

For Lease



New-Construction Retail Suites

PRIME FRONTAGE ON COORS BLVD. NEAR LAS ESTANCIAS



COMING SOON!

4207 Coors Blvd. SW | Albuquerque, NM 87105

±1,056 - 8,994 SF Available

Martha Carpenter

martha@sunvista.com | 505 228 0154

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Lease

4207 Coors Blvd. SW | Albuquerque, NM 87105

PROPERTY

AVAILABLE

±1,056 - 8,994 SF

LEASE RATE

\$32.00 - \$35.00/SF + NNN

HIGHLIGHTS

- 8 suites delivered in vanilla shell condition
- High-traffic retail center
- 5:1000 parking ratio
- Excellent visibility with 23,700 cars per day on Coors Blvd.
- Surrounded by both local and national retailers including Starbucks, Dion's and Walmart
- Located close to Las Estancias Shopping Center with more than 4 million annual visitors
- Building and pylon signage available
- Cannabis and full restaurants not allowed

ZONING

SC-C, Bernalillo County

LOCATION

NEQ Coors Blvd. &
Gun Club Rd. SW



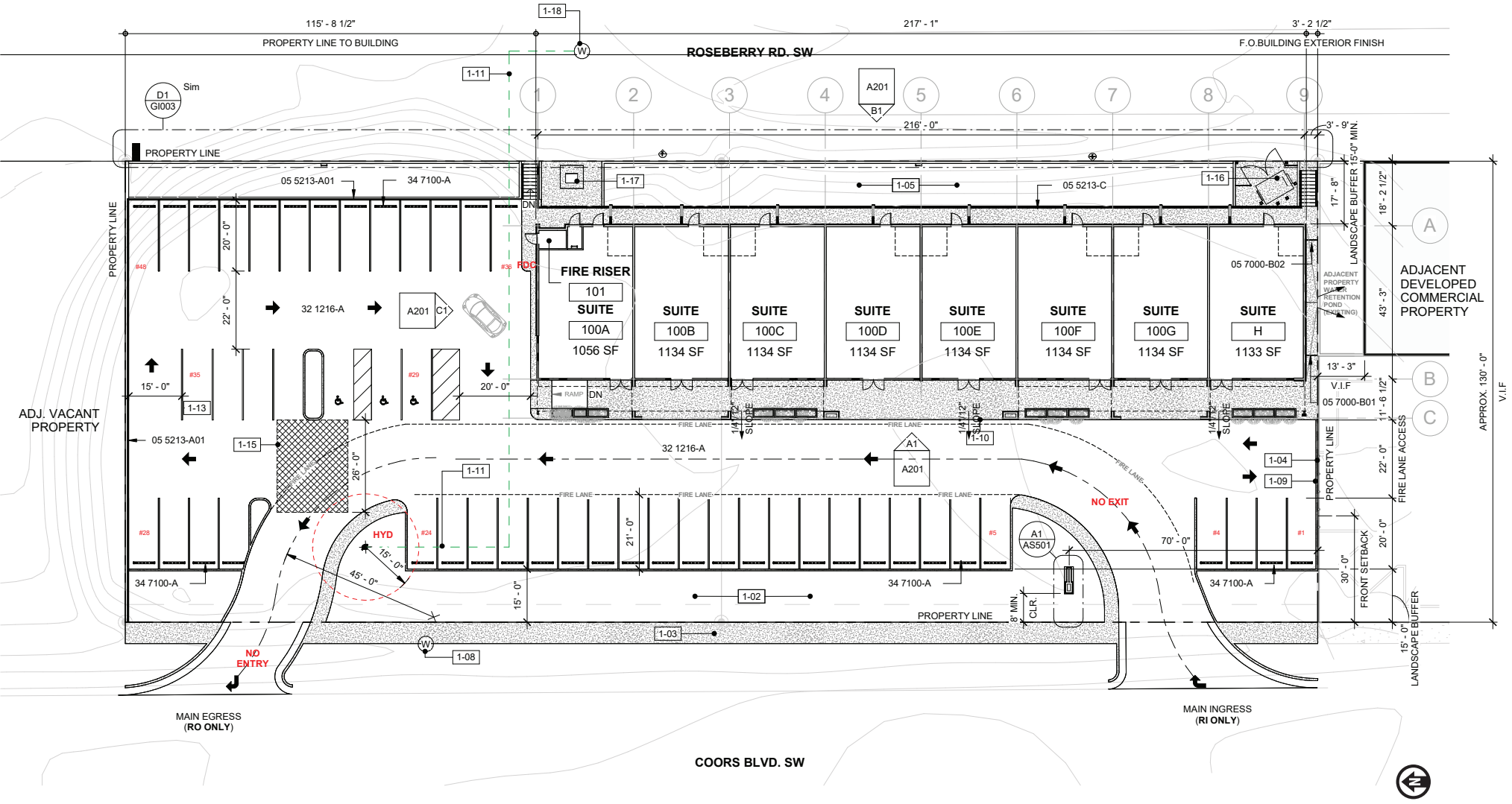
For Lease

4207 Coors Blvd. SW | Albuquerque, NM 87105

SITE PLAN

AVAILABLE

±1,056 - 8,994 SF



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA

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.



932,477
Albuquerque
Metro
Population



**The
Largest**
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



566,057
City Population



241,738
Households



\$95,396
Avg. Household Income



\$56,388
Md. Disposable Income



21,751
Total Businesses



277,887
Total Employees

SW MESA DEMOGRAPHICS



Total
Population

117,932



Average
HH Income

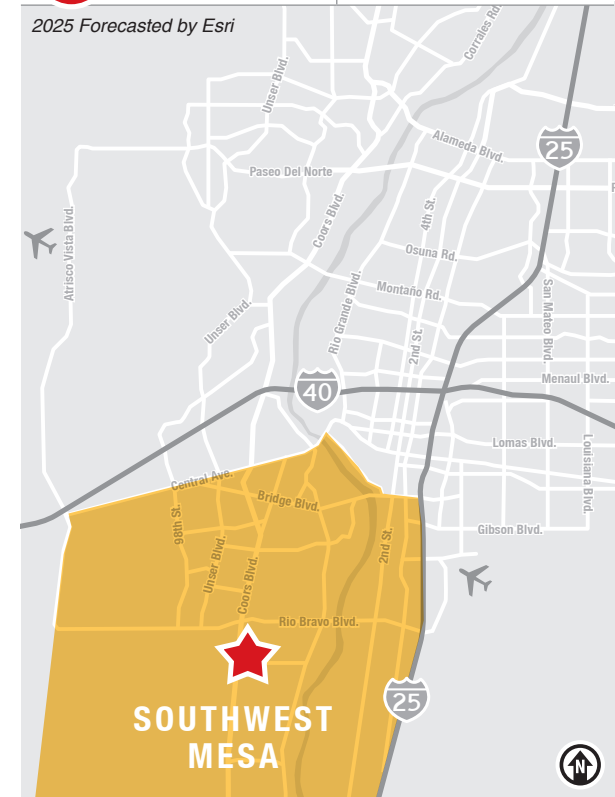
\$72,662



Daytime
Employment

16,917

2025 Forecasted by Esri



The Southwest Mesa is a High-Growth, Underserved Trade Area

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$72,711**.