Listing Broker | Ariana West
ERA Summit
505.235.0637

Restaurant Space For Lease

Former High Point Grill

3,370SQ. FT.







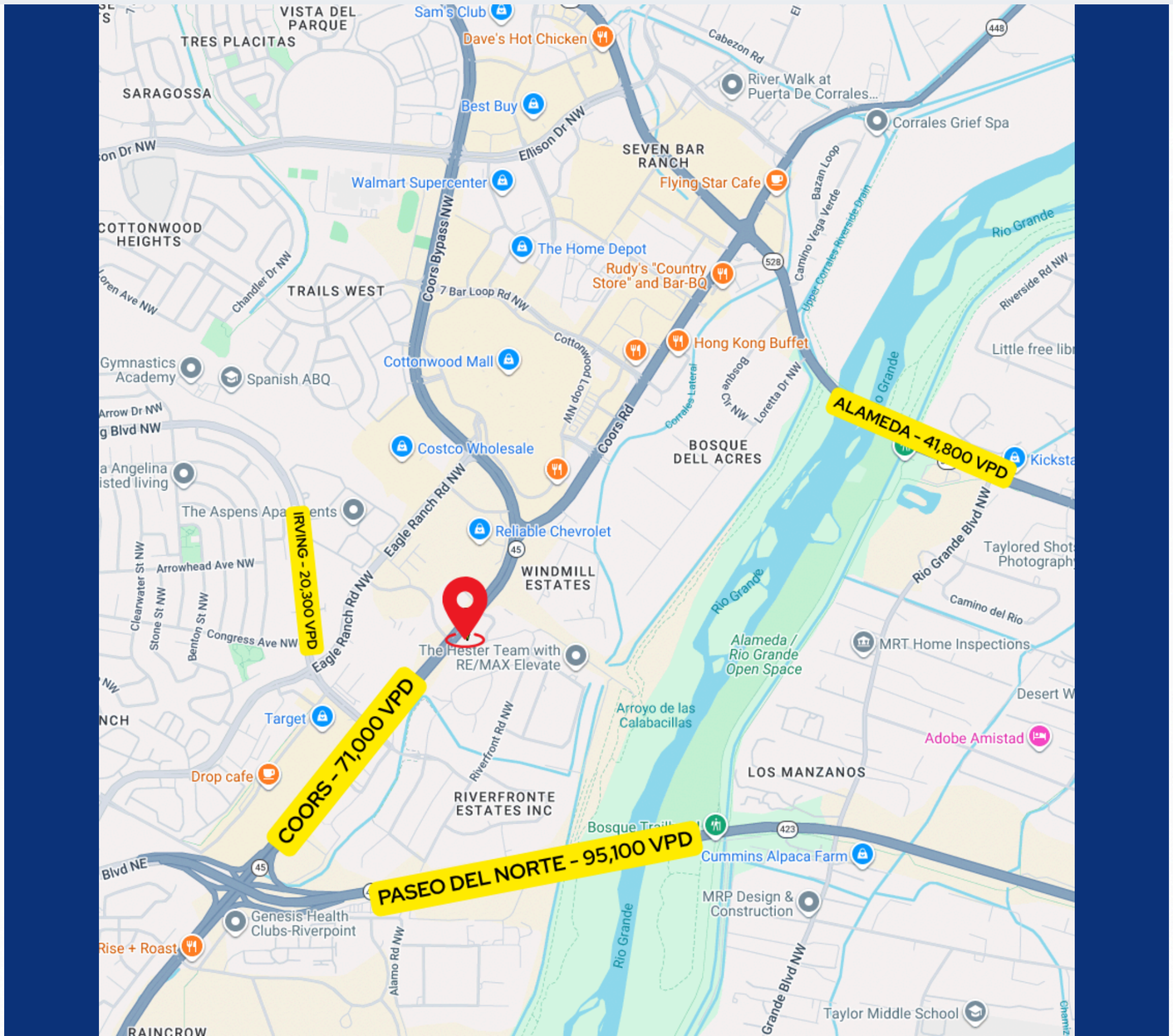
Shops At Vista Del Bosque

9780 Coors Blvd NE, Albuquerque , NM, 87114

ERA REAL ESTATE Summit

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MOVE UP



	1 MILE	3 MILES	5 MILES
POPULATION	10,013	71,216	183,444
INCOME	$99,524	$98,253	$92,244
EMPLOYEES	5,928	23,766	94,352

TRAFFIC

Coors (71,000 VPD)
Paseo del Norte (95,100 VPD)

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Site Details

MOVE UP







Available
+/- 3,370SF Second Generation Restaurant with existing bar and open kitchen

Outdoor Patio
Large patio with Sandia Mountain views

Rate
$28 psf NNN

Zoning
MX-L

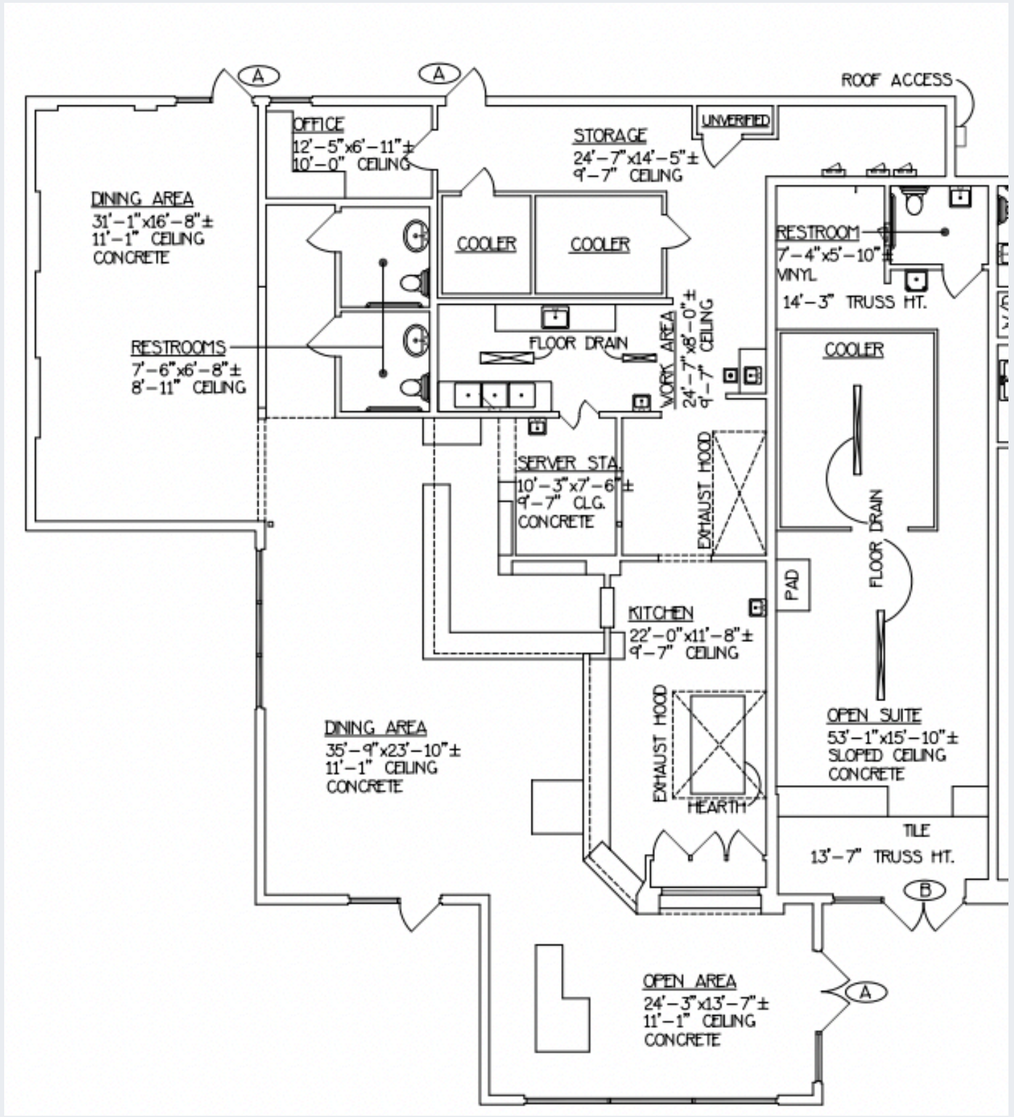
Exceptional Coors Blvd Exposure
Approximately 71,000 vehicles per day

Prime Westside Location
Just north of Paseo del Norte bridge crossing and south of Alameda Blvd, positioned along the Coors Blvd corridor

Cottonwood Corridor
Major Westside retail and restaurant destination

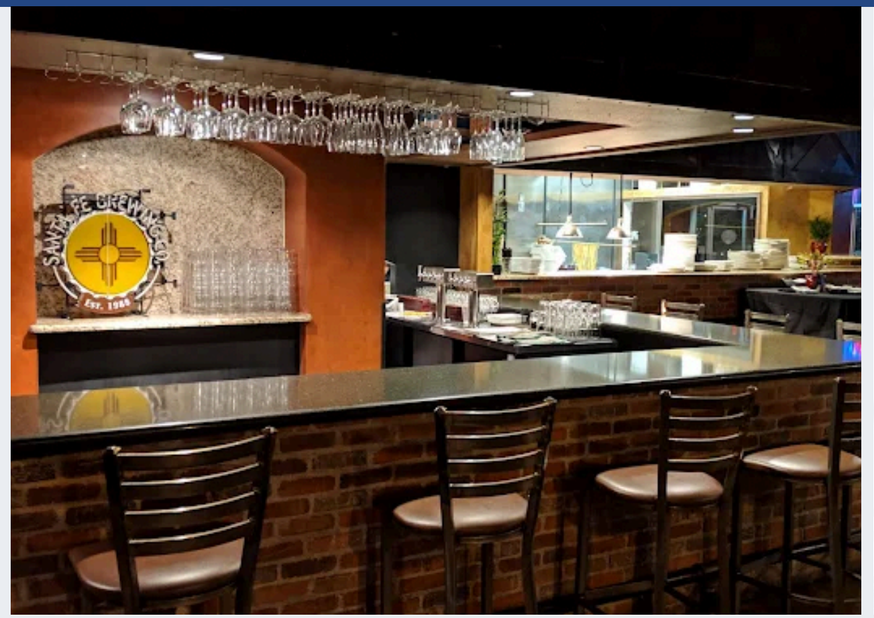
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MOVE UP



MOVE UP







RARE OPPORTUNITY

Bring Your Restaurant Concept to the Cottonwood Corridor
Rare opportunity to bring a new restaurant concept to the highly trafficked Cottonwood Corridor. This ±3,370 SF second-generation restaurant offers an existing bar area, open kitchen layout and a large outdoor patio with beautiful Sandia Mountain views. Located directly along the Coors Boulevard corridor with approximately 71,000 vehicles per day, the property offers excellent visibility and convenient access in one of Albuquerque's busiest commercial areas.
Ideal for a restaurant, café, bistro, pizzeria, bar-forward concept or other food-and-beverage use.

LET'S CHAT
Ariana West
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