

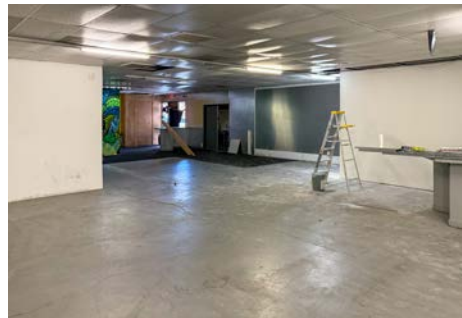
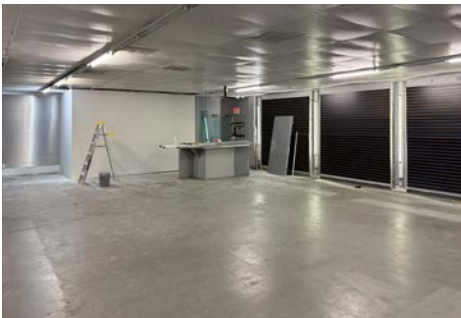
**FOR LEASE**



## Westside Retail Space Available

### For Lease Off Coors Blvd & Fortuna Rd

640 Coors Blvd NW, Suite 16, Albuquerque, NM 87121



#### LOCATION

- On the Corner of Coors Blvd NW and Fortuna Rd NW

#### AVAILABLE

- Suite 16 (Can Be Divided)
- 4,776± SF Total
- Possible Suite 16A - 3,416± SF
- Possible Suite 16B - 1,360± SF

#### LEASE INFORMATION

- Lease Rate: \$12.00/SF + NNN \$3.50/SF
- Tenant Pays: NNN's, Gas, & Electric

#### FEATURES

- Open Floor Plan
- Each Suite Has 2 Restrooms
- Zoned: MX-L
- Abundant Parking
- Signage Available
- 41,295± Cars Per Day

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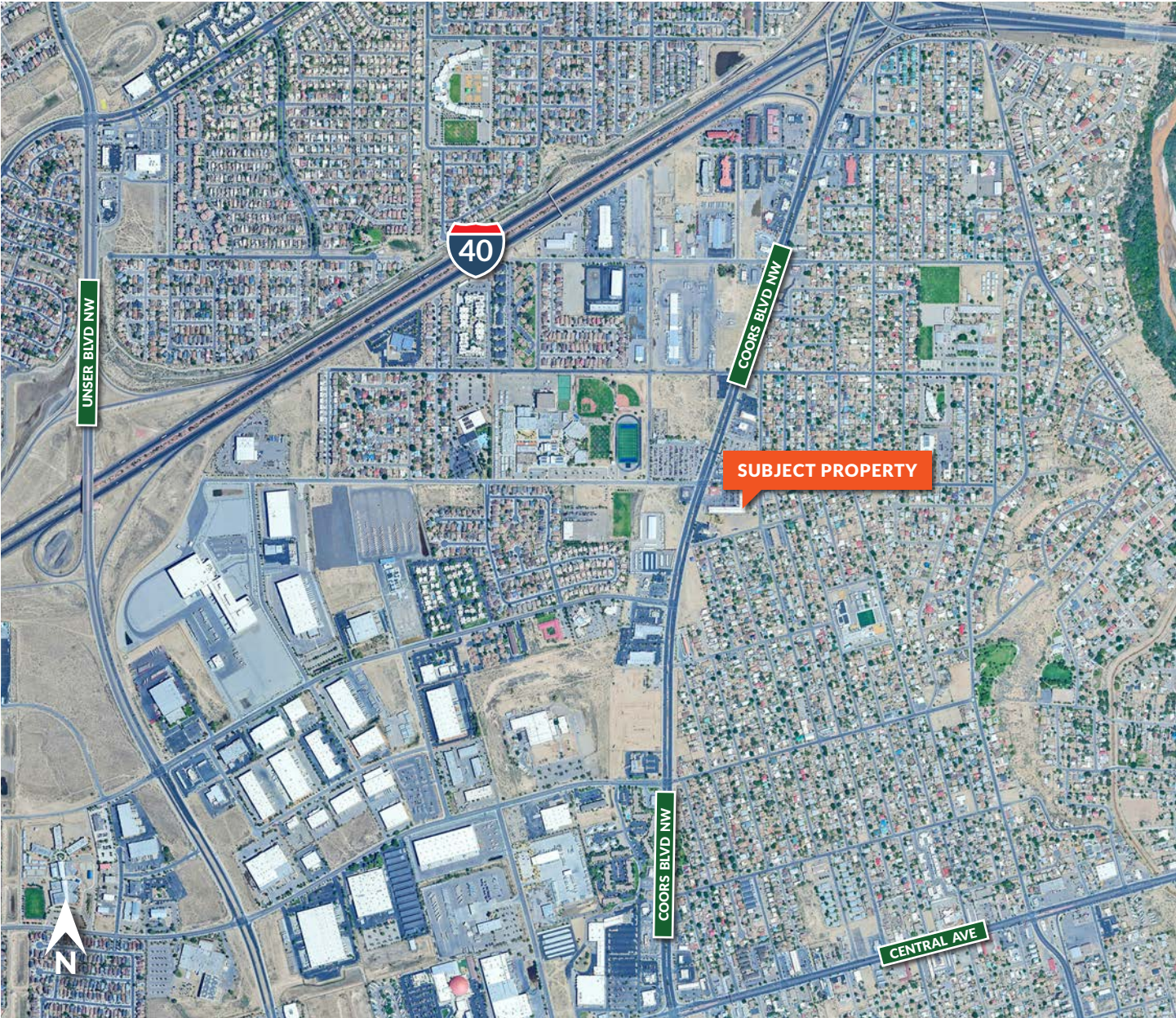
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# AERIAL MAP





# FLOOR PLAN

