

📍 475 Coors Blvd. NW, Suite E, Albuquerque, NM 87121



# FOR LEASE

Available:  
+/-1,324 SF

Lease Rate:  
\$13 / SF NNN



# PROPERTY HIGHLIGHTS

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- 1,324 SF
- \$13/SF NNN
- Former office space
- Parking Ratio – 3.9: 1,000
- Signalized Intersection
- Monument Building Signage
- Excellent Access
- 42,500 VPD along Coors Blvd.
- Shadow Anchored by Tractor Supply (coming soon in the former Big Lots space)
- APD Field Office immediately to the West
- Good visibility
- Zoning: NR-BP



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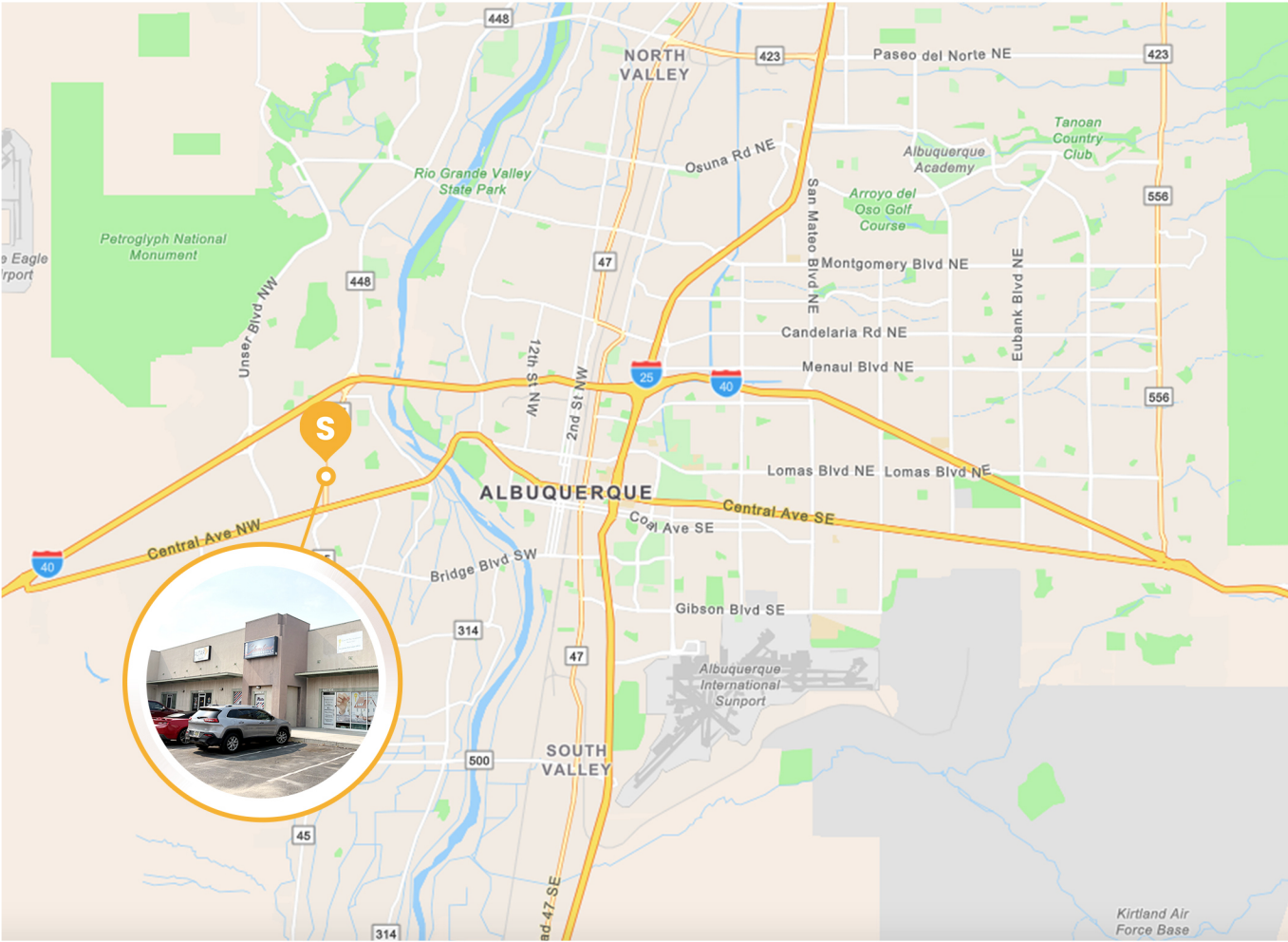
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# DEMOGRAPHICS

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DEMOGRAPHICS		
 2025 Population	 2025 Median HH Income	 2025 Average HH Income
1 MILE	1 MILE	1 MILE
12,578	\$48,152	\$62,207
3 MILE	3 MILE	3 MILE
103,770	\$65,850	\$85,276
5 MILE	5 MILE	5 MILE
215,769	\$85,276	\$82,504

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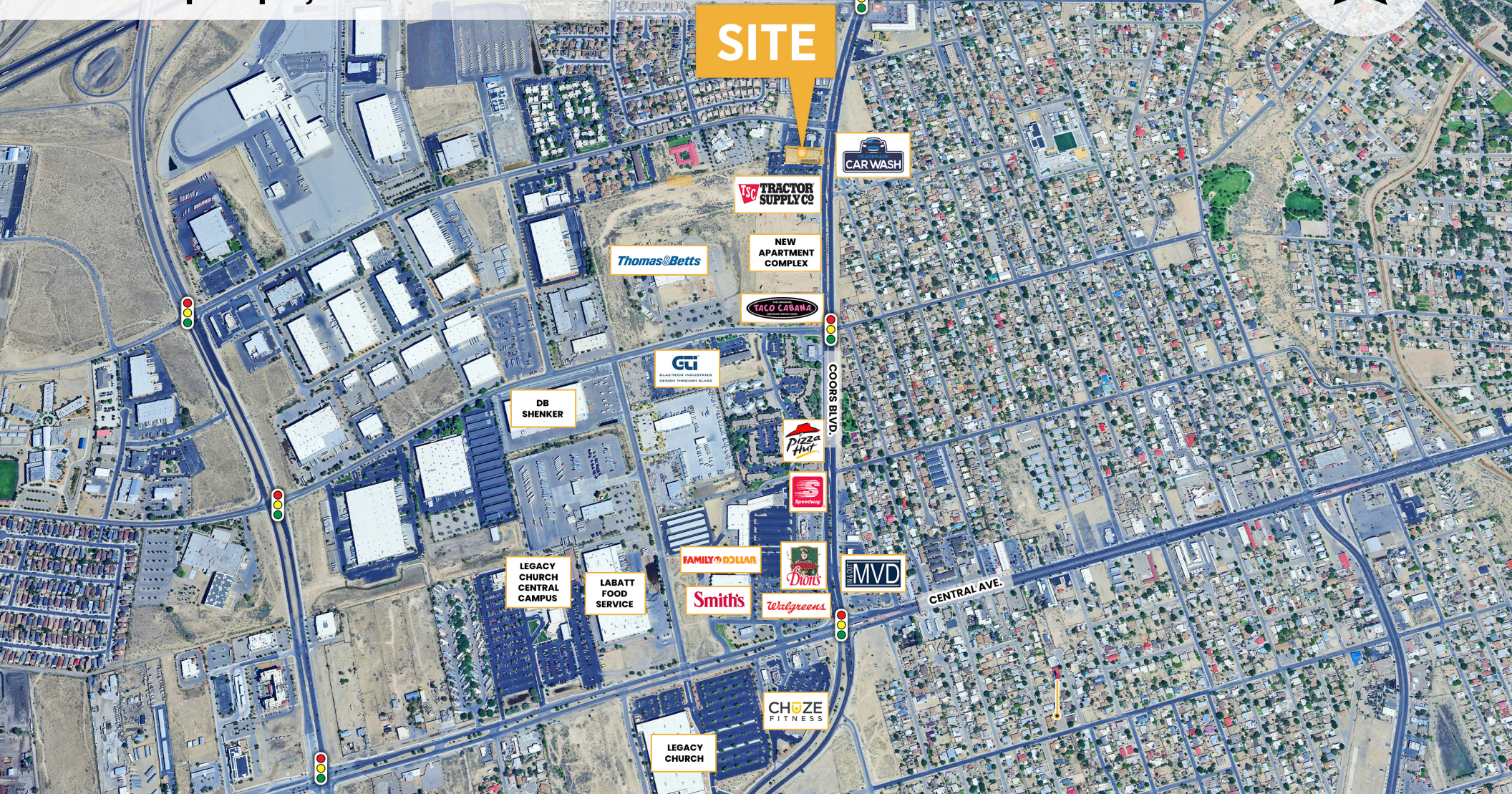


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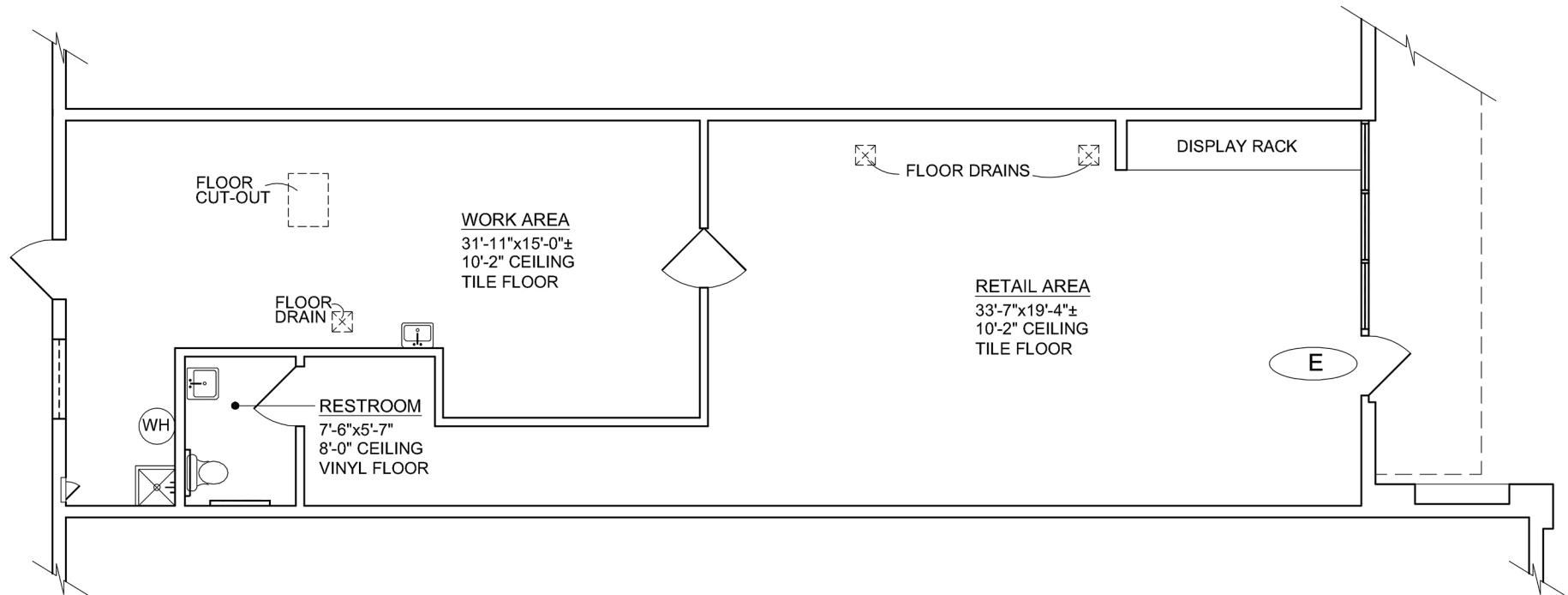
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# FLOOR PLAN

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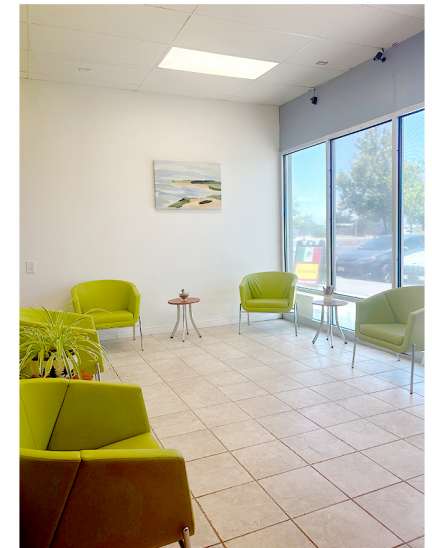
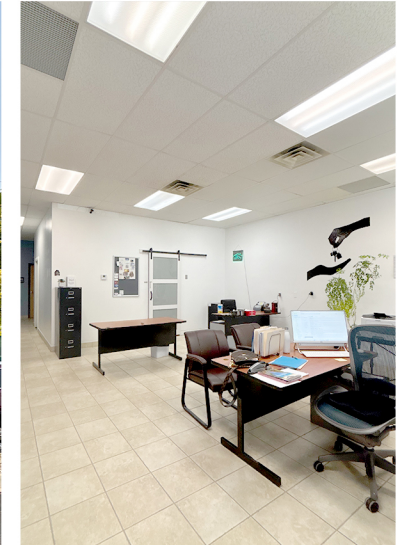
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# EXTERIOR

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# INTERIOR

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