

For Lease

Ventana Square Shopping Center

ONLY RETAIL CENTER SERVING THE VENTANA RANCH COMMUNITIES

6521 Paradise Blvd. NW | Albuquerque, NM 87114

NEQ Universe & Paradise Blvds. NW



LEASE RATE

- See Advisor
- 2021 NNN: \$2.95/SF

AVAILABLE

- Suite D-2: ±2,613 SF

IDO ZONING

- MX-M

PROPERTY HIGHLIGHTS

- Monument sign opportunities along Paradise and Universe Blvds.
- Easy access on Universe or Paradise with 3 full-access points
- Great tenant mix made up of local and national tenants
- Located in very close proximity to multiple schools ages K-12
- Continued growth of housing communities in the area
- Suite D-2 has two walk-in coolers
- Ample parking

 Visit Our YouTube Channel
to See this Property Video 

CO-TENANTS
INCLUDE:

Walgreens

**DOLLAR
TREE**

O'Reilly
AUTO PARTS

KFC

got space

NAISunVista

got space

FOR MORE INFORMATION:

Chris Anderson
chris@sunvista.com
505 998 5739

John Algermissen
johna@sunvista.com
505 998 5734

For Lease

Ventana Square Shopping Center

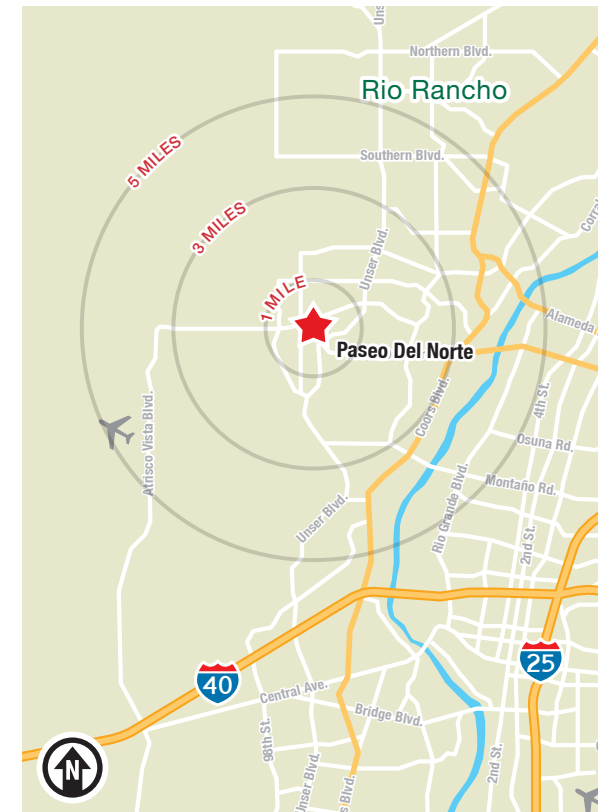
ONLY RETAIL CENTER SERVING THE VENTANA RANCH COMMUNITIES

6521 Paradise Blvd. NW | Albuquerque, NM 87114

LOCATION

2021 Demographics	1 mile	3 mile	5 mile
Total Population	15,581	66,060	140,836
Average HH Income	\$86,936	\$99,467	\$92,108
Daytime Employment	896	6,062	33,319

2021 Forecasted by Esri



NA SunVista

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Chris Anderson
chris@sunvista.com
505 998 5739

John Algermissen
johna@sunvista.com
505 998 5734

For Lease

Ventana Square Shopping Center

ONLY RETAIL CENTER SERVING THE VENTANA RANCH COMMUNITIES

6521 Paradise Blvd. NW | Albuquerque, NM 87114

LOCATION



NA SunVista    

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Chris Anderson
chris@sunvista.com
505 998 5739

John Algermissen
johna@sunvista.com
505 998 5734

For Lease

Ventana Square Shopping Center

ONLY RETAIL CENTER SERVING THE VENTANA RANCH COMMUNITIES

6521 Paradise Blvd. NW | Albuquerque, NM 87114

PHOTOS



NA SunVista    

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Chris Anderson
chris@sunvista.com
505 998 5739

John Algermissen
johna@sunvista.com
505 998 5734

For Lease

Ventana Square Shopping Center

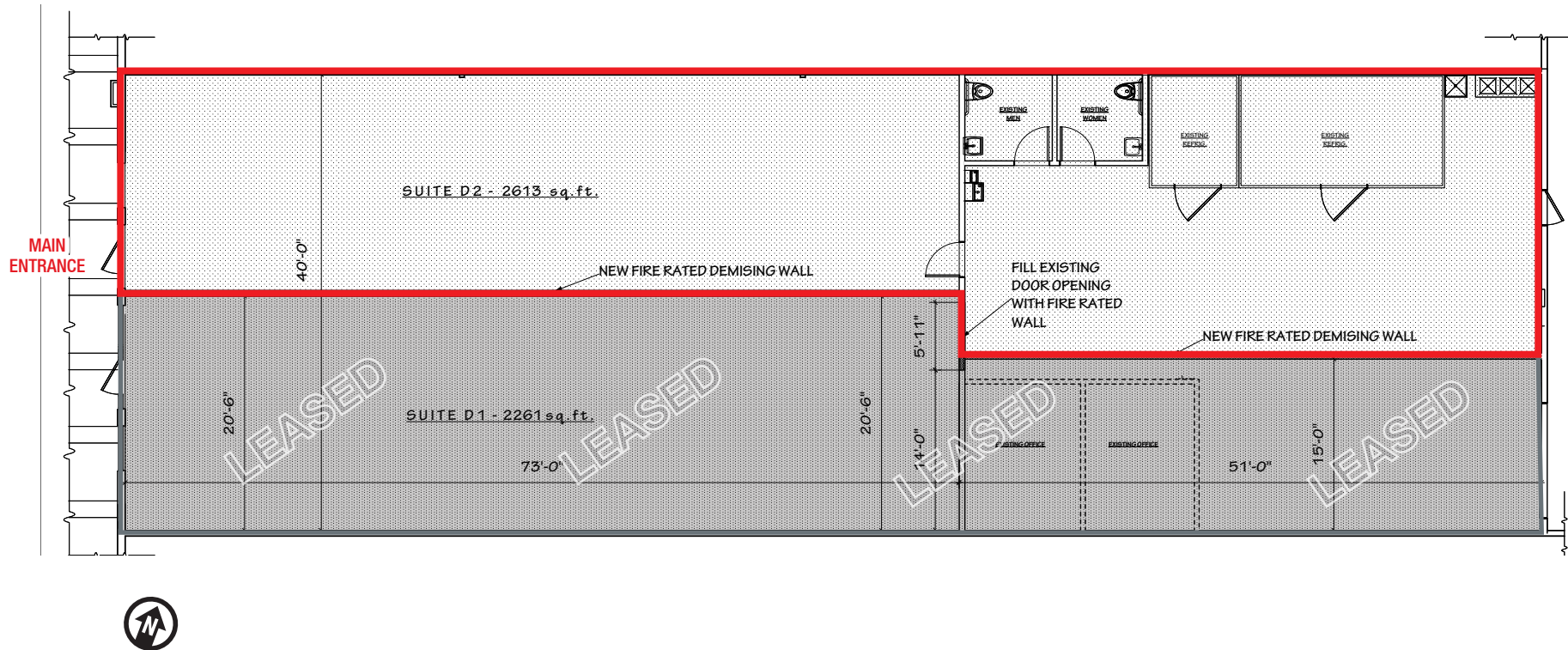
ONLY RETAIL CENTER SERVING THE VENTANA RANCH COMMUNITIES

6521 Paradise Blvd. NW | Albuquerque, NM 87114

FLOOR PLAN

AVAILABLE

Suite D-2: ±2,613 SF



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Chris Anderson
chris@sunvista.com
505 998 5739

John Algermissen
johna@sunvista.com
505 998 5734

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

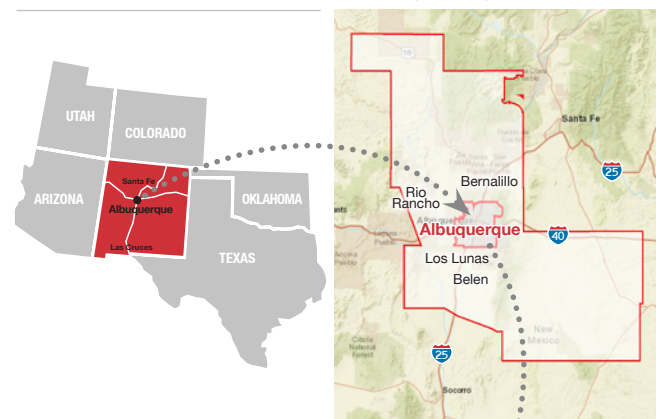
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



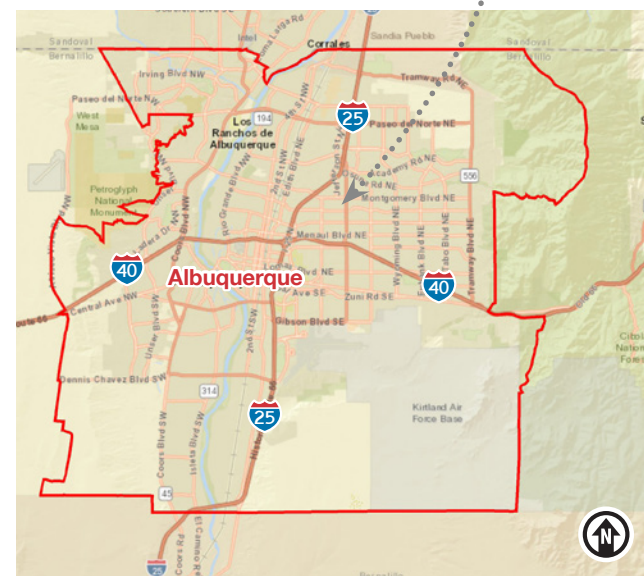
COMPETITIVE BUSINESS CLIMATE

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



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Chris Anderson
chris@sunvista.com
505 998 5739

John Algermissen
johna@sunvista.com
505 998 5734