

Petroglyph Plaza

8201 Golf Course Rd | Albuquerque, NM 87120



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Courtney Tinnin

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505-292-9607
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Property Details



Lease Availability

Suite A2A	± 1,323 sf
Suite C2A	± 1,686 sf
Suite C3	± 2,314 sf
Suite D3	± 1,799 sf



Lease Rate

See Broker



According to Placer.ai, this shopping center, Petroglyph Plaza has **1.7M Annual Visits**



According to Placer.ai, this Ace Hardware has **130.8K Annual Visits**



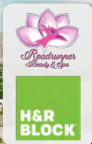
According to Placer.ai, this Smith's has **1M Annual Visits**



According to Placer.ai, this Starbucks has **393.2K Annual Visits**



NextCare
URGENT CARE



Suite A2A
± 1,323 sf

Suite C2A
± 1,686 sf

Suite C3
± 2,314 sf

Suite D3
± 1,799 sf



Pylon Sign



Golf Course Rd

30,500 VPD

Paseo Del Norte
18,200 VPD



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Market Overview



Property Benefits

- Prime location at the bustling intersection of Paseo del Norte and Golf Course Rd
- Outstanding visibility with multiple convenient access points
- Anchored by top national and regional tenants including Smith's Grocery, Starbucks, Ace Hardware, and Nextcare Urgent Care
- Reaches over 34,600 households within a 3-mile radius in West Albuquerque's fast-growing residential corridor
- Strong daytime population and consistent consumer draw driven by nearby schools, medical offices, and residential density

- Well-maintained neighborhood center with ample parking and excellent signage opportunities

High daily traffic counts:

- 29,400 VPD along Paseo del Norte
- 30,500 VPD along Golf Course Rd



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Smith's Anchored with 1M Annual Visits



Golf Course Rd Pylon Sign



**Adjacent to Starbucks with
393.2K Annual Visits**



**Adjacent to Circle K with
310.2K Annual Visits**



Paseo Del Norte Pylon Sign



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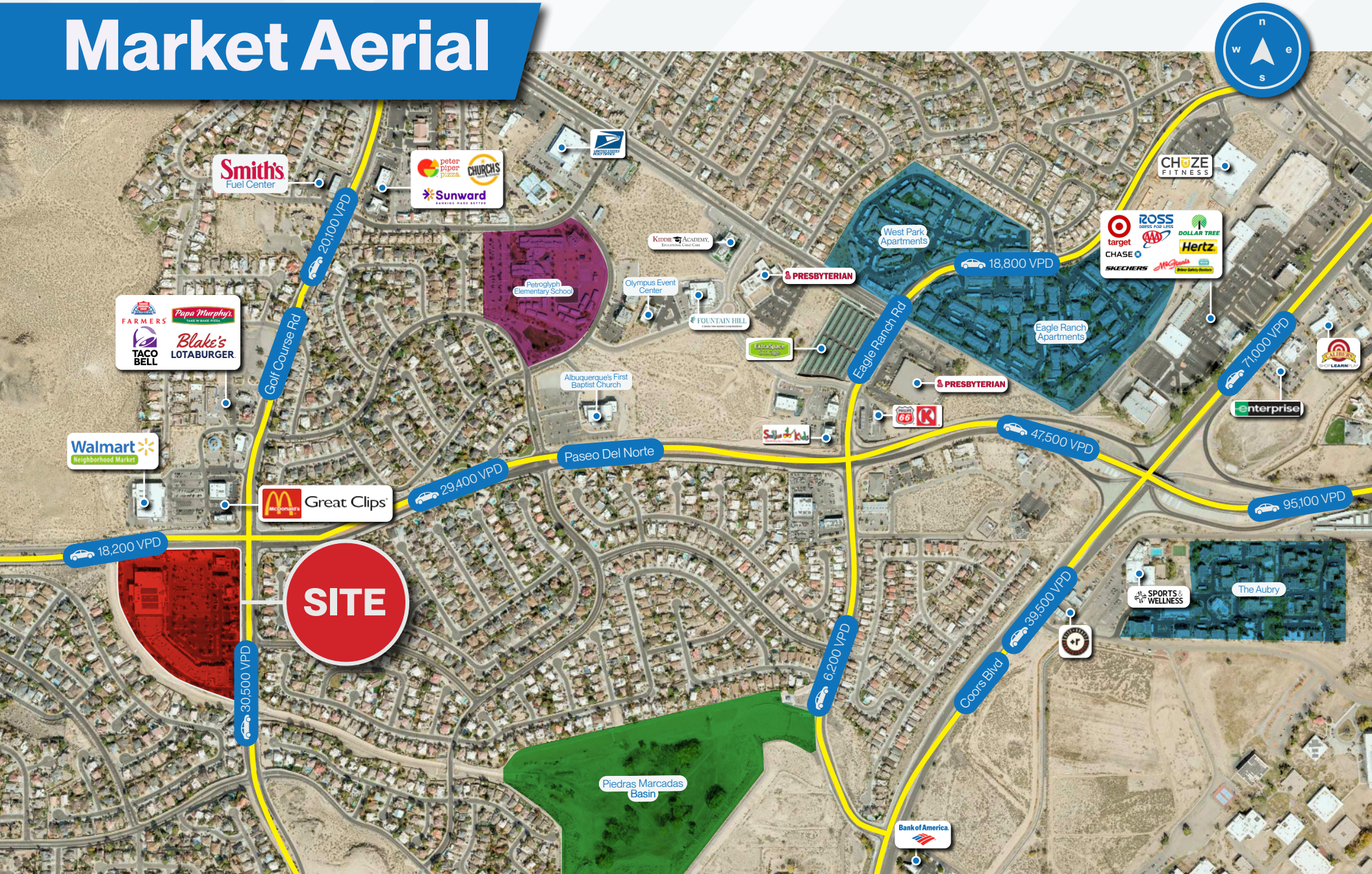
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Market Aerial



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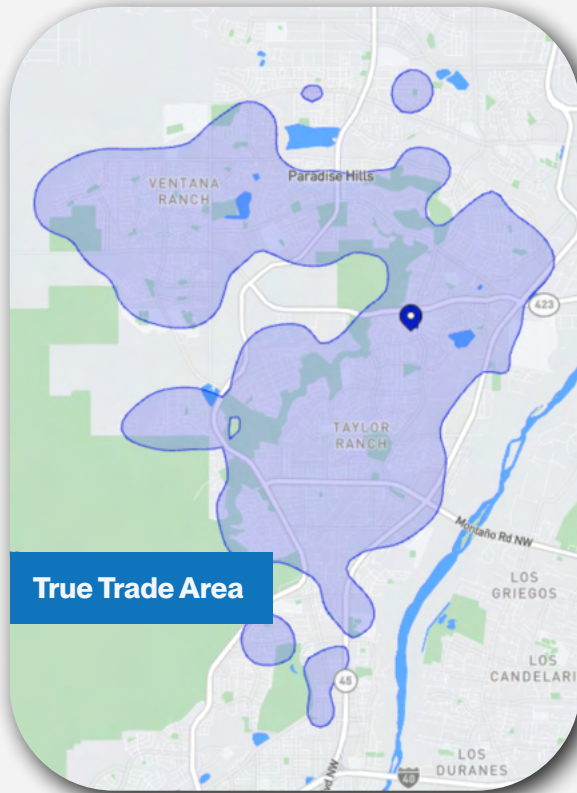
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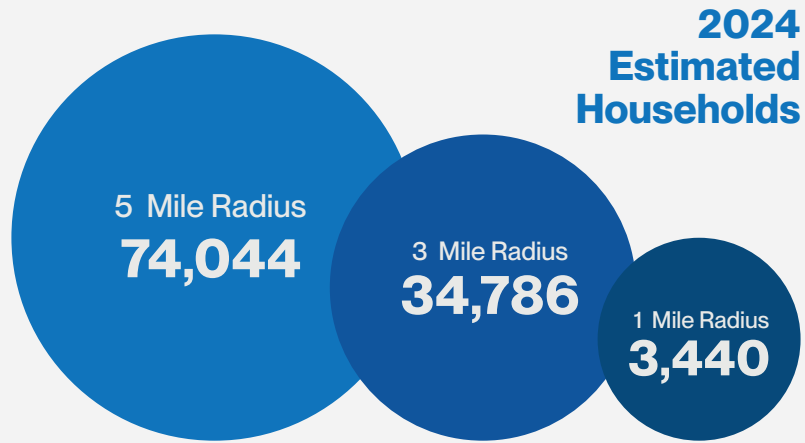
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Market Overview

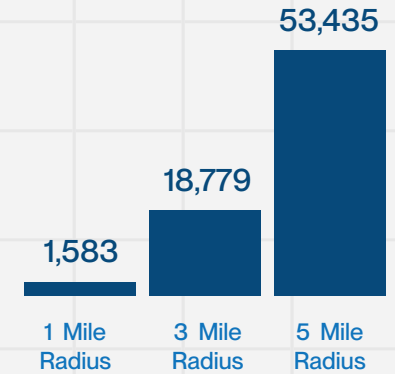


Average Household Income

108K



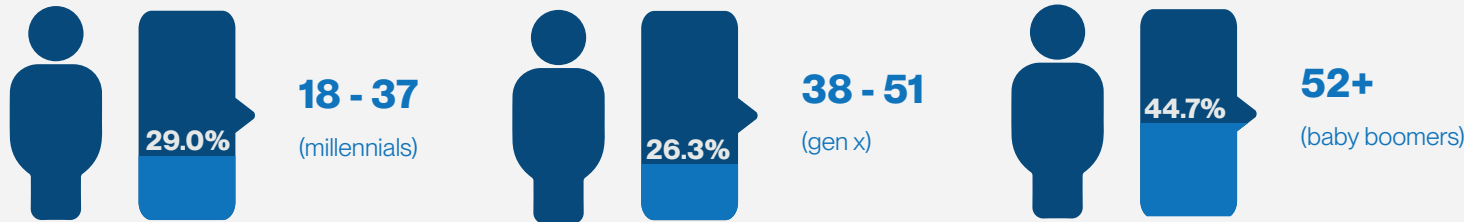
2024 Estimated Total Employees



2024 Estimated Total Businesses



Age



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