

For Lease

# High-Visibility Retail Center

LOCATED ON COORS BLVD. IN THE COTTONWOOD TRADE AREA

9784 Coors Blvd. NW | Albuquerque, NM 87114

*NEQ Coors Blvd. & Paseo del Norte NW*



Suite A:  
±1,100 SF



See Advisor  
For Rate

## IDO ZONING

- MX-L

## PROPERTY HIGHLIGHTS

- Retail center with visibility to ±54,900 vehicles per day along Coors Blvd.
- Multiple access points from Coors Blvd.
- Ample parking with shared center parking lot
- Local and regional tenant mix
- Located within a dense retail trade area
- Great building and monument signage available

**NA**SunVista

got space

FOR MORE INFORMATION:

**John Algermissen**  
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505 998 5734



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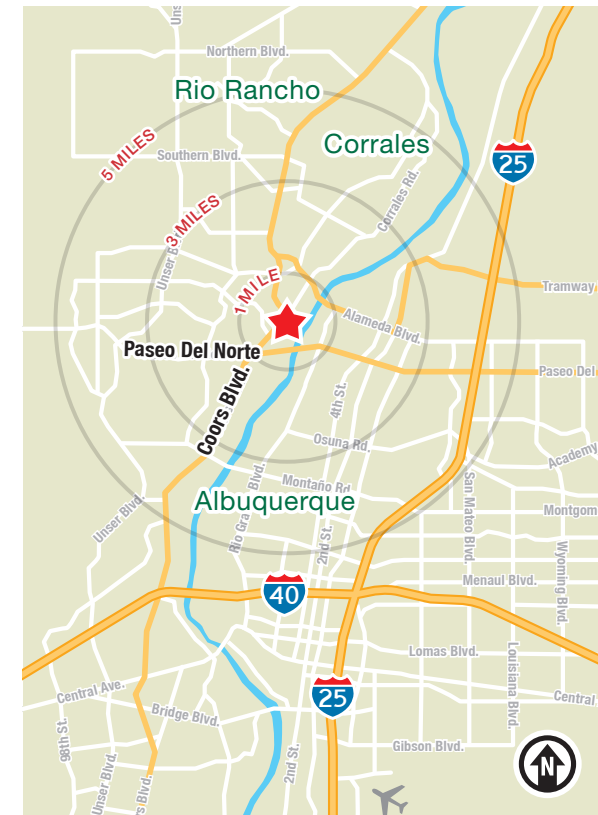
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,132	65,036	185,144
Average HH Income	\$87,961	\$100,186	\$92,557
Daytime Employment	6,782	25,802	100,398

2021 Forecasted by Esri



**NA SunVista**

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** [sunvista.com](http://sunvista.com)

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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 2021 Demographics)



**654,217**

City Population



**264,145**

Households



**\$77,810**

Avg. Household Income



**\$45,730**

Md. Disposable Income



**23,491**

Total Businesses



**332,805**

Total Employees



**936,582**

Albuquerque Metro Population

**#1**

**The Largest**  
City in the State

### 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

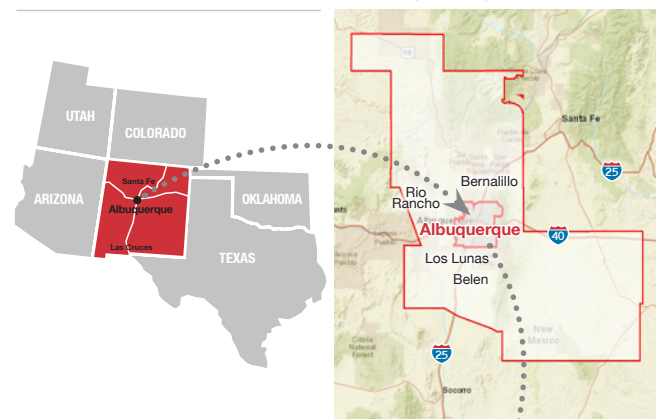
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



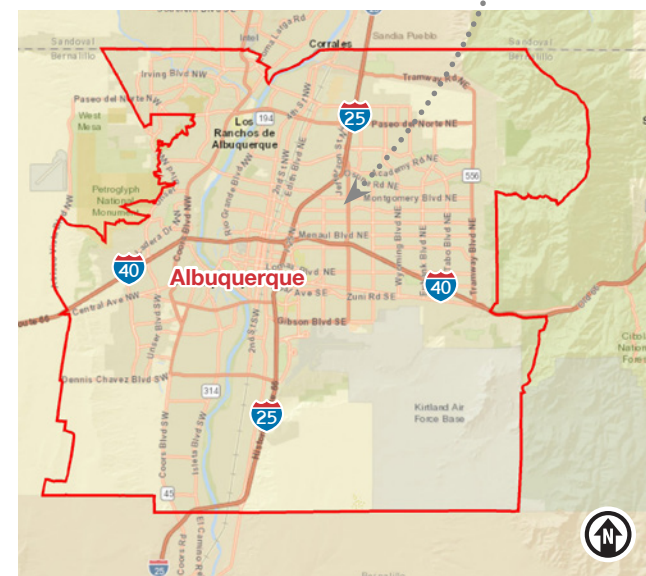
#### COMPETITIVE BUSINESS CLIMATE

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

#### ALBUQUERQUE METRO



#### ALBUQUERQUE CITY



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