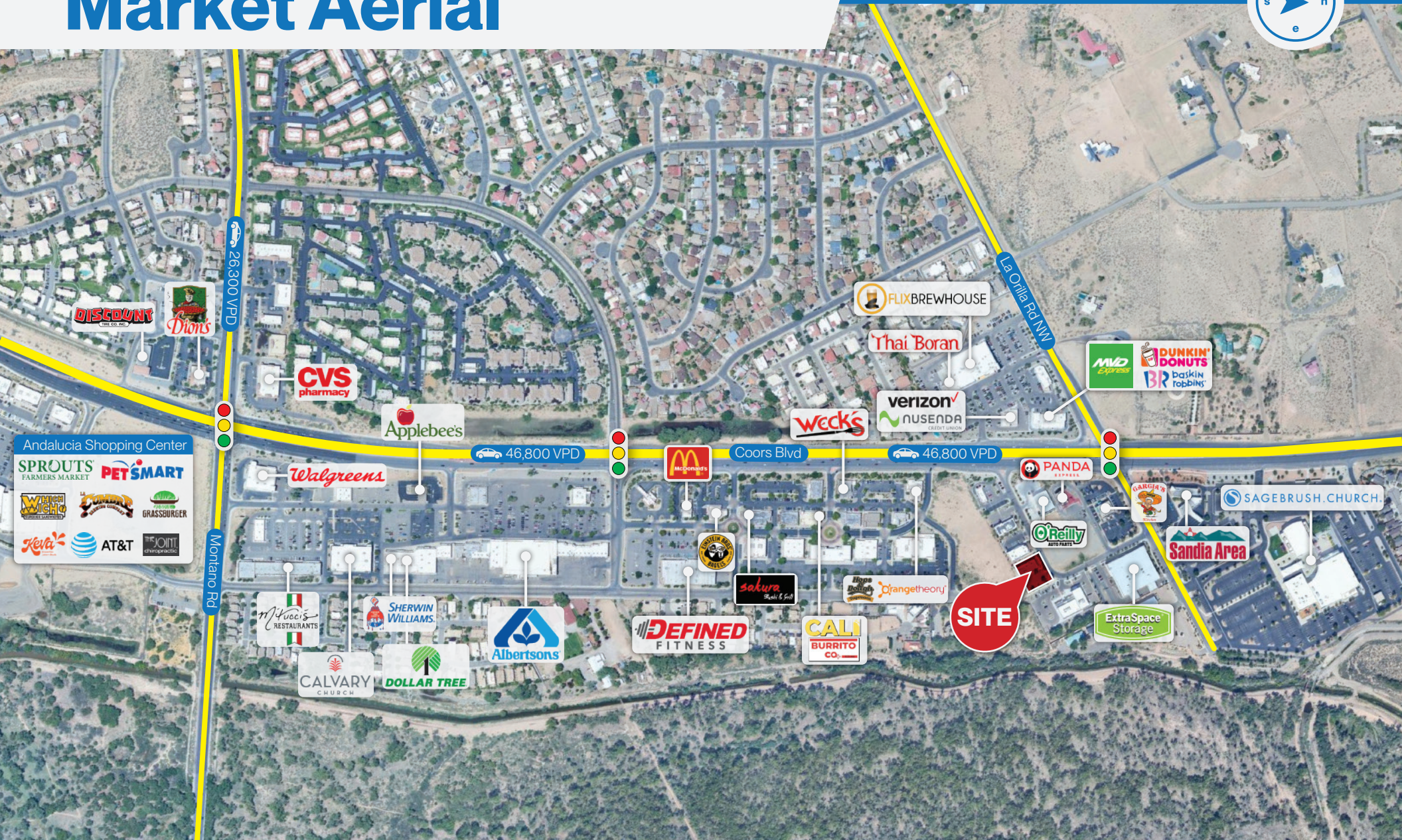
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Market Aerial



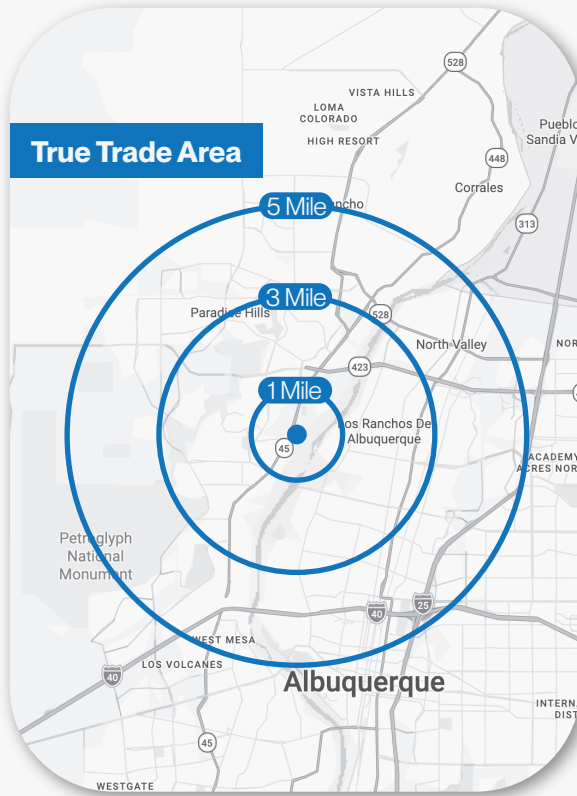
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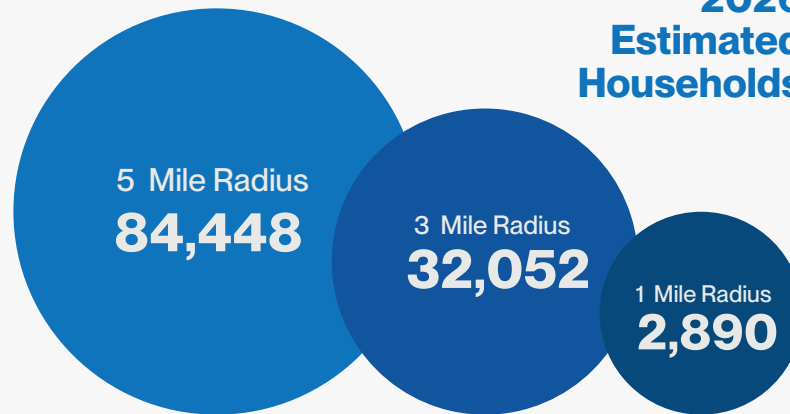
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Market Overview

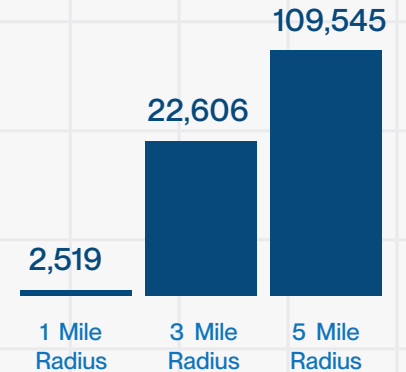


Average Household Income

127K



2026 Estimated Total Employees



2026 Estimated Total Businesses



2026 Estimated Population



197,196
5 Mile Radius



73,309
3 Mile Radius



6,169
1 Mile Radius



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