

# Strong Westside Retail Center

2611-2641 Coors Blvd. NW | Albuquerque, NM 87120

## For Lease

**MASSIVE CAR COUNTS: 94,000 PER DAY!**



This property is in a  
**HUB Zone**

For small companies that operate and employ people in Historically Underutilized Business Zones. Click for details.



**QUAIL PLAZA – AT ALBUQUERQUE'S 2ND-BUSIEST INTERSECTION**

*NW Coors Blvd. & Ouray Rd. NW*

**AVAILABLE** 2641-B1: ±1,000 SF  
2641-C: ±1,200 SF Available August 1  
2641-D: ±1,890 SF Restaurant Space With Patio  
2641-D & C: ±3,090 SF

**LEASE RATE** See Advisor

### PROPERTY HIGHLIGHTS

- Positioned at the on/off ramp to I-40 on Coors Blvd.
- Excellent mix of vibrant national and local co-tenants
- Plenty of parking available (200+ spaces)
- Multiple full-circulation access points
- Highly visible from both directions on Coors Blvd.
- Adjacent to established residential communities
- MX-M Zoning

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunvista.com](http://sunvista.com)



**FOR MORE INFORMATION:**

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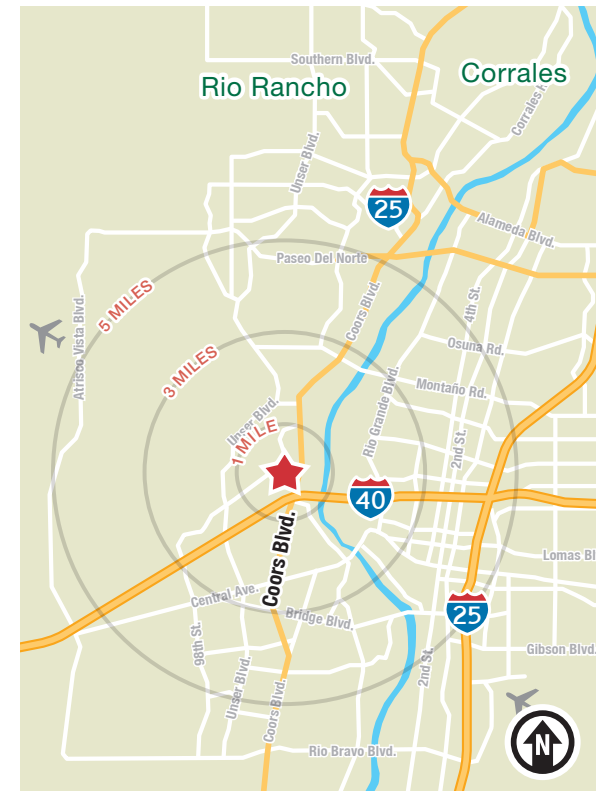
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## DEMOGRAPHICS

2020 Demographics	1 mile	3 mile	5 mile
Total Population	13,009	93,391	205,330
Average HH Income	\$66,315	\$74,712	\$69,800
Daytime Employment	5,411	22,564	100,869
2020 Forecasted by Esri			



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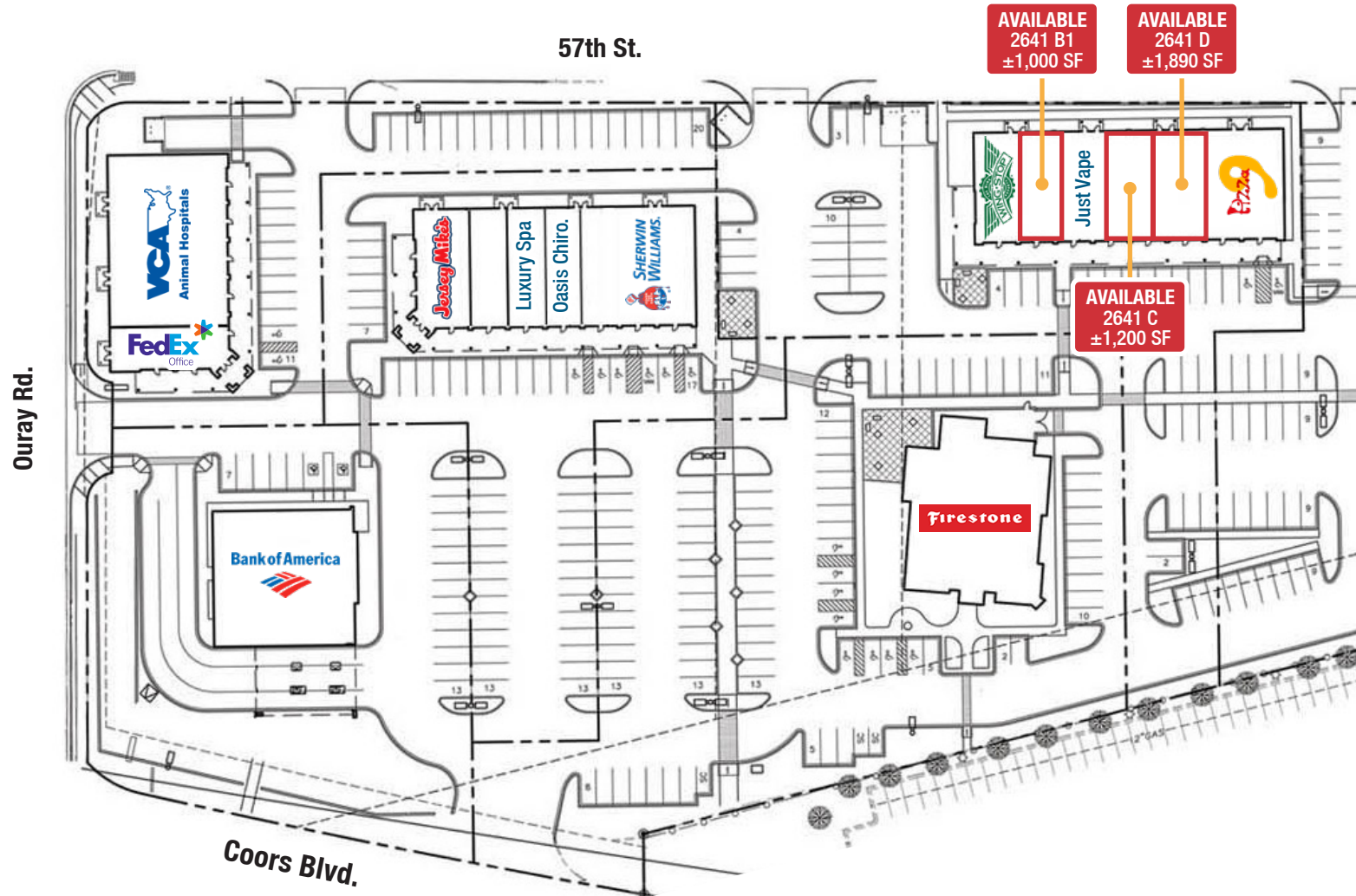
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SITE PLAN



### AVAILABLE

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Available August 1

2641-D: ±1,890 SF

Restaurant Space With Patio

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PHOTOS



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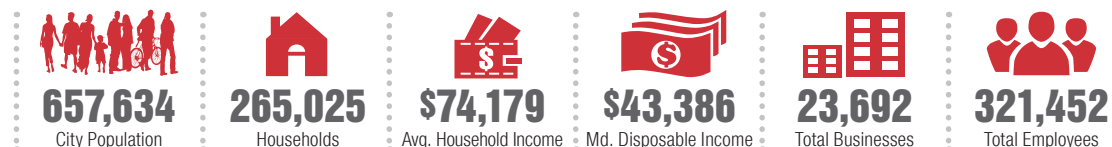
# Albuquerque

## 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)

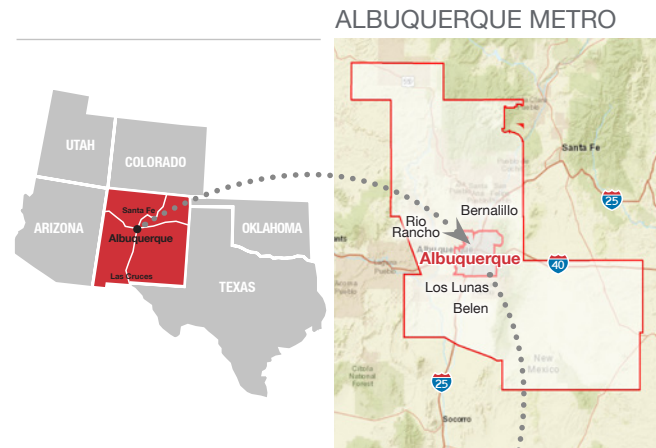


**939,316**

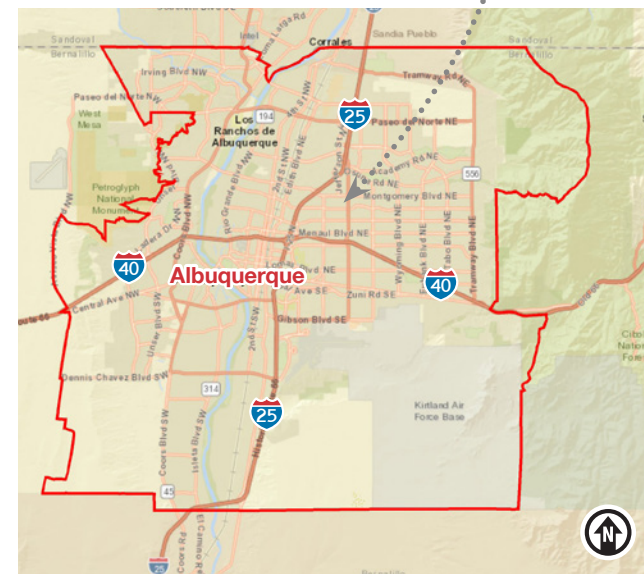
Albuquerque Metro Population

**#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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