

2nd GENERATION RETAIL FOR LEASE ON COORS BLVD.

475 Coors Blvd. NW | Albuquerque, NM

FOR LEASE

±1,339 SF

\$13/SF



Los Volcanes Rd.

**BIG
LOTS!**

ABQ



SITE
±1,339 SF



ENVY SPA & NAILS



DEBERRY

ABO
ORTHODONTICS

Quality AUTO PARTS

Coors Blvd.



42,600 VPD



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AMPLIFIED

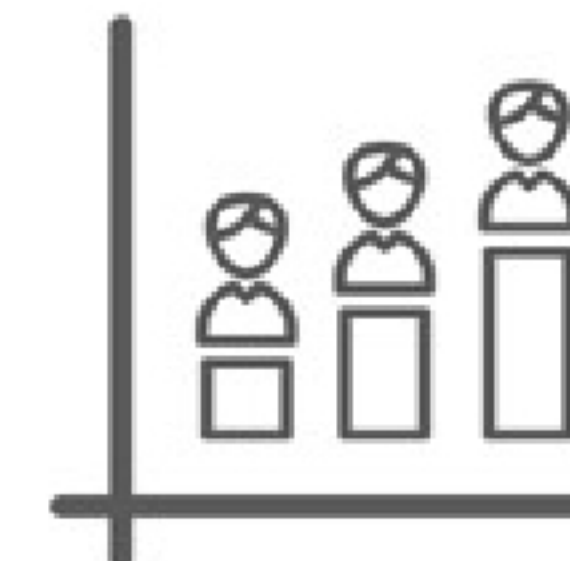
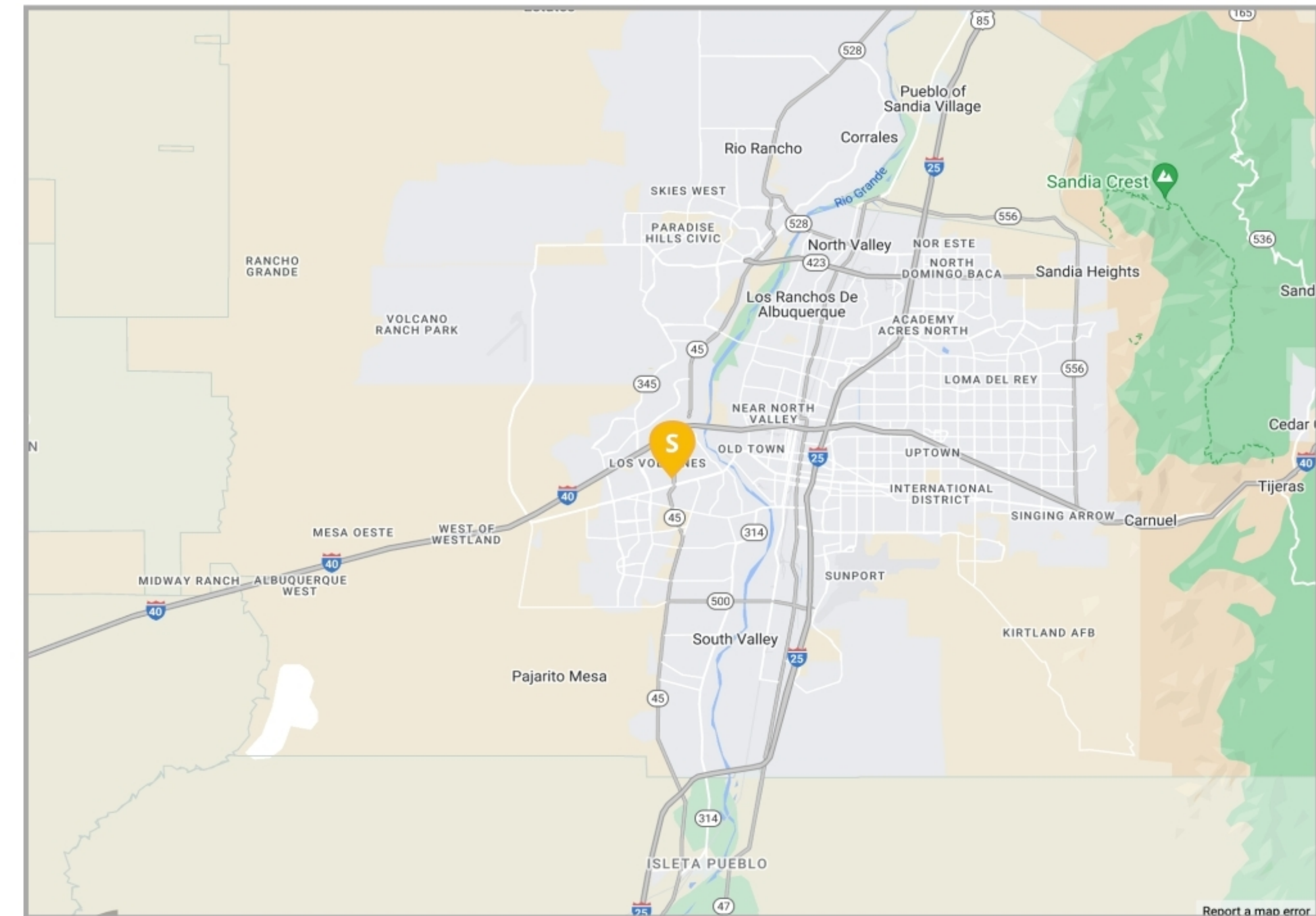
THE SPACE

Location	475 Coors Blvd. NW, Albuquerque, NM, 87121
COUNTY	Bernalillo
APN	101005847410540607
Cross Street	Los Volcanes Rd.
Traffic Count	42,600 VPD on Coors Blvd.

HIGHLIGHTS

- 2nd Generation retail space in the SWQ of Coors Blvd. and Los Volcanes Rd. For Lease
- ±1,339 SF
- \$13/SF NNN
- Parking Ratio - 3.9: 1,000
- Monument and Building Signage
- 3 Ingresses / Egresses
- Shadow Anchored by Big Lots Discount Stores
- APD Field Office immediately to the West
- Nice Visibility
- Zoning: NR-BP

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,687	105,329	215,953



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$58,591	\$78,609	\$76,267

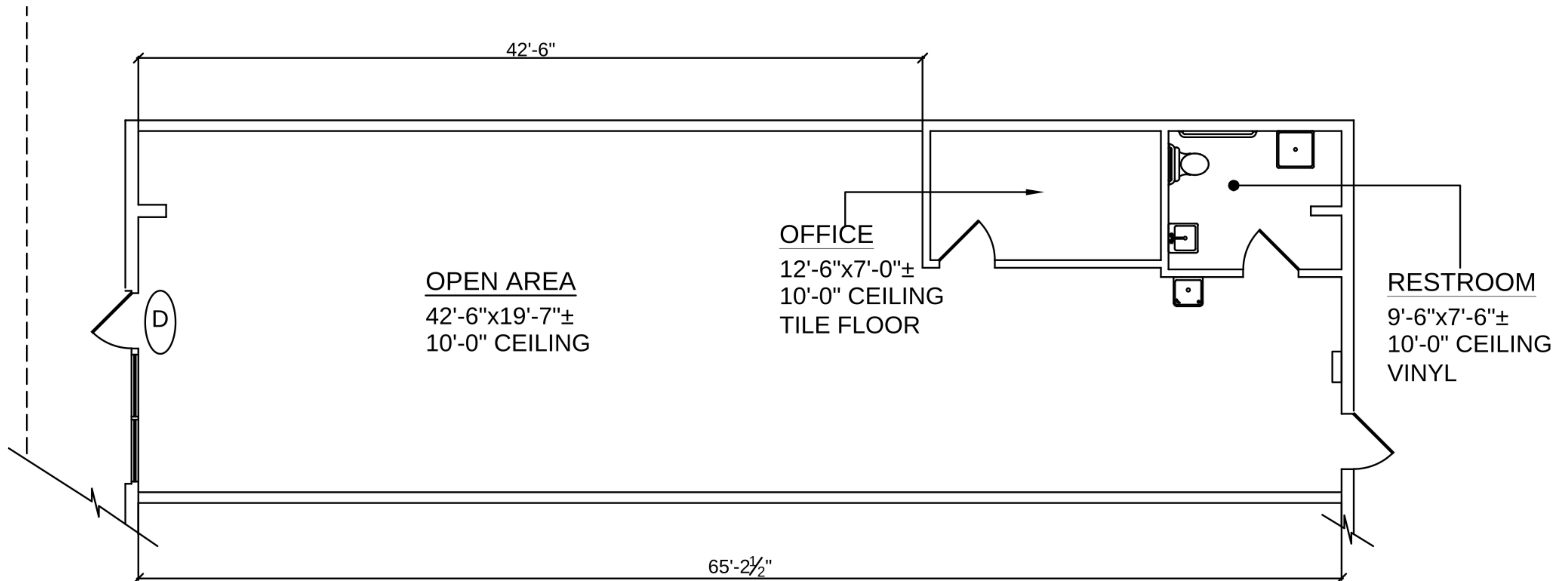


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,916	40,122	83,430



Floor Plan



SUITE D
1339.27 SQ. FT.