

For Lease



Niche Retail in Corrales

Ideal for: Coffee Shop, Bakery, Chocolate Boutique,
Restaurant, Salon, Spa, Medical

COMING SPRING 2027



3923 Corrales Rd. | Corrales, NM 87048

±1,200 - 6,500 SF
Available

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Kate Potter

k.potter@sunvista.com | 505 998 1571

For Lease

3923 Corrales Rd. | Corrales, NM 87048



PROPERTY

AVAILABLE

±1,200 - 6,500 SF

LEASE RATE

\$25.00/SF + NNN

HIGHLIGHTS

- New center anchored by established quilt store
- Upscale design-build retail
- Garden courtyard
- Building 2 available for new tenants
- Centrally-located across the street from Cottonwood Montessori
- High-income area with \$190,223 avg. household income within one mile
- Ideal for food, tea/coffee, chocolate, bakery, salon, medical
- No alcohol
- Ample parking in rear of building
- Cross access in/out
- Signage

ZONING

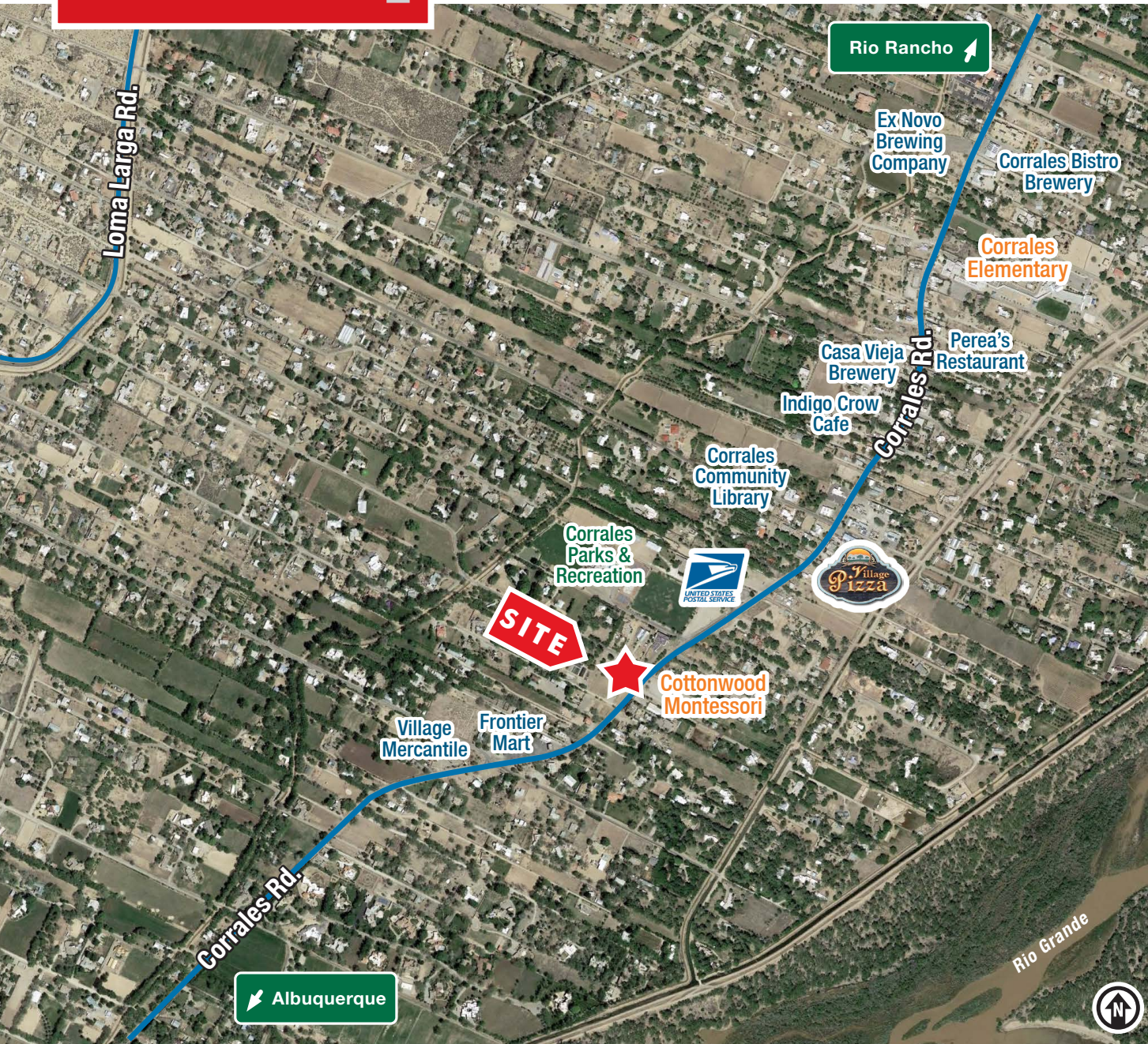
C (Commercial)

LOCATION

SWC Corrales Rd. & Coronado Rd.

For Lease

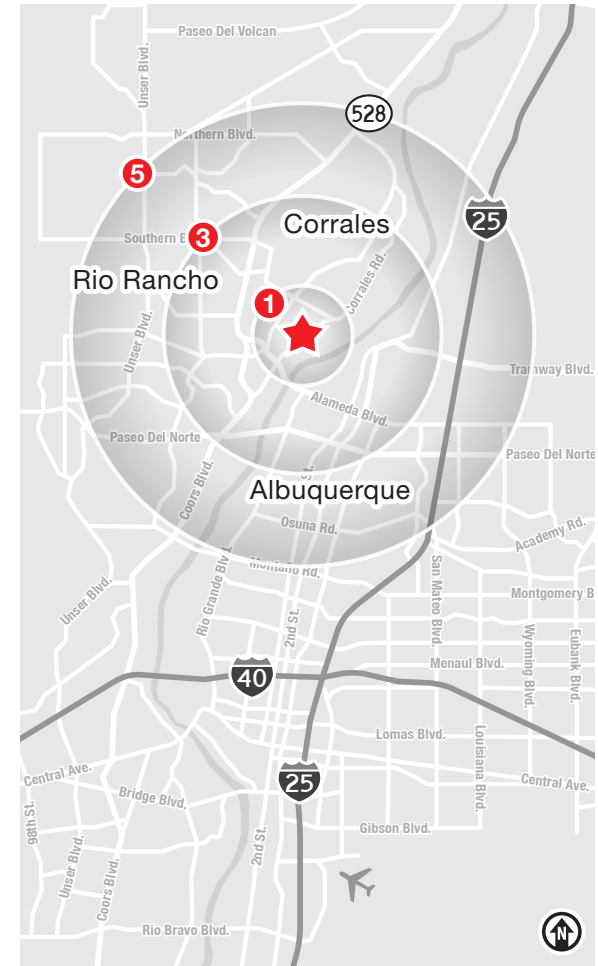
3923 Corrales Rd. | Corrales, NM 87048



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,169	36,185	139,404
Average HH Income	\$190,223	\$110,529	\$118,891
Daytime Employment	1,138	27,963	81,545

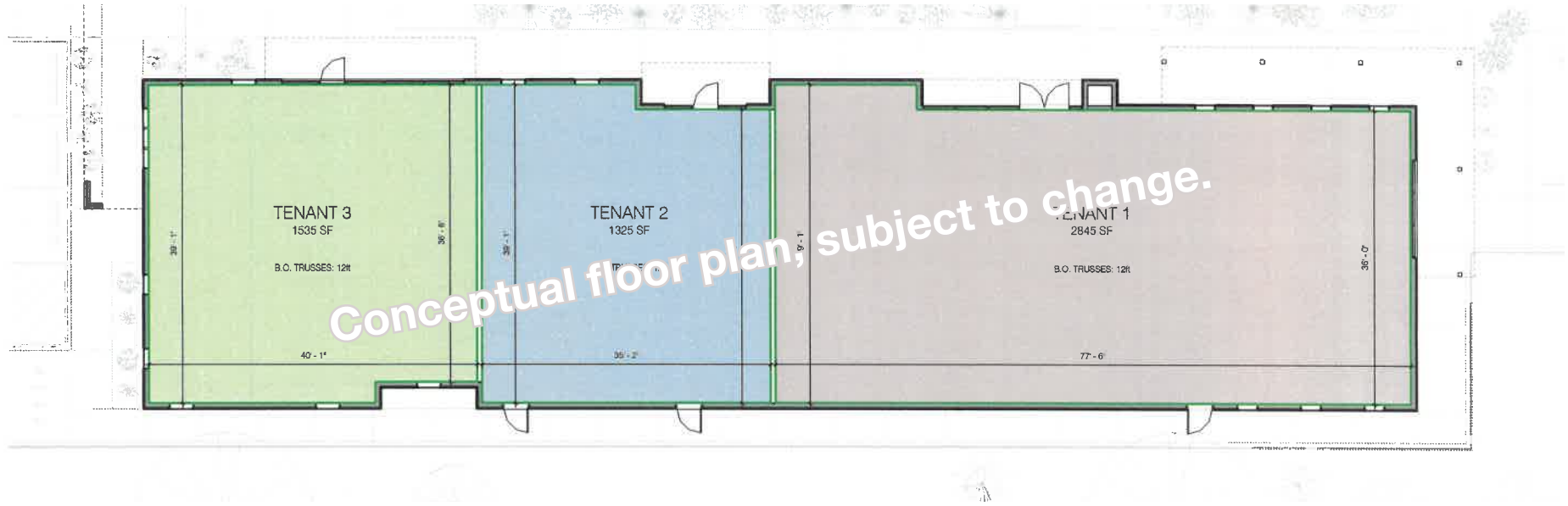
2025 Forecasted by Esri



For Lease]

3923 Corrales Rd. | Corrales, NM 87048

FLOOR PLAN

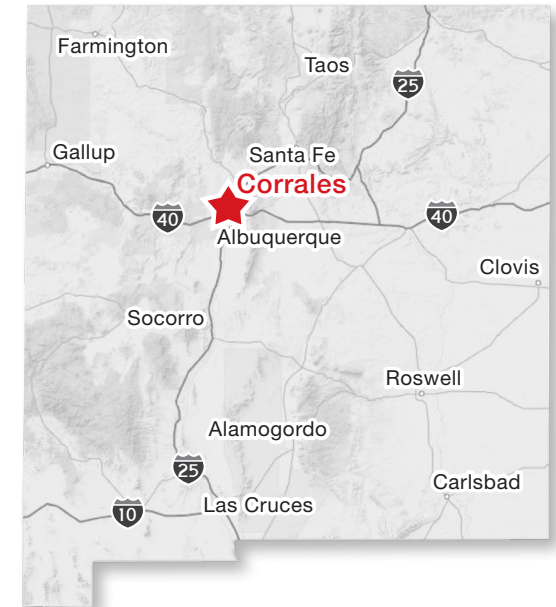


Corrales

TRADE AREA ANALYSIS

CORRALES | NEW MEXICO

Corrales, the Spanish word for corrals, was home to the Tiguex Indians for centuries before Spanish explorers laid claim to the region around 1540. In 1710, a grant of the Alameda lands was given to Corporal Francisco Montes Vigil, A soldier in the Spanish army. The Alameda Land Grant, which included 106,274 acres, today provides clear title of ownership for all property within Corrales. In modern times, Corrales has become known as a haven for artists and other free spirits. The newcomers were active in creating a volunteer fire department, art galleries, and a municipal library. They eventually joined with longtime residents to incorporate as a village in 1971. Corrales experienced enormous residential growth following its incorporation, growing from a population of about 3,000 to an estimated population of almost 9,000 today. Though surrounded by suburban growth, Corrales residents continue to enjoy the rural character of the historic village.



CORRALES BY THE NUMBERS (ESRI 2025 Demographics)



8,499
City Population



3,724
Households



\$175,287
Avg. Household Income



\$102,283
Md. Disposable Income



262
Total Businesses



1,443
Total Employees

The Village of Corrales is a **Treasured Oasis** Within a Large Metro Area

Historic Old San Ysidro Church

The Bosque del Apache's Festival of the Cranes attracts many visitors, and both the Bosque and Sevilleta National Wildlife Refuge contribute funds to the economy. Other attractions include Box Canyon, El Camino Real Historic Trail Site, Fort Craig, San Lorenzo Canyon, and the San Miguel Mission.



Corrales Harvest Festival

Corrales Harvest Festival is a beautiful fall weekend full of activities organized by the Kiwanis Club of Corrales Foundation. Net proceeds are awarded to non-profit organizations supporting children's programs and animal welfare organizations.

Centuries of Heritage

Although incorporated only in the 1970s, the Village of Corrales was founded more than 400 years ago at the time of the Conquistadors.

