



Available for Lease |  $\pm 2,832$  SF

9674 B3 EAGLE RANCH RD ALBUQUERQUE, NM 87114

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REAL ESTATE GROUP

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## Property Overview

Welcome to Venture Commerce Center, Suite 9674-B3, 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. 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	9674-B3 Eagle Ranch Rd, Albuquerque, NM 87114
LOCATION	Cottonwood & Eagle Ranch Rd
BUILDING TYPE	Commercial Retail Center
GROSS LEASABLE AREA	±2,832 SF
LEASE TYPE	Triple Net
LEASE RATE	\$14.50 + \$4.72 NNN
LEASE TERM	3 to 5 Years
SPACE TYPE	Class A
ZONING	SU-1
PARKING	3 /1000

## SPACES AVAILABLE

SUITE 9674 - B3	2,832 SF
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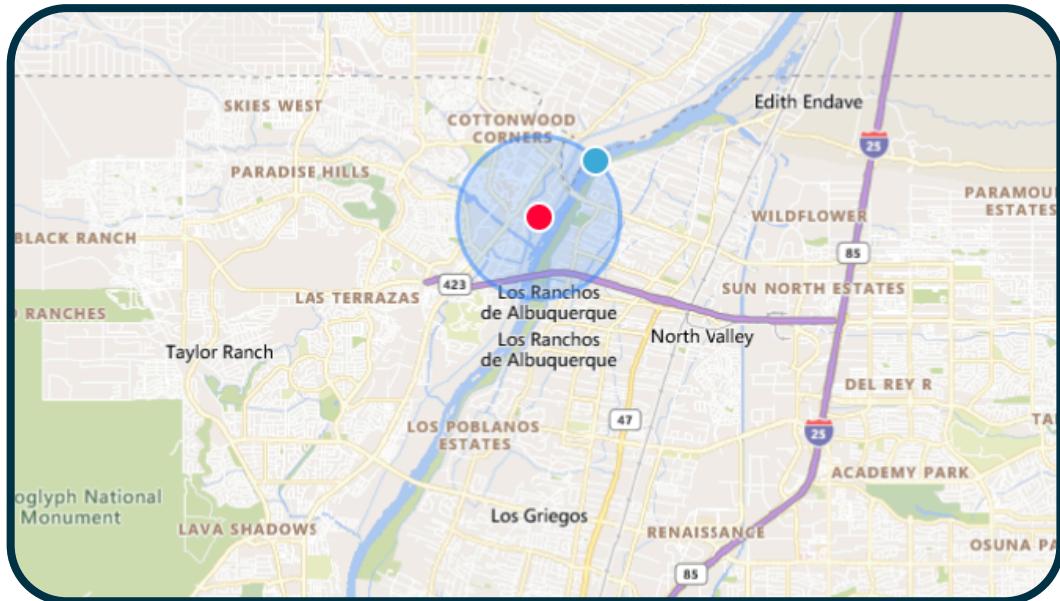
## SPACE DETAILS

OPEN AREA WORKSPACE UPSTAIRS
LARGE OPEN WORKSPACE IN BACK
KITCHENETTE
4 PRIVATE OFFICES
2 RESTROOMS
LARGE RECEPTION AREA

## 2024 DEMOGRAPHIC SUMMARY

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

## 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 VERSTILE FLEX SPACE
- CLASS A SPACE
- AMPLE PARKING



SUITE 9674 - B3 | 2,832 SF | \$4,535.92 / MONTH





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