

For Lease

Vista Square Shopping Center

SERVING THE COTTONWOOD TRADE AREA AND PARADISE HILLS

10200 Golf Course Rd. NW | Albuquerque, NM 87114

NEQ Golf Course Rd. & Irving Blvd. NW

34,000 CARS PER DAY!



Available:
Suite F: $\pm 1,691$ SF



Lease Rate:
\$14/SF + \$5.10 NNN

HIGHLIGHTS

- Centrally located on the Westside
- Easy access to Unser & Coors Blvds.
- Highly-visible retail on Golf Course Rd.
- Ample parking
- Join Runway Hair Studio, Sylvan Learning, State Farm, Oasis Vape and Envy Spa & Nails

NASunVista

got space

John Algermissen
johna@sunvista.com
505 998 5734

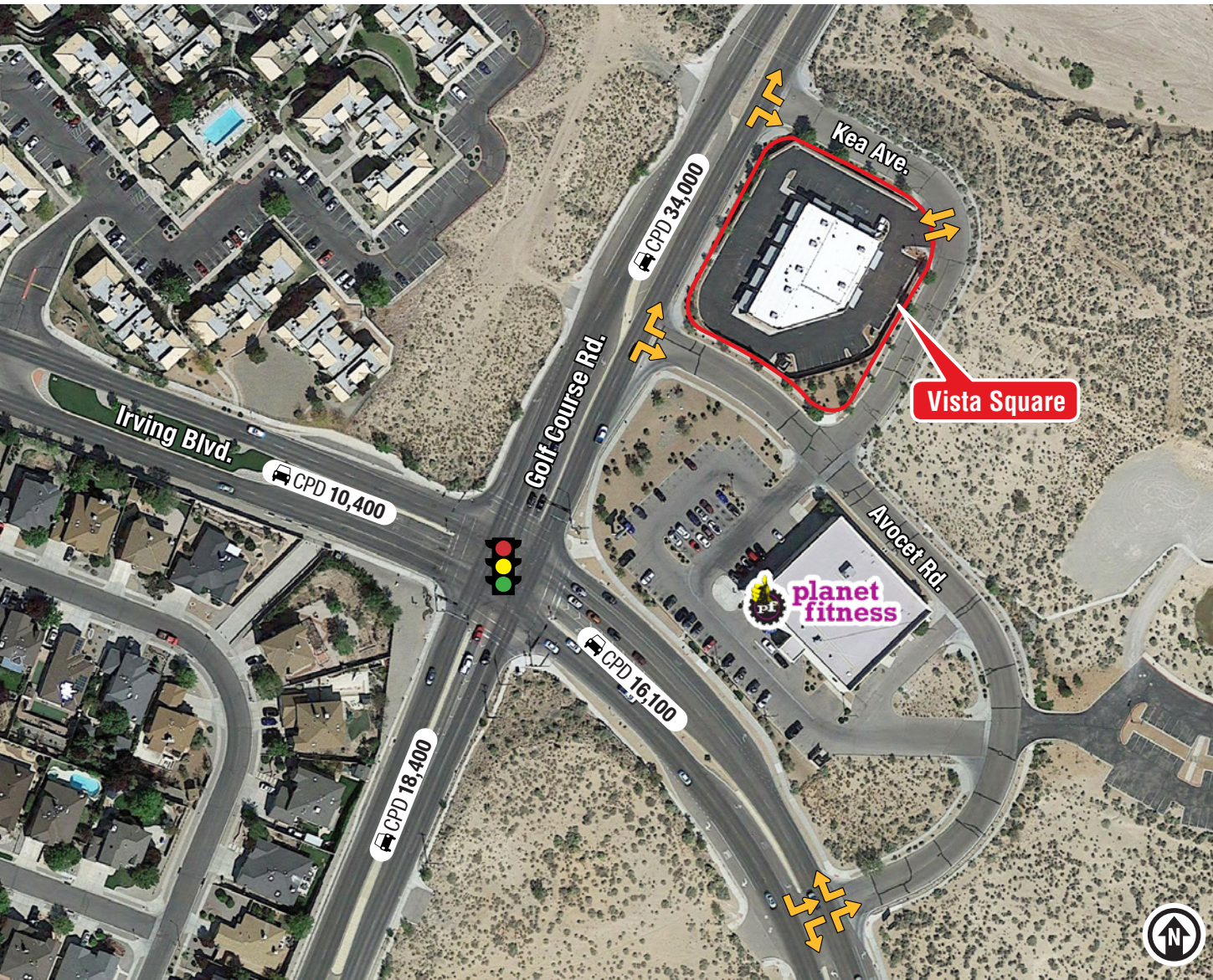
Alexis Lovato
alexis@sunvista.com
505 639 6433

For Lease

Vista Square Shopping Center

SERVING THE COTTONWOOD TRADE AREA AND PARADISE HILLS

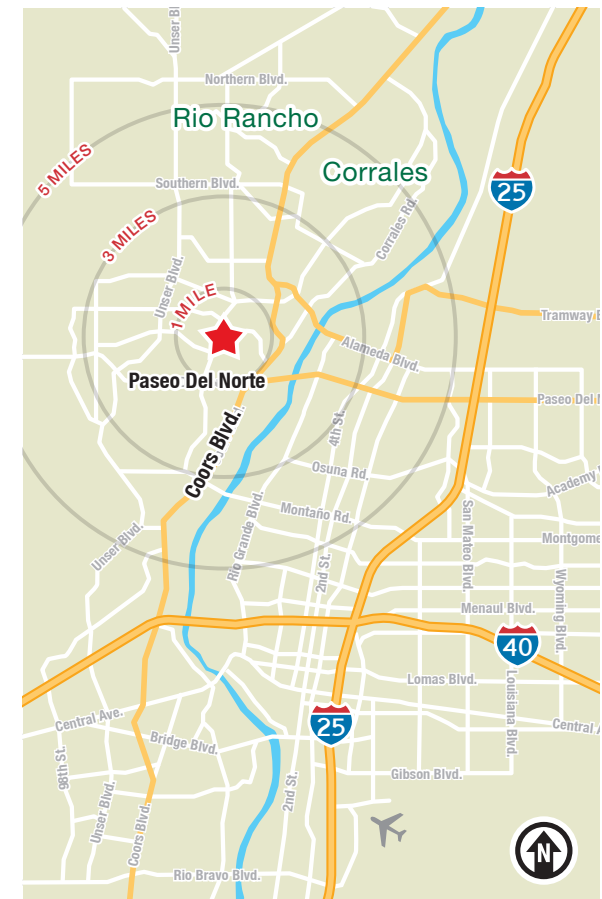
10200 Golf Course Rd. NW | Albuquerque, NM 87114



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,524	79,775	181,985
Average HH Income	\$100,916	\$96,615	\$93,959
Daytime Employment	1,875	26,292	56,912

2021 Forecasted by Esri



NAISunVista

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

John Algermissen
johna@sunvista.com
505 998 5734

Alexis Lovato
alexis@sunvista.com
505 639 6433

For Lease

Vista Square Shopping Center

SERVING THE COTTONWOOD TRADE AREA AND PARADISE HILLS

10200 Golf Course Rd. NW | Albuquerque, NM 87114

LOCATION



NAISunVista

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

John Algermissen
johna@sunvista.com
505 998 5734

Alexis Lovato
alexis@sunvista.com
505 639 6433

For Lease

Vista Square Shopping Center

SERVING THE COTTONWOOD TRADE AREA AND PARADISE HILLS

10200 Golf Course Rd. NW | Albuquerque, NM 87114

PHOTOS



Suite F



Suite F

NAISunVista

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

John Algermissen
johna@sunvista.com
505 998 5734

Alexis Lovato
alexis@sunvista.com
505 639 6433

For Lease

Vista Square Shopping Center

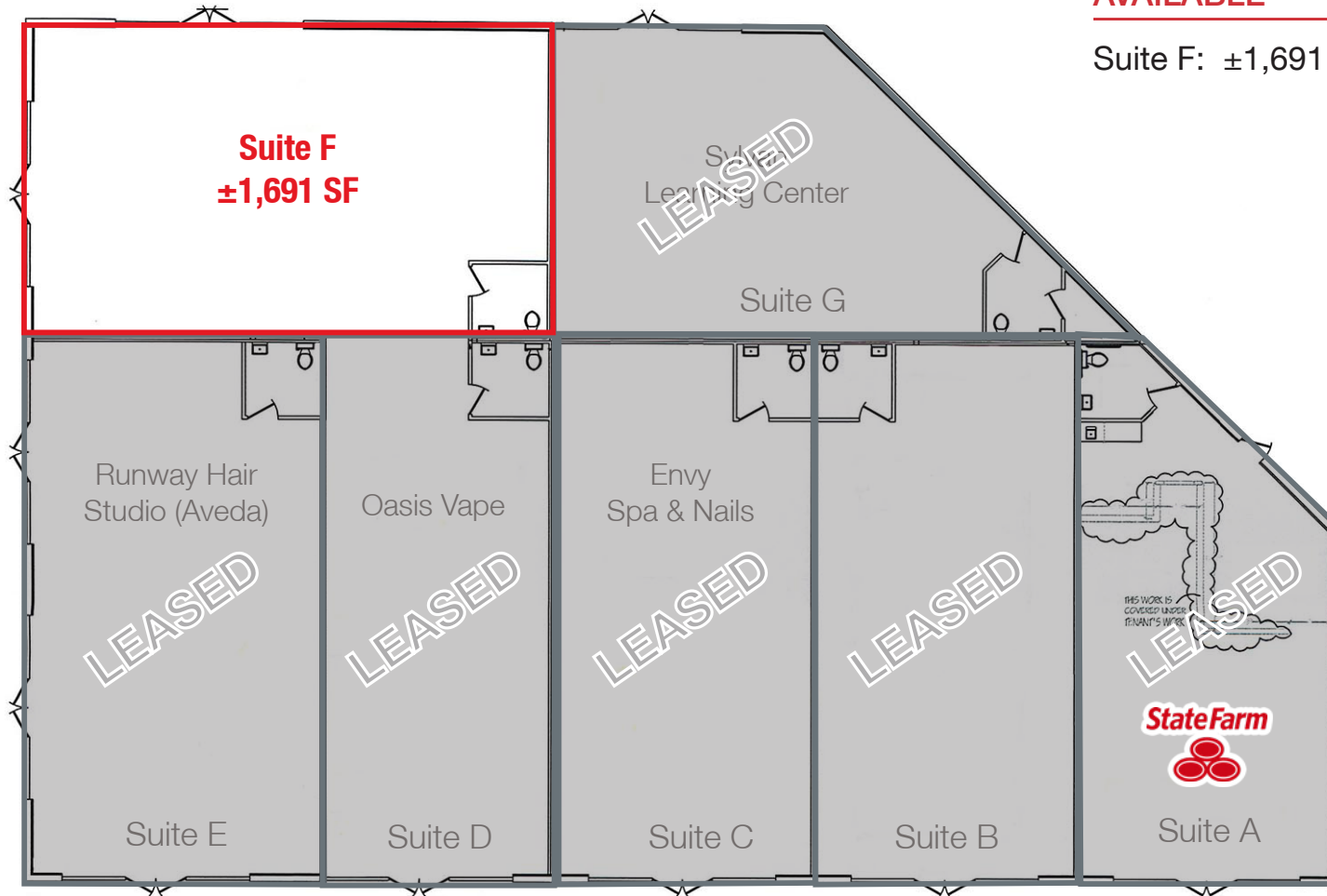
SERVING THE COTTONWOOD TRADE AREA AND PARADISE HILLS

10200 Golf Course Rd. NW | Albuquerque, NM 87114

FLOOR PLAN

AVAILABLE

Suite F: ±1,691 SF



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

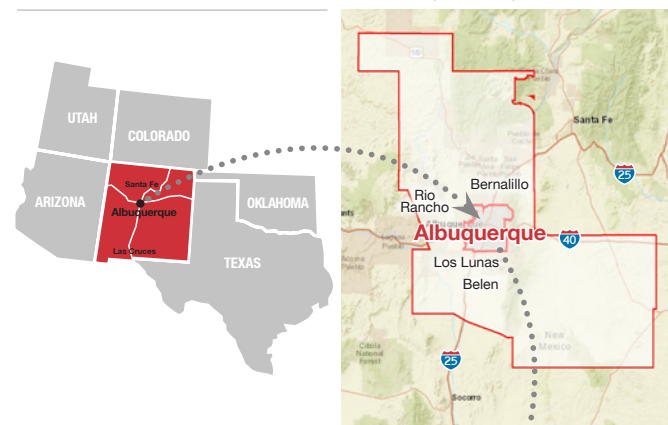
Albuquerque is top in nation for cities with the most college graduates - more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



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

