

Petroglyph Plaza

8201 Golf Course Rd | Albuquerque, NM 87120



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Courtney Tinnin

Associate
courtney@kingcapitalcre.com

Alex Zannes

Associate
alex@kingcapitalcre.com

505-292-9607

kingcapitalcre.com

Property Details



Lease Availability

Suite A2A ± 1,323 sf
Suite C2A ± 1,686 sf
Suite C3 ± 2,314 sf
Suite C4A ± 2,057 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**



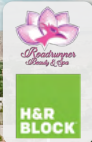
According to Placer.ai, this Smith's has **1M Annual Visits**



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



NextCare
URGENT CARE



Suite C3
± 2,314 sf

Suite C2A
± 1,686 sf

Suite C4A
± 2,057 sf

Suite D3
± 1,799 sf



Pylon Sign



Golf Course Rd

30,500 VPD

Paseo Del Norte
18,200 VPD



Courtney Tinnin
Associate
courtney@kingcapitalcre.com

Alex Zannes
Associate
alex@kingcapitalcre.com

For Lease
8201 Golf Course Rd | Albuquerque, NM 87120



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

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



Courtney Tinnin
Associate
courtney@kingcapitalcre.com

Alex Zannes
Associate
alex@kingcapitalcre.com

For Lease
8201 Golf Course Rd | Albuquerque, NM 87120



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.



Courtney Tinnin
Associate
courtney@kingcapitalcre.com

Alex Zannes
Associate
alex@kingcapitalcre.com

For Lease
8201 Golf Course Rd | Albuquerque, NM 87120



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

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



Courtney Tinnin
Associate
courtney@kingcapitalcre.com

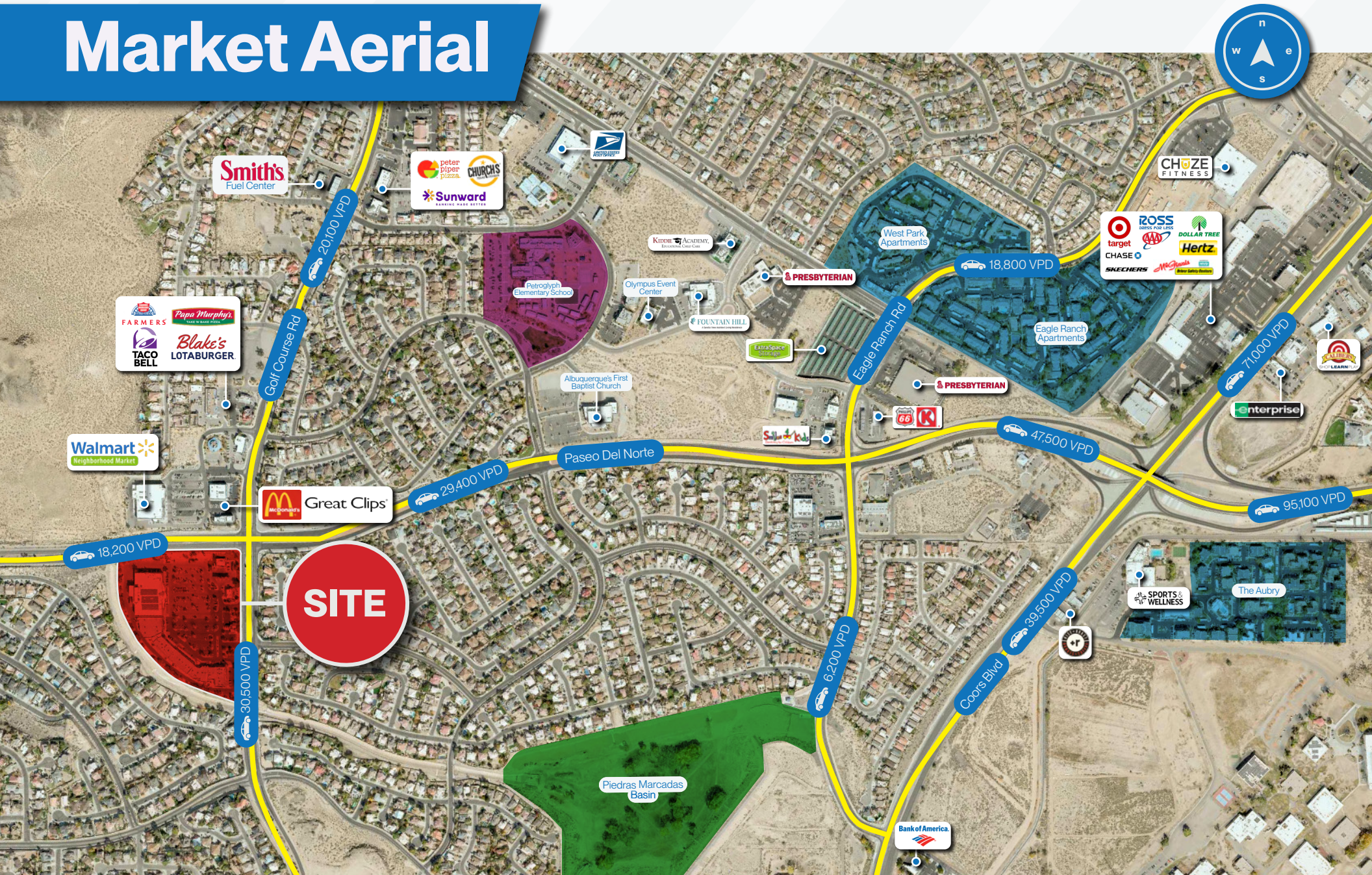
Alex Zannes
Associate
alex@kingcapitalcre.com

For Lease
8201 Golf Course Rd | Albuquerque, NM 87120



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Market Aerial



Courtney Tinnin
Associate
courtney@kingcapitalcre.com

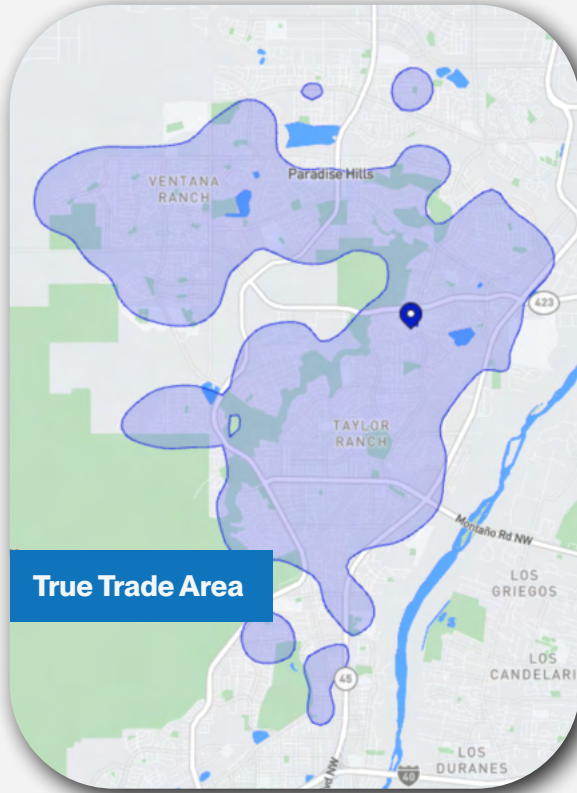
Alex Zannes
Associate
alex@kingcapitalcre.com

For Lease
8201 Golf Course Rd | Albuquerque, NM 87120



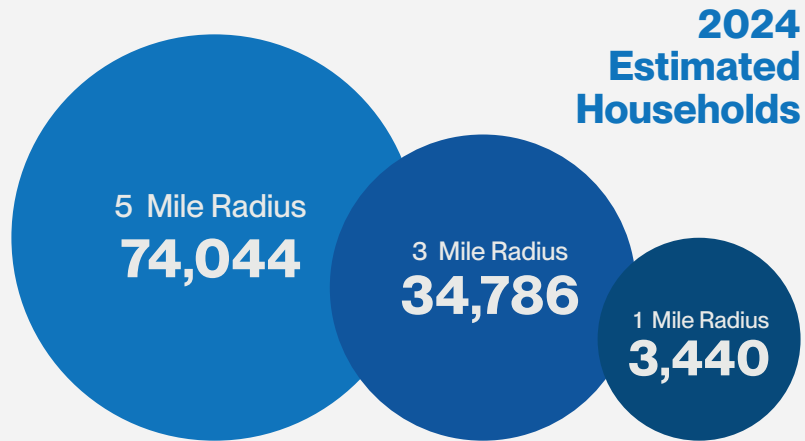
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Market Overview

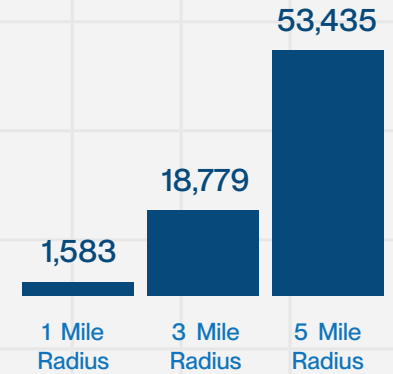


Average Household Income

108K



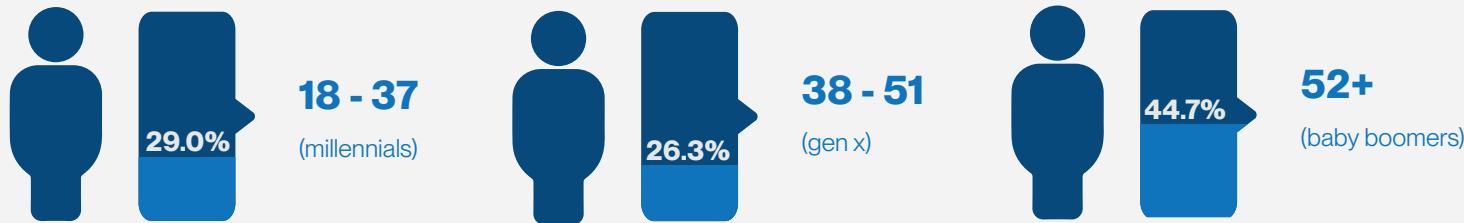
2024 Estimated Total Employees



2024 Estimated Total Businesses



Age



Courtney Tinnin
Associate
courtney@kingcapitalcre.com

Alex Zannes
Associate
alex@kingcapitalcre.com

For Lease
8201 Golf Course Rd | Albuquerque, NM 87120



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



4811A Hardware Dr NE Suite 1
Albuquerque, NM 87109

505-292-9607 (Office)
kingcapitalcre.com



Courtney Tinnin

Associate

courtney@kingcapitalcre.com
(505) 907-2964



Alex Zannes

Associate

alex@kingcapitalcre.com
(505) 263-8999