

FREESTANDING RETAIL/FLEX BUILDING FOR SALE OR LEASE HIGH VISIBILITY LOCATION | TRAFFIC COUNTS EXCEED 43,400 VPD LARGE PYLON SIGN

6624 Caminito Coors NW, Albuquerque, NM 87120



Sale Price
\$1,500,000



Lease Rate
See Broker



Building Size
±5,000 Sq. Ft.



Land Size
±0.85 Acres

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Investment Highlights



Freestanding Retail/Flex Building



6624 Caminito Coors NW, Albuquerque, NM



For Sale or lease



Freestanding building



Building Size: +/- 5,000 SF



Land Size: +/- 0.85 acres



High visibility with strong traffic counts

- Traffic counts exceed 43,400 VPD on Coors Blvd
- Large pylon sign



Coveted Northwest location

- High barriers to entry
- Easy and quick access to Paseo Del Norte and Montano Rd



Well maintained building

- 2001 construction
- Newer HVAC units
- Building is sprinklered



Zoning: MX-L (Mixed-Use Low Intensity)

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Low Aerial



Eagle Ranch Rd NW (5,276 VPD)



Caminito Coors NW



Coors Blvd NW (43,400 VPD)



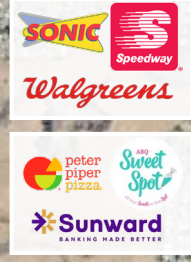
SITE

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High Aerial



Paseo Del Norte Blvd NE (91,600 VPD)



SUBJECT PROPERTY

Coors Blvd NW (43,400 VPD)



Colf Course Rd NW (17,800 VPD)

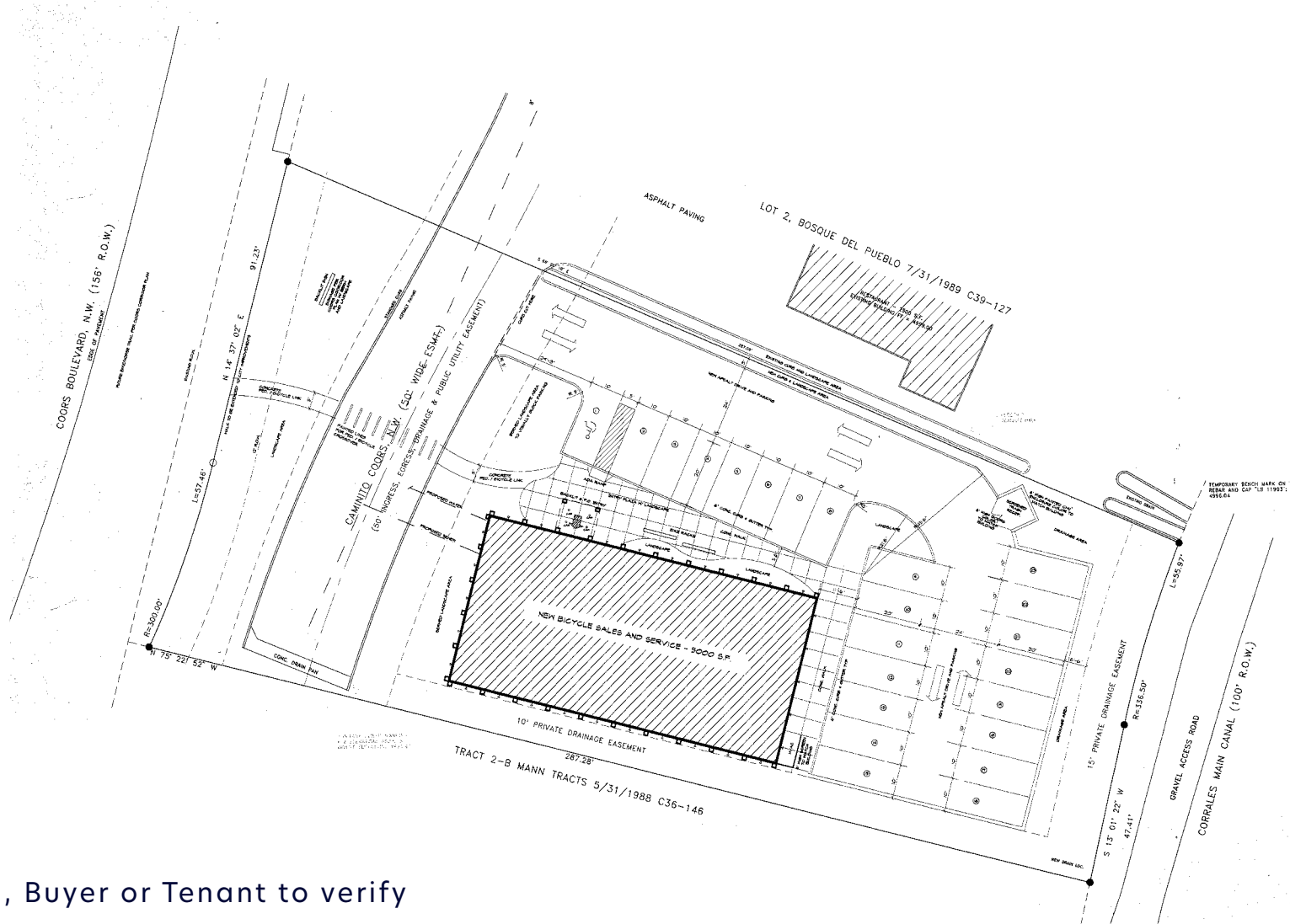


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Site Plan



*Conceptual, Buyer or Tenant to verify

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Exterior Photos



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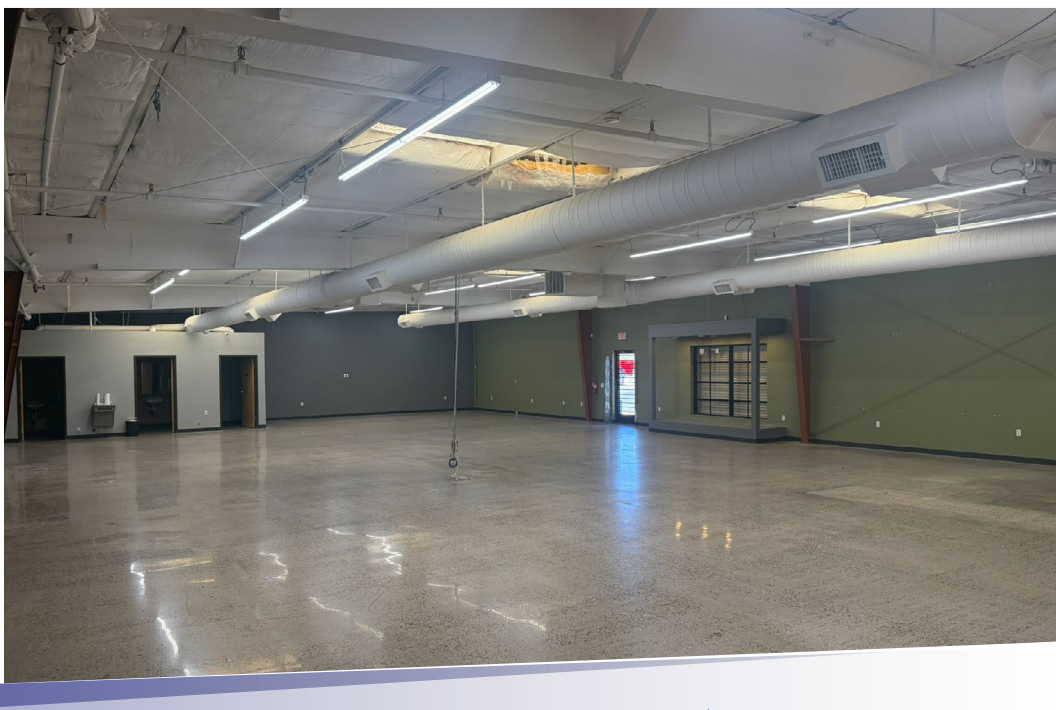
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Interior Photos



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Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,676	73,867	188,244
Households	3,032	31,131	77,381
Families	1,972	19,562	48,575
Average Household Size	2.45	2.35	2.41
Owner Occupied Housing Units	2,089	21,772	54,708
Renter Occupied Housing Units	943	9,359	22,673
Median Age	39.0	42.0	40.8
Median Household Income	\$90,286	\$87,531	\$81,075
Average Household Income	\$108,919	\$115,295	\$108,546

KEY FACTS

188,244

Population



2.4

Average Household Size

40.8

Median Age

\$81,075

Median Household Income



8,058

Total Businesses



104,409

Total Employees



\$81,075

Median Household Income



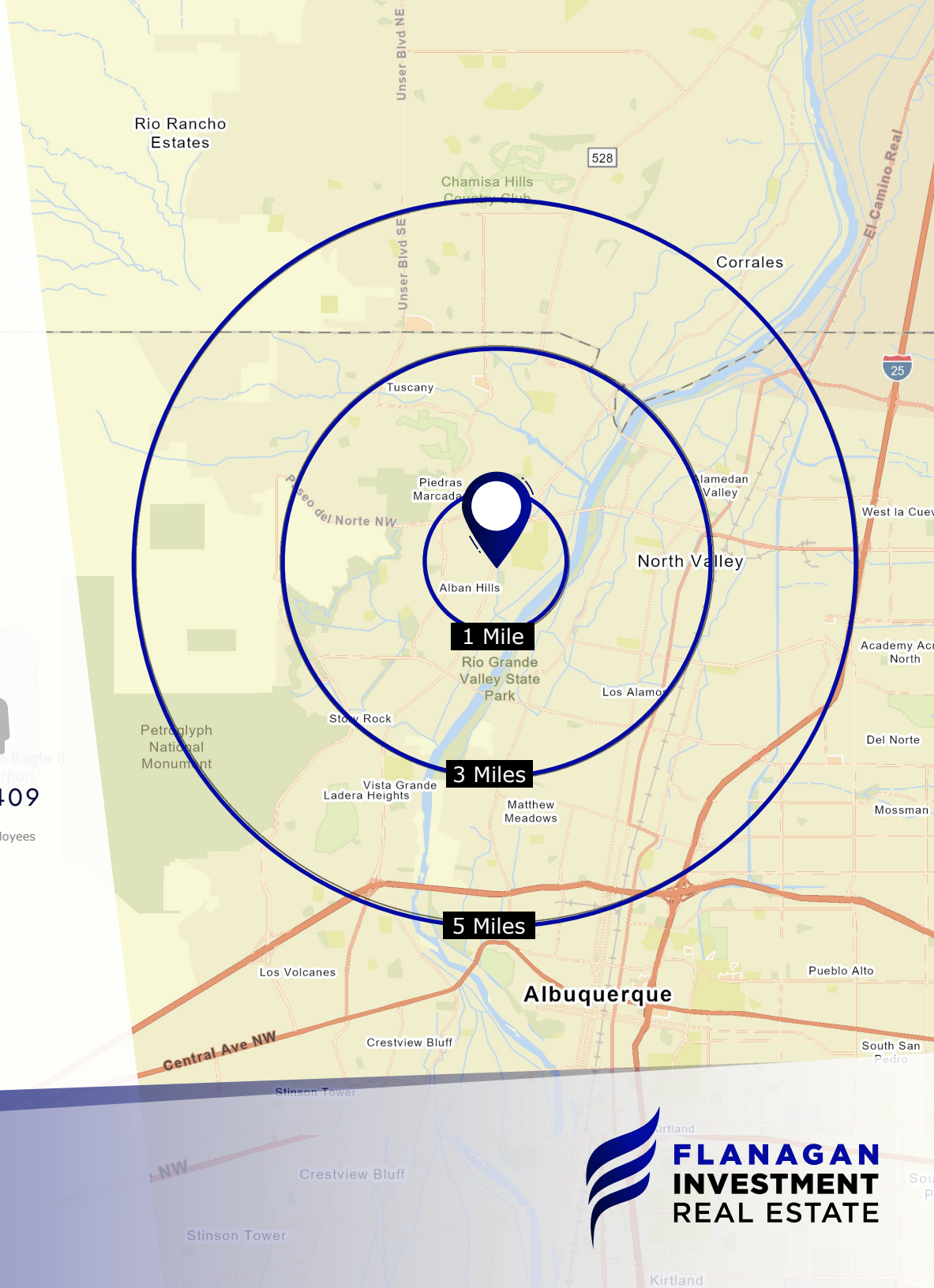
\$44,699

Per Capita Income



\$267,929

Median Net Worth



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