

For Lease

Petroglyph Plaza Retail Space

8301 Golf Course Rd. NW | Albuquerque, NM 87120



CO-TENANTS INCLUDE

Smith's

ACE

usbank

PAPA JOHN'S



STARBUCKS

STYLE
AMERICA



Available:
±1,890 -
±2,124 SF



Lease Rate:
See Advisors

- Located at a high-traffic, signalized intersection
- ±60,000 cars per day
- Surrounded by established neighborhoods
- Dental/medical build-out available



Non-Cannabis Property
Management prefers non-cannabis business use.

NAI SunVista

got space

Alexis Lovato
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HIGHLIGHTS

LEASE RATE See Advisor

AVAILABLE

- Suite C4: ±2,124 SF
Dental/Medical Office
- Suite C4A: ±2,057 SF
Exercise Space
- Suite D2: ±1,890 SF
Former Restaurant

IDO ZONING MX-L

PROPERTY HIGHLIGHTS

- Strategically located at a high-traffic signalized intersection with ±60,000 cars per day
- Located in a high-income area with an average household income of \$118,462 within a 1-mile radius
- Full right-in right-out and left-in left-out access points
- Surrounded by established neighborhoods
- Ample retail parking
- Dental/medical build-out available



Non-Cannabis Property

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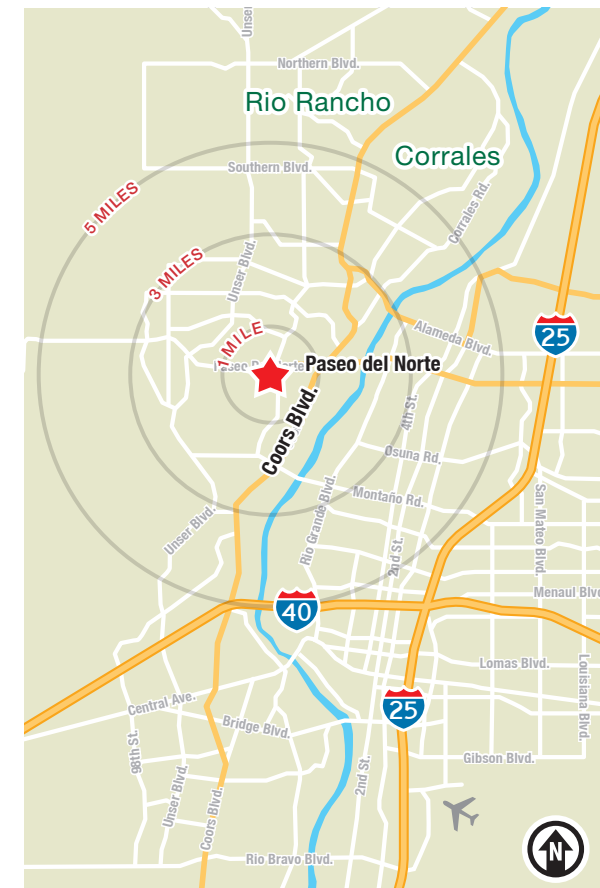
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LOCATION

Demographics	1 mile	3 mile	5 mile
 Total Population	9,648	86,921	182,316
 Average HH Income	\$118,462	\$95,995	\$90,832
 Daytime Employment	1,504	19,473	57,609

2021 Forecasted by Esri



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LOCATION



NAISunVista

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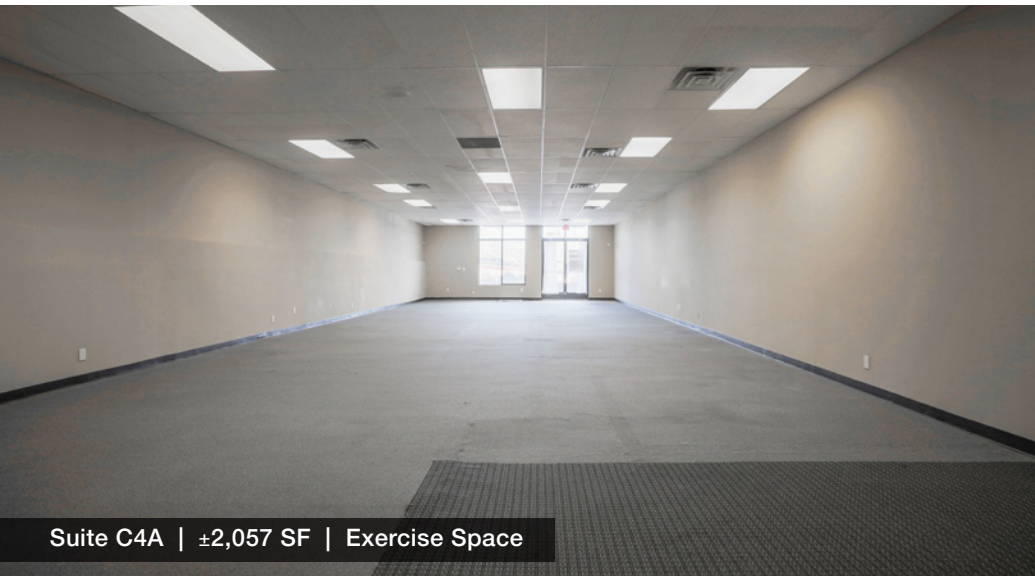
PHOTOS



Suite D2 | ±1,890 SF | Former Restaurant



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Suite C4A | ±2,057 SF | Exercise Space



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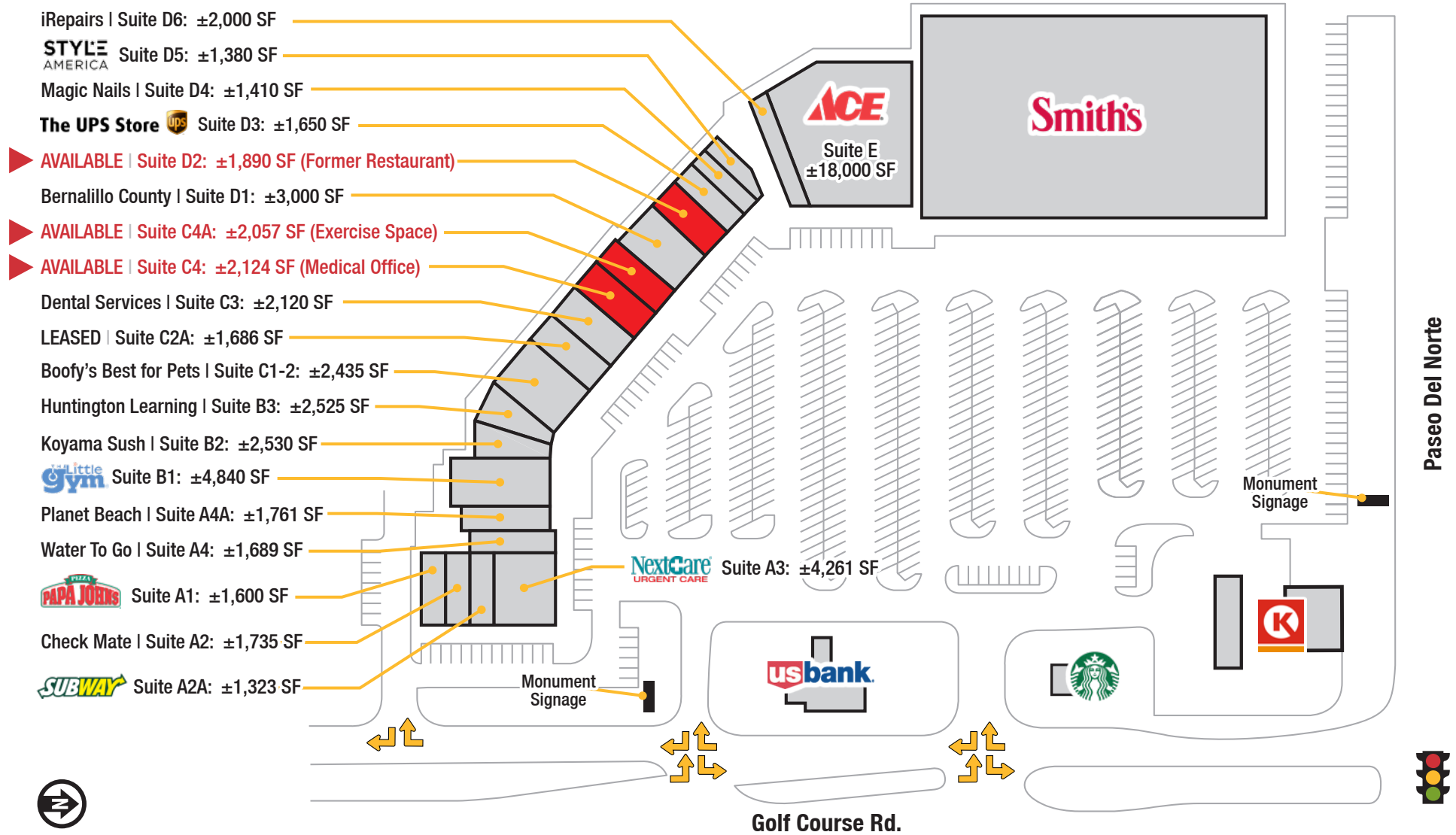
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FLOOR PLAN



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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

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

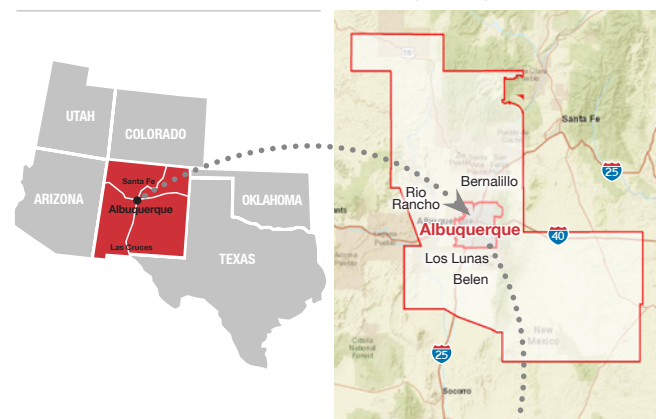
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



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

