

S U B L E A S E

Prime Medical/Commercial Site Across from Cottonwood

Positioned Along a Key Corridor

10010 Coors Blvd NW
Albuquerque | NM

Exclusively Listed By

Michael Reneau
President
Michael@ws-cre.com
505-273-7169

Flora Koller
Associate Broker
flora@ws-cre.com
505-273-7167

www.ws-cre.com

13236 Silver Peak Pl NE
Albuquerque, NM 87111



WESTERN STATES
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

Lease Type: **NNN**
Available SF: **± 3,500 SF**
Lot Size: **1.256 Acres**
Zoning: **A-1**



PROPERTY HIGHLIGHTS

- Established retail location with an existing medical buildout
- Prominent Coors Boulevard presence in the Cottonwood Crossing retail corridor
- Strong nearby traffic exposure, with approximately 24,531 vehicles per day on Coors at the site and major Paseo del Norte counts nearby
- Easy access to northwest Albuquerque's retail hubs, including Cottonwood Mall, Costco, Walmart, Sam's Club, and Home Depot
- On-site parking directly serving the building
- Monument signage as well as signage on the building to help customers find the property



Prime Cottonwood Medical Opportunity

Aerial

10010 Coors Blvd NW | Albuquerque, NM



Prime Cottonwood Medical Opportunity

Aerial

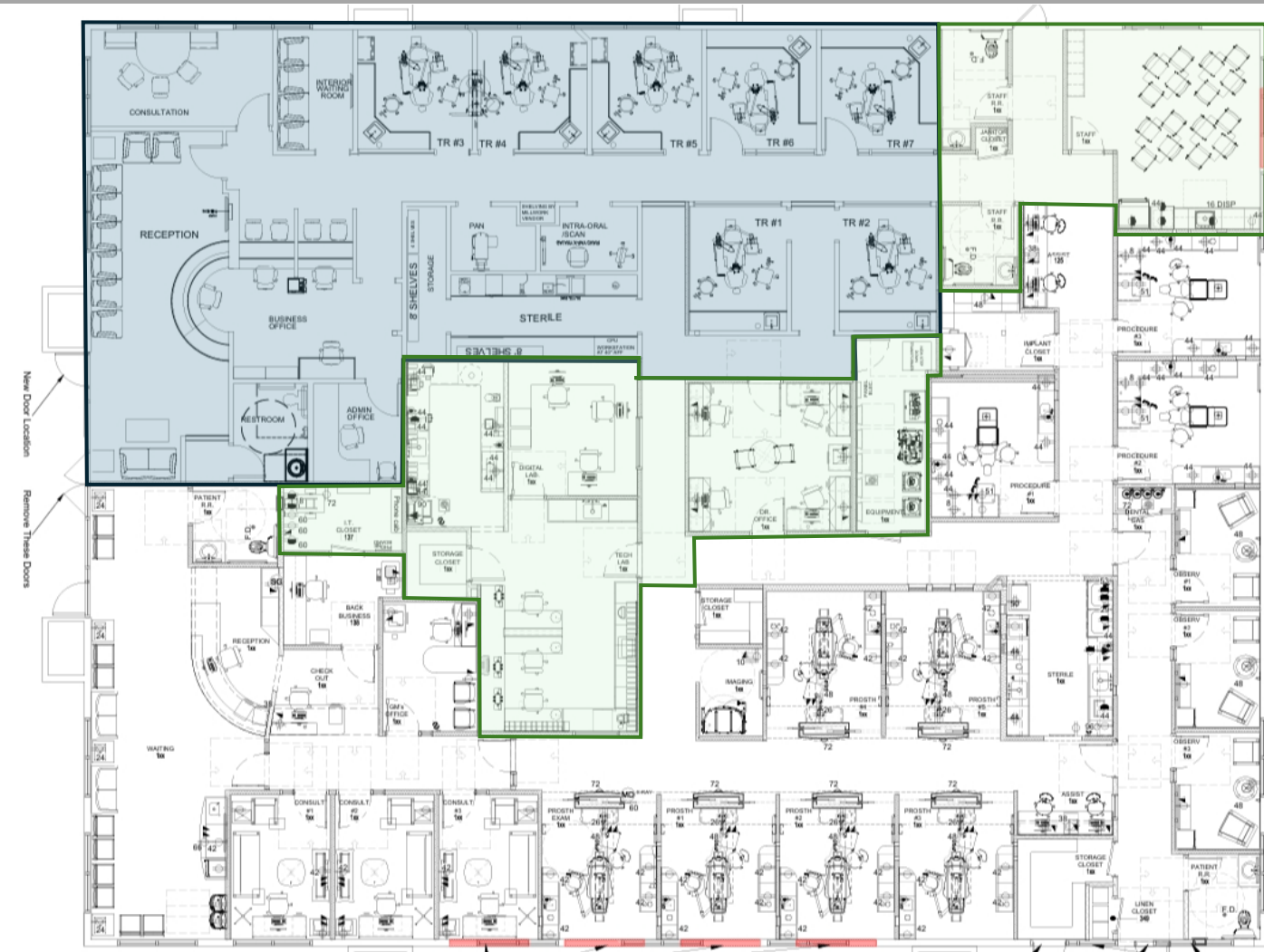
10010 Coors Blvd NW | Albuquerque, NM



Prime Cottonwood Medical Opportunity

10010 Coors Blvd NW | Albuquerque, NM

Site Plan*



FULL DENTAL BUILDOUT



Reception & Waiting Area



Multiple Treatment Rooms



Private Offices



Lab & Support Areas



Staff Breakroom



Multiple Restrooms

*This is the current layout with the dedicated space in blue and the shared spaces in green.

Prime Cottonwood Medical Opportunity

Demographics

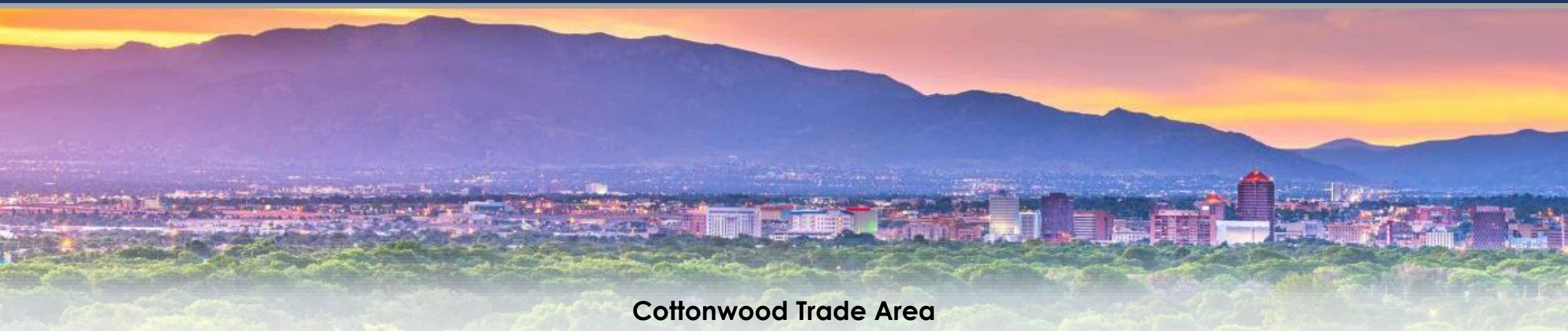
10010 Coors Blvd NW | Albuquerque, NM

TRADE AREA MAP



KEY DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	22,889	120,524	264,852
Housing Units	9,914	49,822	111,106
Median HH Income	\$85,635	\$86,010	\$78,836
Number of Employees	19,578	99,711	217,956



Cottonwood Trade Area

At the center of Albuquerque's Northwest retail hub, the Cottonwood trade area draws from established neighborhoods across the West Side and nearby Rio Rancho. ZIP code 87114 alone is home to 69,619 residents, with a median household income of \$85,739 and a strong family-oriented consumer base. Cottonwood Mall adds to the area's pull with more than 130 retail, dining, and entertainment options, while Coors, Alameda/528, and Paseo del Norte connect the district to the wider metro.

Albuquerque

New Mexico's largest city, Albuquerque pairs a broad regional customer base with a character all its own: high-desert scenery, a distinctive food and arts scene, and the world-renowned Balloon Fiesta. Major institutions and employers—including the University of New Mexico, Sandia National Laboratories, Kirtland Air Force Base, and the healthcare sector—help anchor a diverse economy. With two interstates and an international airport, Albuquerque serves as a destination for business, shopping, and services across the state.

WESTERN STATES

COMMERCIAL REAL ESTATE

Pricing subject to change without notice. The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.