

West Bluff Center

Premier West Albuquerque Power Center
Directly off Interstate 40

NWC COORS BLVD AND I-40 | ALBUQUERQUE, NM 87120

CBRE



PROPERTY HIGHLIGHTS

Available

Bldg 1 Suite A: ±23,890 SF
Bldg 1 Suite B: ±7,992 SF
Bldg 1 Suite E: ±1,691 SF
Bldg 6 Suite E: ±1,179 SF

Bldg 1 Suite E is available 2/1/2027

Lease Rate

Suite B: $16/SF + NNN
Suite E: $26/SF + NNN
Suite E: $26/SF + NNN
Estimated NNN: $5.68/SF

168,100 VPD

Traffic Counts
on Interstate 40

Major

Westside
Intersection

28,635

Daytime Population
3 Mile Radius

94,805

Population
3 Mile Radius

Property Overview

West Bluff Center, a dynamic power center strategically located at the bustling intersection of I-40 and Coors in Albuquerque, NM. This prime hard corner location offers a gateway to immense customer traffic and unmatched visibility.

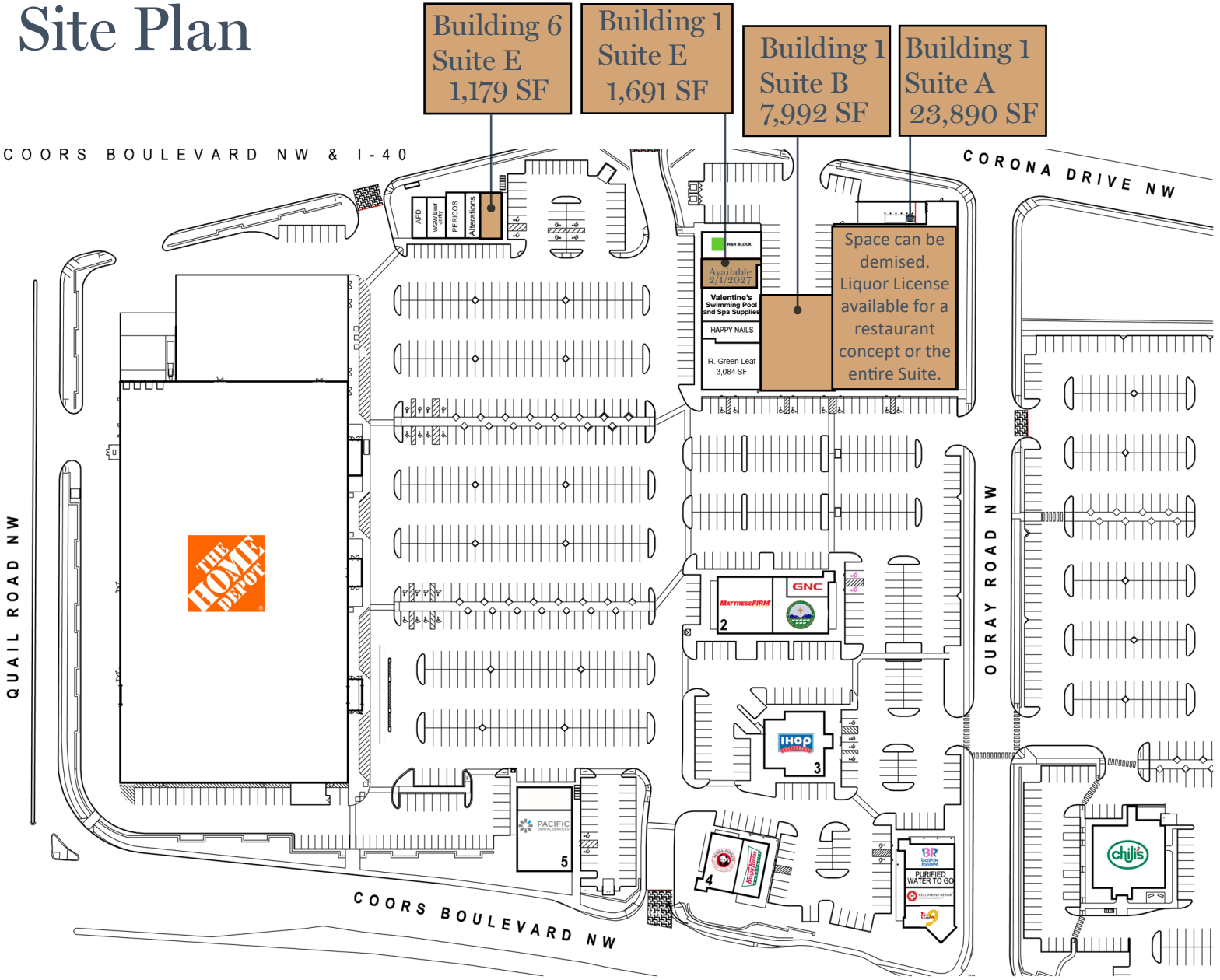
This established power center is more than just a retail destination; it's a community hub designed to meet a wide range of consumer needs.

- **Liquor License is available for restaurant concept in Building 1 Suite A**
- Excellent visibility from Intestate 40 (168,100 VPD) and Coors Blvd (59,100 VPD)
- Multiple access points
- Monument and building signage
- High traffic corridor along one of only 7 river crossings connecting Albuquerque's eastside to westside
- High growth corridor with many new residential


Building 1
Suite B
7,992 SF
Building 1
Suite E
1,691 SF
Building 1
Suite A
23,890 SF
Building 6
Suite E
1,179 SF
Full Access
Full Access
Full Access
DC Alterations
WGW Jerky
Walmart
168,100 VPD
I-40
chili's
IHOP
Ouray Rd | 10,600 VPD
GNC
LIVE WELL
MATTRESS FIRM
PACIFIC
DENTAL SERVICES
THE HOME DEPOT
Corona Dr
Quail Rd | 5,700 VPD
Coors Blvd | 59,100 VPD
Krispy Kreme
DOUGHNUTS
BASKIN-ROBBINS
Bank of America
Applebee's
golden corral
Firestone
VCA
Animal Hospitals
Jersey Mike's
WING STOP
BUFFALO WILD WINGS
TACO BELL
N


Ladera Golf Course
Coors Blvd | 59,100 VPD
Quail Rd | 5,700 VPD
Ouray Rd | 10,600 VPD
Corona Dr
Building 1
Suite B
7,992 SF
Building 6
Suite E
1,179 SF
Building 1
Suite E
1,691 SF
Building 1
Suite A
23,890 SF
DC Alterations
WGW Jerky
Full Access
Full Access
Full Access
N

Site Plan



BUILDING 1
GLA: 42,456 SF
LAND AREA: 3.2002 AC
PARKING: 216 SPACES

BUILDING 2
GLA: 7,091 SF
LAND AREA: 2.3869 AC
PARKING: 126 SPACES

BUILDING 3
GLA: 4,022 SF
LAND AREA: 2.3869 AC
PARKING: 126 SPACES

BUILDING 4
GLA: 3,746 SF
LAND AREA: 0.3991 AC
PARKING: 16 SPACES

BUILDING 5
GLA: 5,686 SF
LAND AREA: 0.7627 AC
PARKING: 40 SPACES

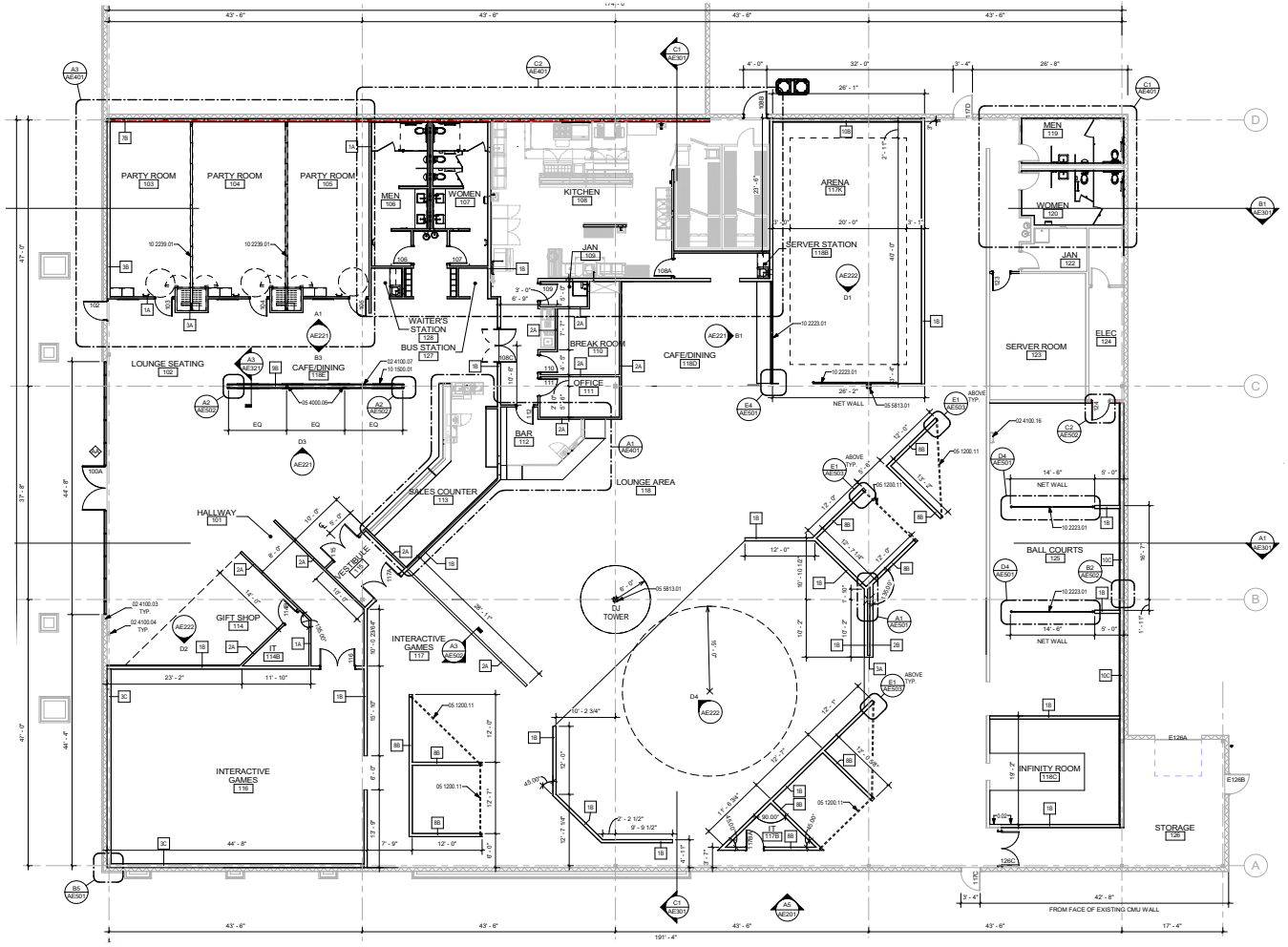
BUILDING 6
GLA: 4,694 SF
LAND AREA: 0.8197 AC
PARKING: 49 SPACES

BUILDING 7
GLA: 4,997 SF
LAND AREA: 2.3869 AC
PARKING: 126 SPACES

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Building 1 - Suite A

23,890 SF



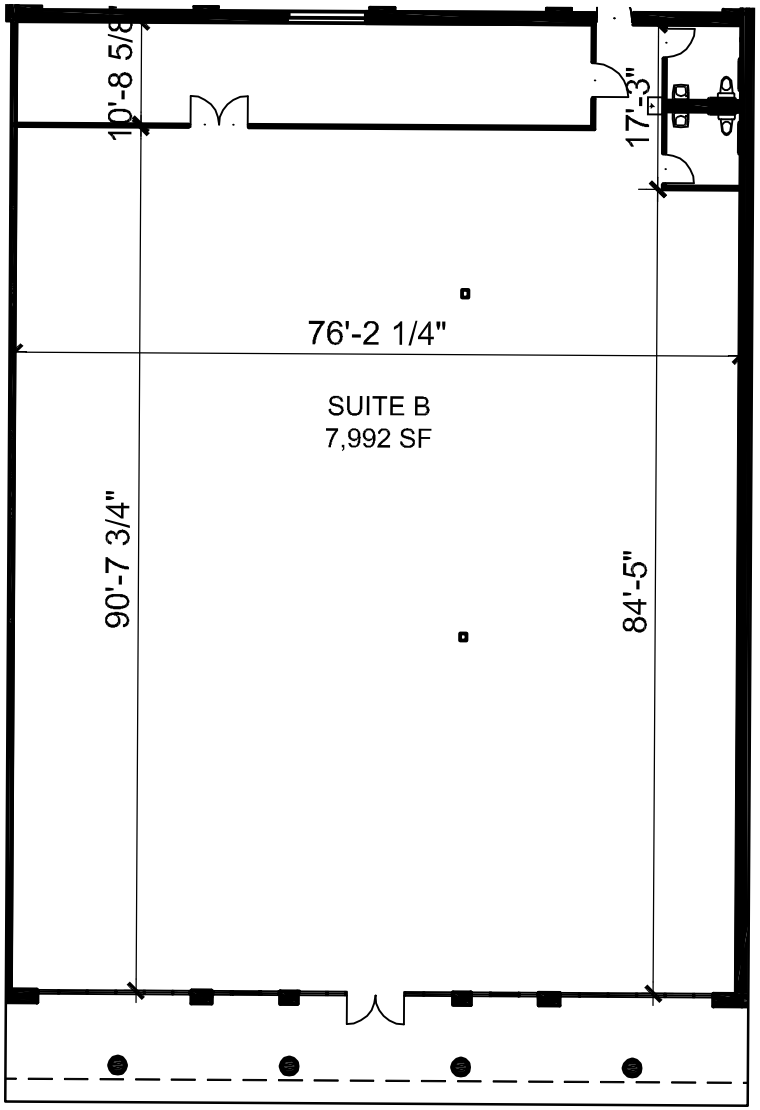
Please contact Brokers to discuss the ability to demised the space.

Liquor License is available for a restaurant concept or the entire suite.

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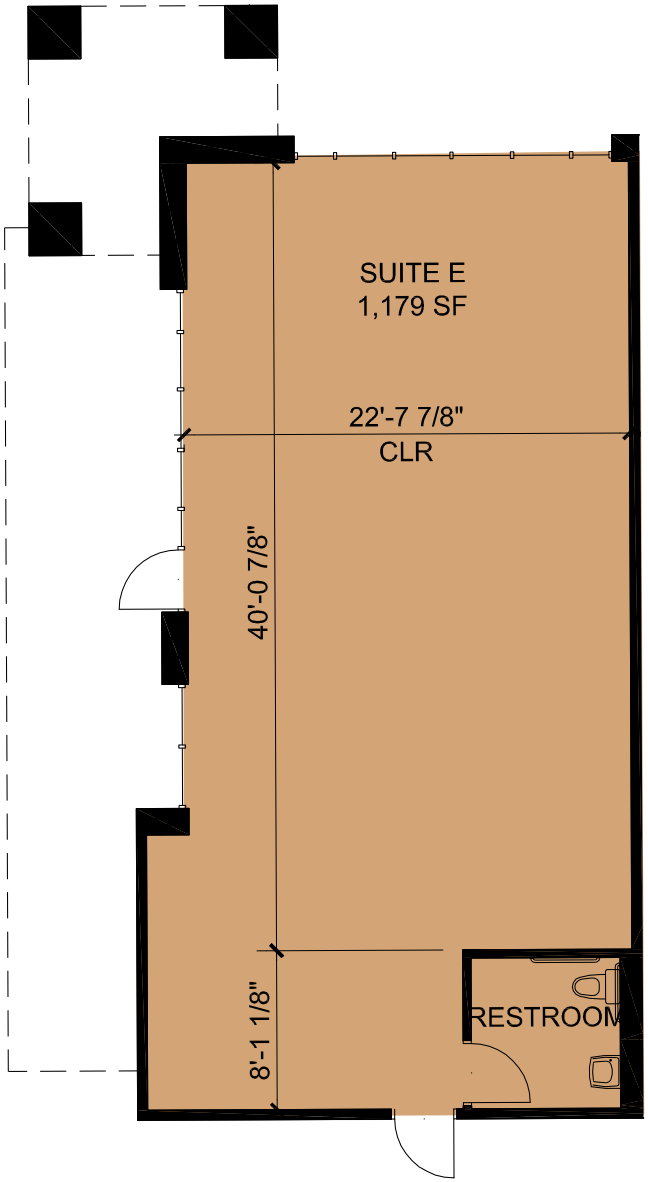
Building 1 - Suite B

7,992 SF



Building 6 - Suite E

1,179 SF




Baskin Robbins
5241


IHOP
NOW OPEN
IHOP
24
221


GREENLEAF
ELECTRIC
PLAYHOUSE
GNC
VOTE
CENTER
5211
CHASE


EXIT
EXIT

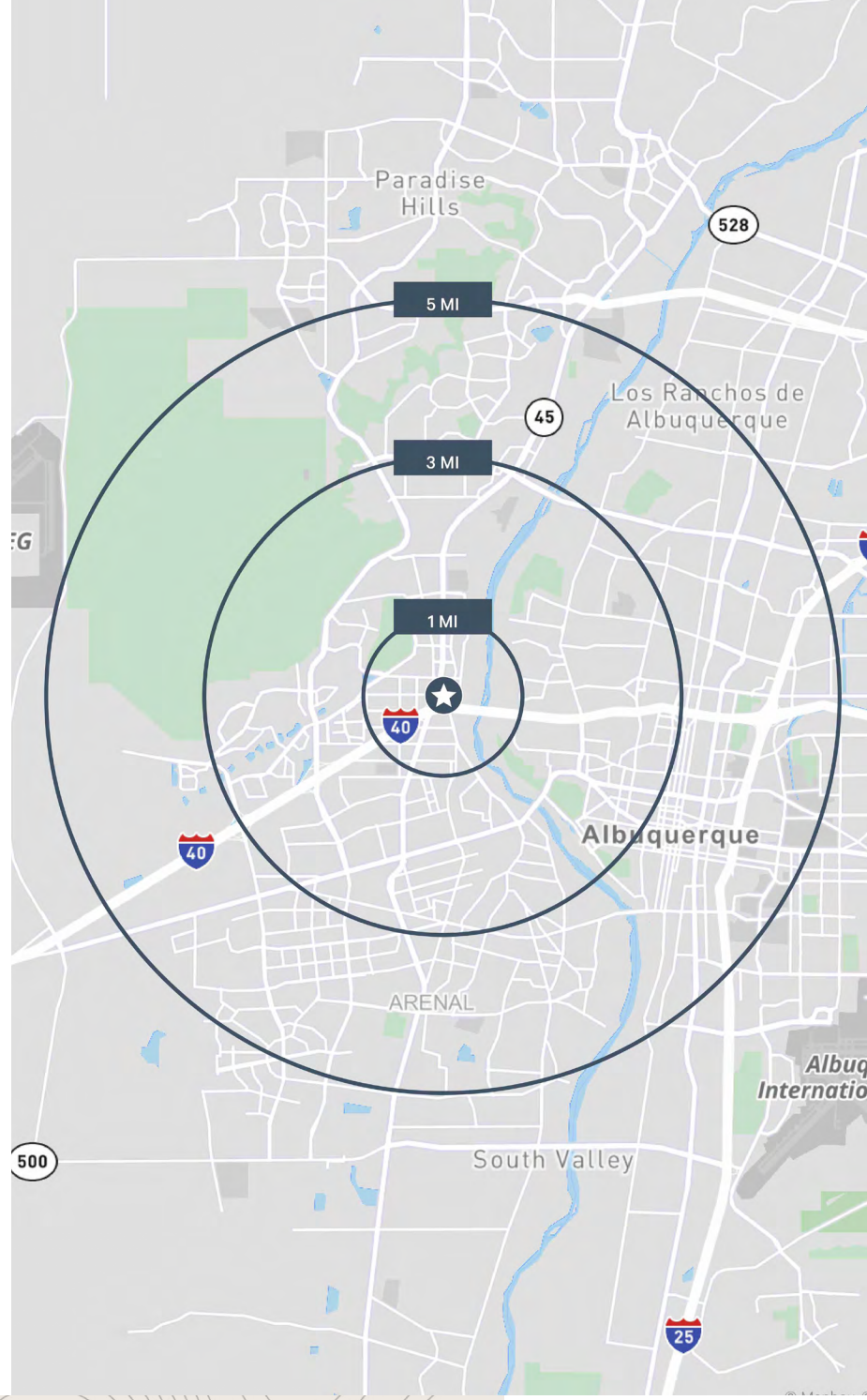



FAMILY DOLLAR


E
For Lease
505-294-8625

Area Demographics

	1 Mile	3 Miles	5 Miles
Population			
2025 Population	11,972	94,805	207,251
2030 Pop - Five Year Proj	11,781	94,750	207,632
2025-2030 Annual Pop Growth Rate	-0.32%	-0.01%	0.04%
Households			
2025 Households	5,171	40,169	83,464
2030 Households - Five Year Proj	5,162	40,658	84,715
2025-2030 Annual HH Growth Rate	-0.03%	0.24%	0.30%
Household Income			
2025 Average Household Income	$84,069	$92,820	$89,441
2030 Average Household Income	$95,954	$106,138	$101,519
2025 Median Household Income	$64,280	$69,569	$66,658
2030 Median Household Income	$74,146	$78,689	$75,017
Education			
2025 Population 25 and Over	8,656	67,766	144,220
Bachelor's Degree or Higher	33.4%	38.4%	35.1%
Daytime Population			
2025 Employees	4,360	28,635	111,566



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