

FOR LEASE

10200 Golf Course Rd. NW | Albuquerque, NM 87114

NEQ Golf Course Rd. & Irving Blvd. NW

Vista Square Shopping Center

RETAIL SPACE IN THE
COTTONWOOD TRADE AREA

33,100 CARS PER DAY!



LEASE RATE

- \$2,000/Mo. + NNN

AVAILABLE

- Suite F: ±1,691 SF

PROPERTY HIGHLIGHTS

- Centrally located on the Westside
- Easy access to Unser & Coors Blvds.
- Ample parking
- Serving the Cottonwood trade area & Paradise Hills neighborhood
- Highly visible retail fronting Golf Course Rd. and 33,100 cars per day
- Unobstructed mountain views
- Join Runway Hair Studio, Sylvan Learning, State Farm, Oasis Vape and Envy Spa & Nails

got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

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FOR MORE INFORMATION:

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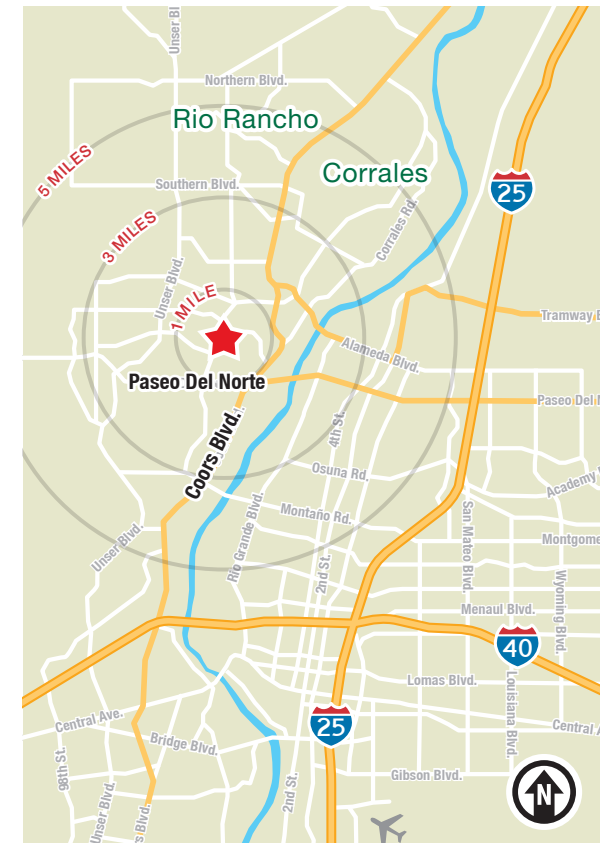
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COTTONWOOD TRADE AREA



| 2020 Demographics | 1 mile | 3 mile | 5 mile |
|-------------------------|----------|----------|----------|
| Total Population | 13,649 | 80,373 | 183,087 |
| Average HH Income | \$93,475 | \$89,532 | \$84,965 |
| Daytime Employment | 1,881 | 25,332 | 54,713 |
| 2020 Forecasted by Esri | | | |



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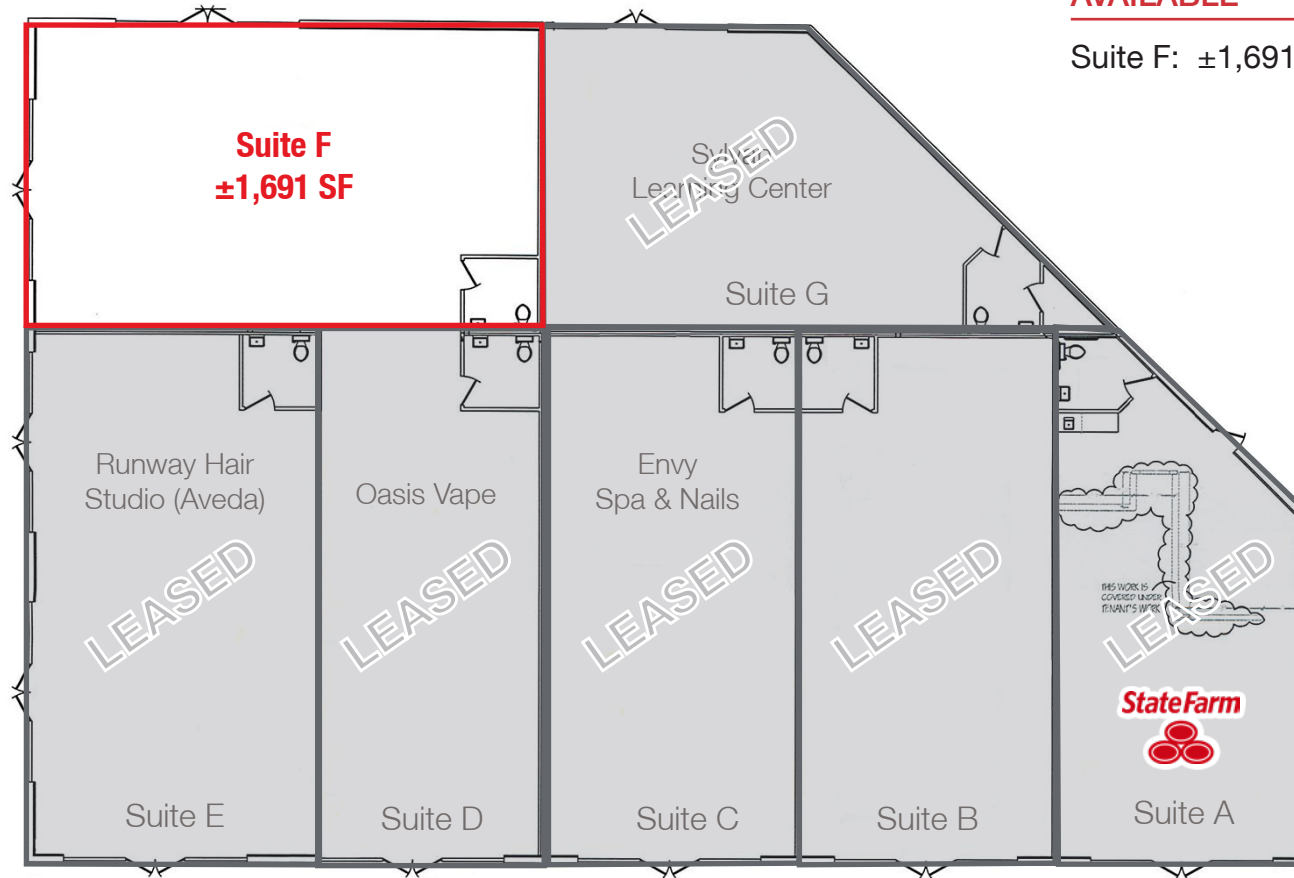
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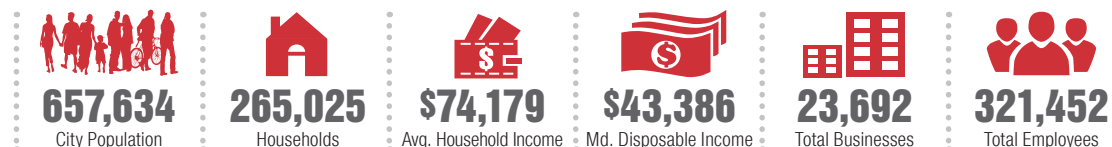
Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

City of Albuquerque by the Numbers (ESRI 2020 Demographics)

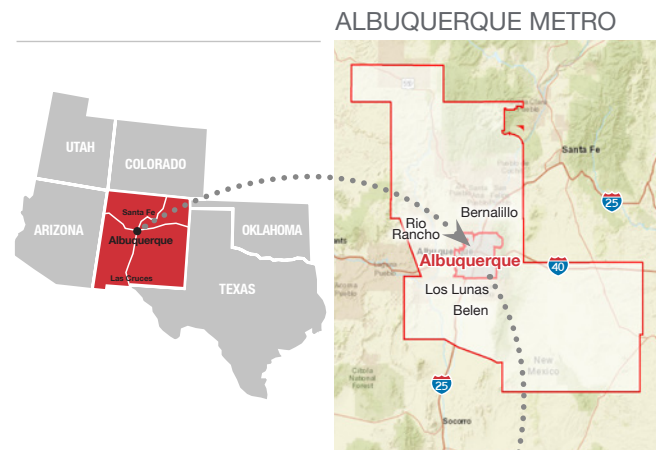


939,316

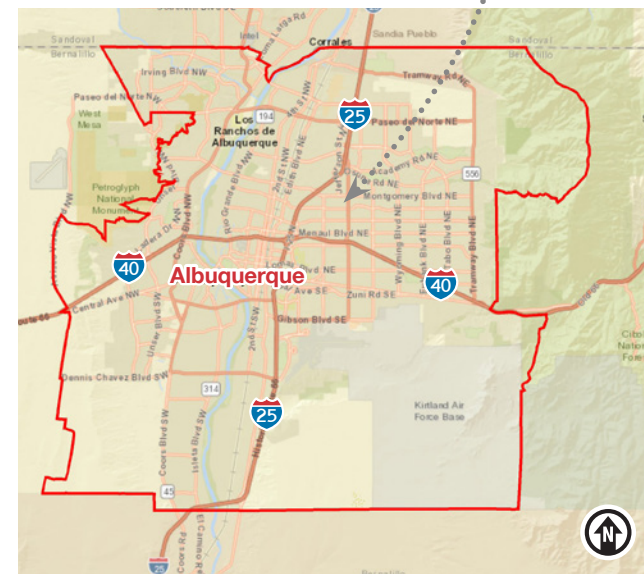
Albuquerque Metro Population

#1

The Largest
City in the State



ALBUQUERQUE CITY



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

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