

For Lease

Coors & Central Shopping Center

Smith's GROCERY STORE ANCHORED

111 Coors Blvd. NW | Albuquerque, NM 87121

NWC Central Ave. & Coors Blvd. NW



LEASE RATE See Advisors

AVAILABLE

- Suite C3: ±1,170 SF
Turn-Key Salon
- Suites C9, C10, C11: ±3,510 SF
Can be divided
- Suite D: ±26,898 SF
- Suite E9: ±1,610 SF
Restaurant Space (former Pizza Hut)
- Suite E10: ±2,633 SF

IDO ZONING MX-M

PROPERTY HIGHLIGHTS

- Great visibility from Coors & Central with 60,800 cars per day
- Abundant parking
- Multiple full-access points
- Monument signage available
- Great mix of national and local tenants
- Fully built-out restaurant space

This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones.

This property is located in an Opportunity Zone A new way to finance in under-served areas.

CO-TENANTS
INCLUDE:

Walgreens

FAMILY DOLLAR

Freddy's

Dion's

GameStop

NAI SunVista

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FOR MORE INFORMATION:

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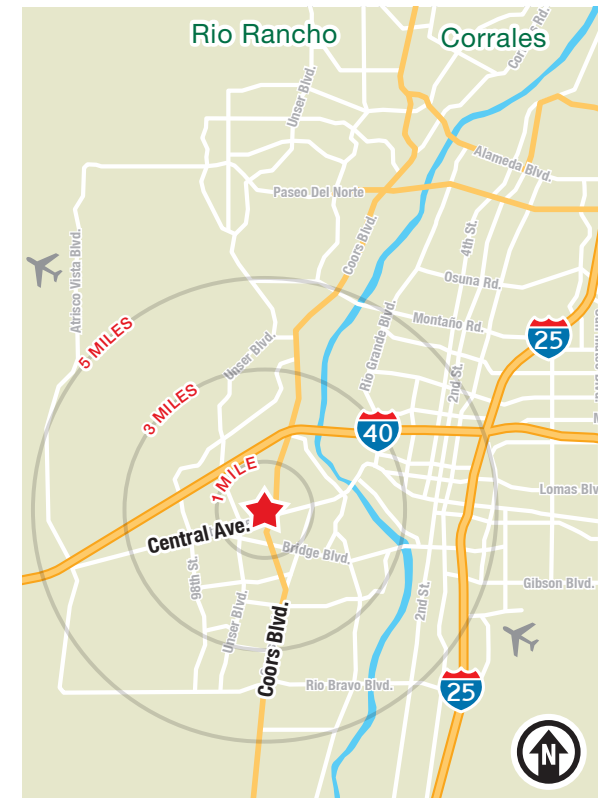
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	14,978	115,491	210,702
Average HH Income	\$50,653	\$62,368	\$63,784
Daytime Employment	4,546	22,394	80,798
2020 Forecasted by Esri			



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PHOTOS



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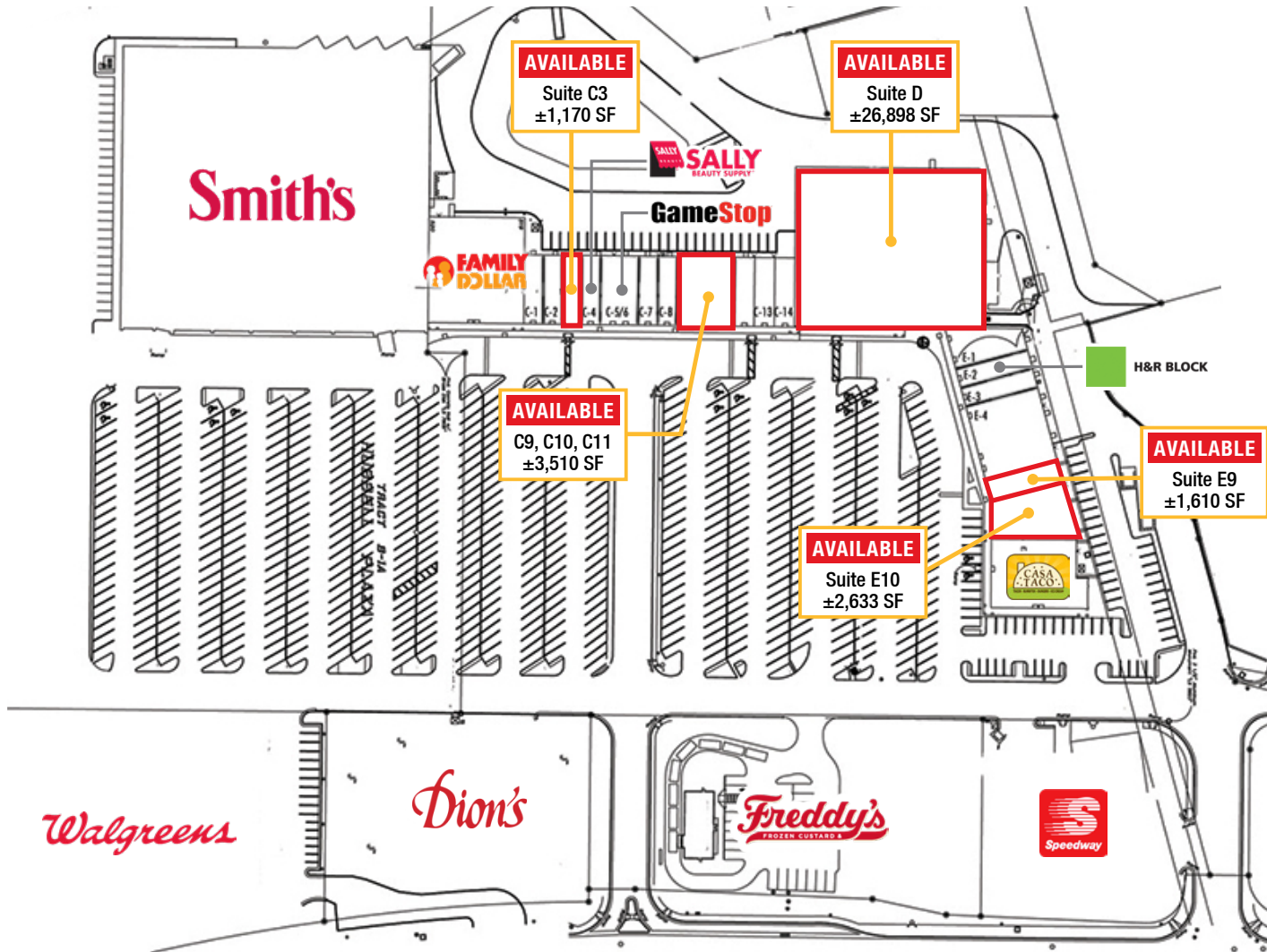
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SITE PLAN



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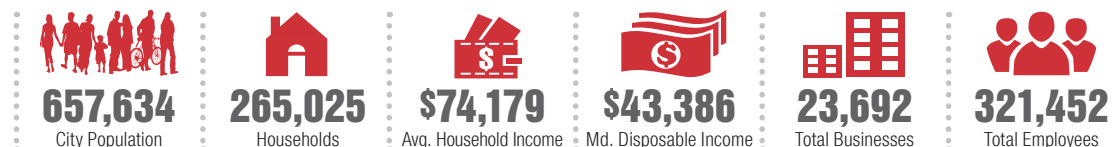
Albuquerque

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)

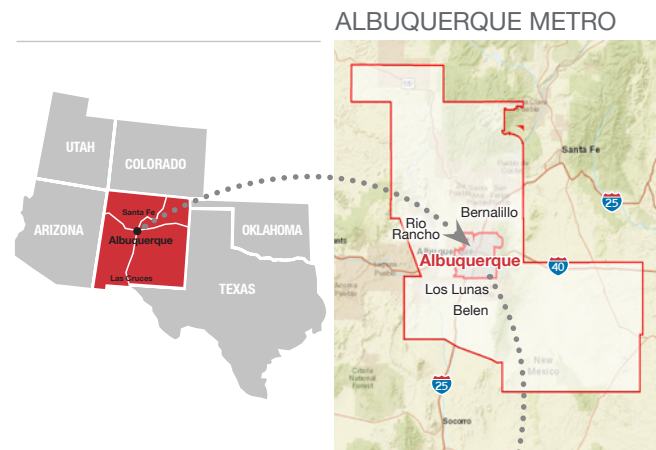


939,316

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



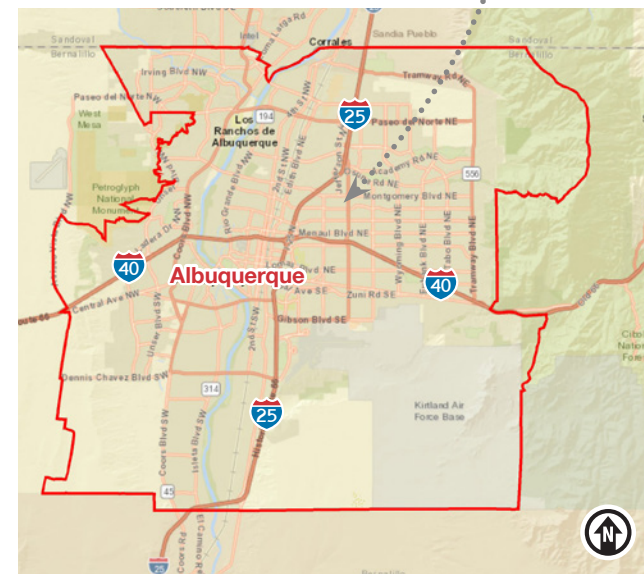
EDUCATION | SKILLED WORKFORCE

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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