

# 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

- 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 57,500 cars per day
- Abundant parking
- Multiple full-access points
- Monument signage available
- Great mix of national and local tenants
- Fully built-out restaurant space

CO-TENANTS  
INCLUDE:

Walgreens

FAMILY  
DOLLAR

Freddy's  
FROZEN CUSTARD

Dion's

GameStop



Visit Our YouTube Channel  
to View this Property Video



NAI SunVista

got space

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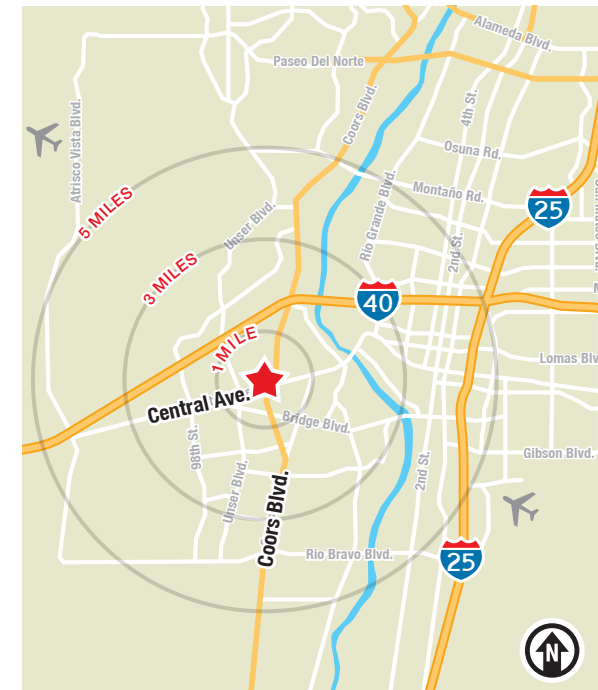
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## LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,824	115,535	210,405
Average HH Income	\$51,347	\$65,232	\$65,647
Daytime Employment	4,597	22,573	82,938

2021 Forecasted by Esri



**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.

**NAI SunVista**

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PHOTOS



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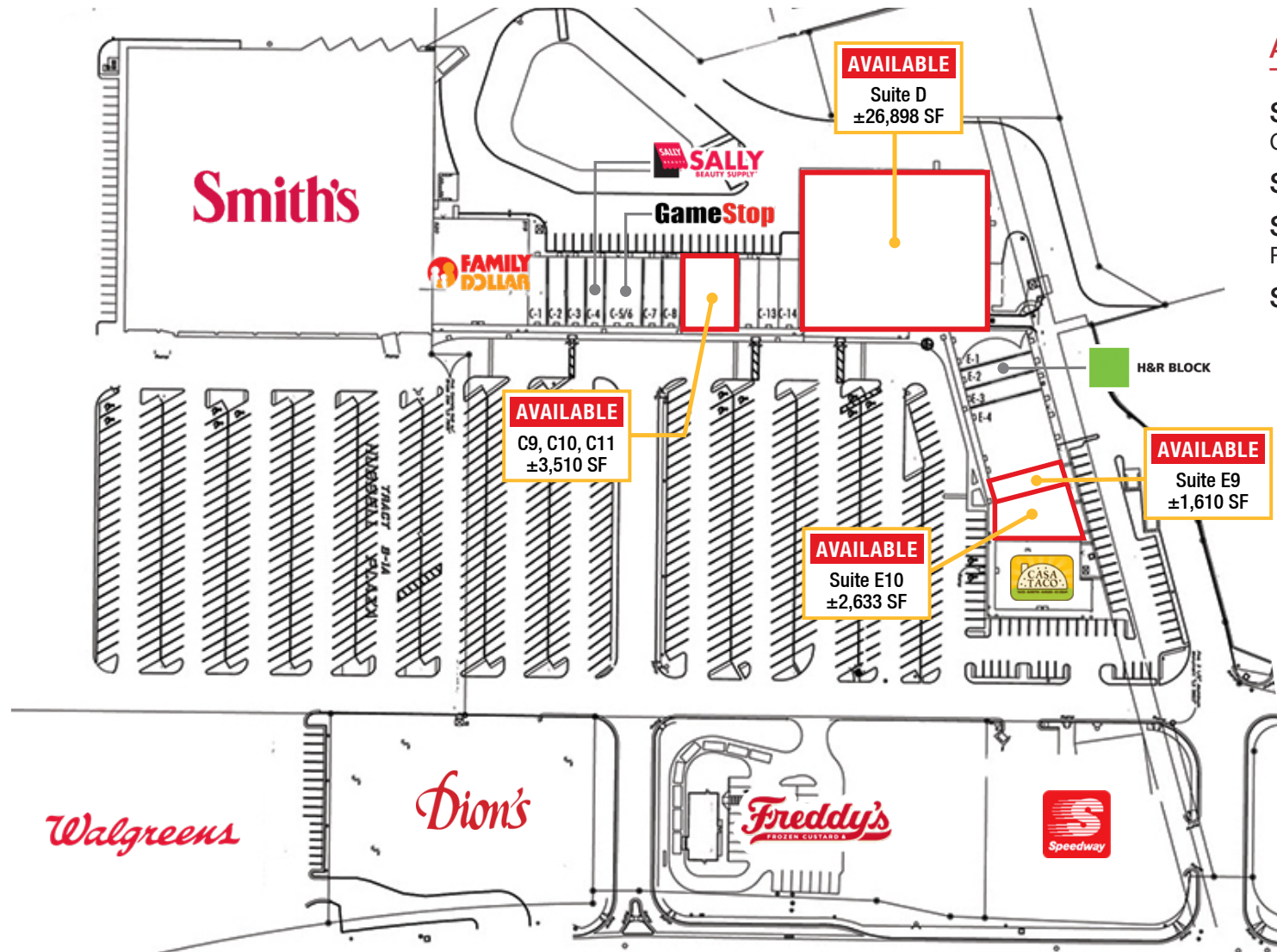
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## SITE PLAN



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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 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

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



### EDUCATION | SKILLED WORKFORCE

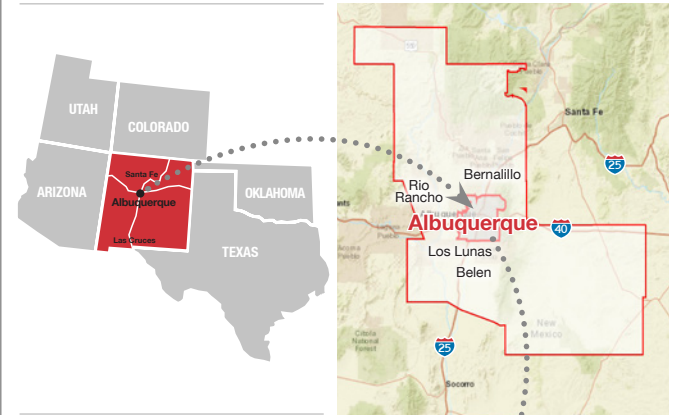
Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



### COMPETITIVE BUSINESS CLIMATE

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

### ALBUQUERQUE METRO



### ALBUQUERQUE CITY

