

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Excellent Visibility Off of Coors Blvd.
- Near Busy Signalized Corner
- Ample Parking
- Ideal for Restaurant Space
- Surrounded by National Co-Tenants and Hotels

TRAFFIC COUNT

Coors Blvd: 50,600 VPD
Illif Rd: 7,100 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



95,252
2020 POPULATION
3 MILE RADIUS



56,641
2020 DAYTIME POPULATION
3 MILE RADIUS



\$68,854
2020 AVERAGE INCOME
3 MILE RADIUS



50,600 VPD
COORS BLVD

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High Traffic Corridor Retail Space

SEQ OF COORS BLVD AND ILIFF RD
1514 COORS BLVD NW
ALBUQUERQUE, NM 87121



PROPERTY OVERVIEW

Lease Rate:	Call for pricing
Building Size:	5,436 SF
Available SF:	100% Leased
Zoning:	MX-L
Submarket:	West Mesa
Traffic:	57,700 VPD
Signage:	Building & Monument
Delivery:	As-Is or Shell Condition

PROPERTY OVERVIEW

1514 Coors is a high visibility retail/restaurant or medical building with direct visibility to the over 50K VPD that travel both north and southbound Coors Blvd. This property was a form Village Inn and has some existing restaurant infrastructure and open floors that could make restaurant or medical buildout easier. The suite that is advertised for lease in this building can be delivered in as-is or in shell condition. The adjacent suite is a high-volume dentist that sees a wide variety of clientele and would make a great co-tenant. There is availability on the large monument sign and landlord is willing to modify current landscaping to allow for even more visibility from Coors on the available suite.

PROPERTY HIGHLIGHTS

- Excellent Visibility Off of Coors Blvd.
- Near Busy Signalized Corner (58,000 VPD)
- Ample Parking
- Ideal for Restaurant or Medical Space
- Surrounded by National Co-Tenants and Hotels
- Space available on monument sign

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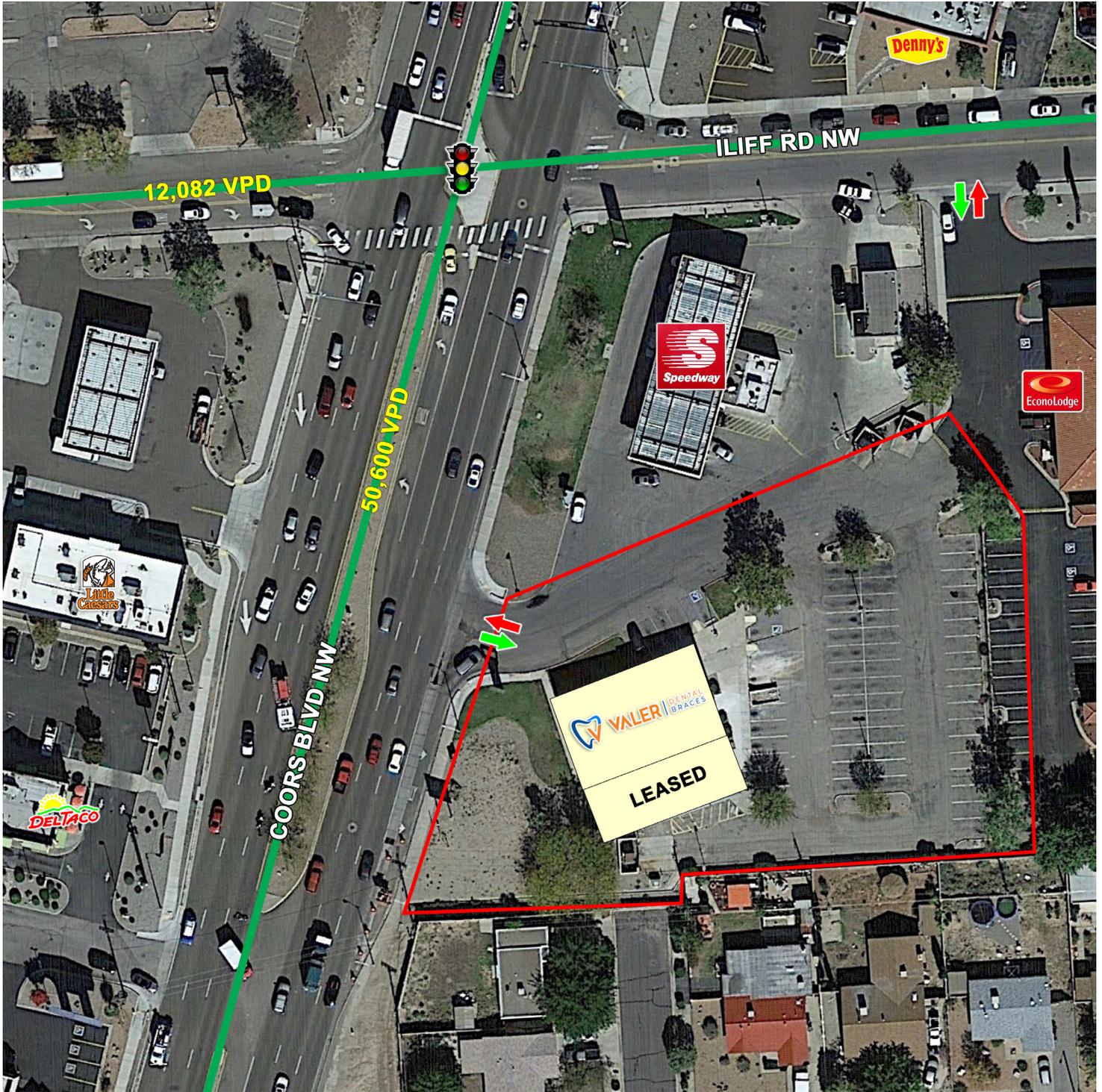
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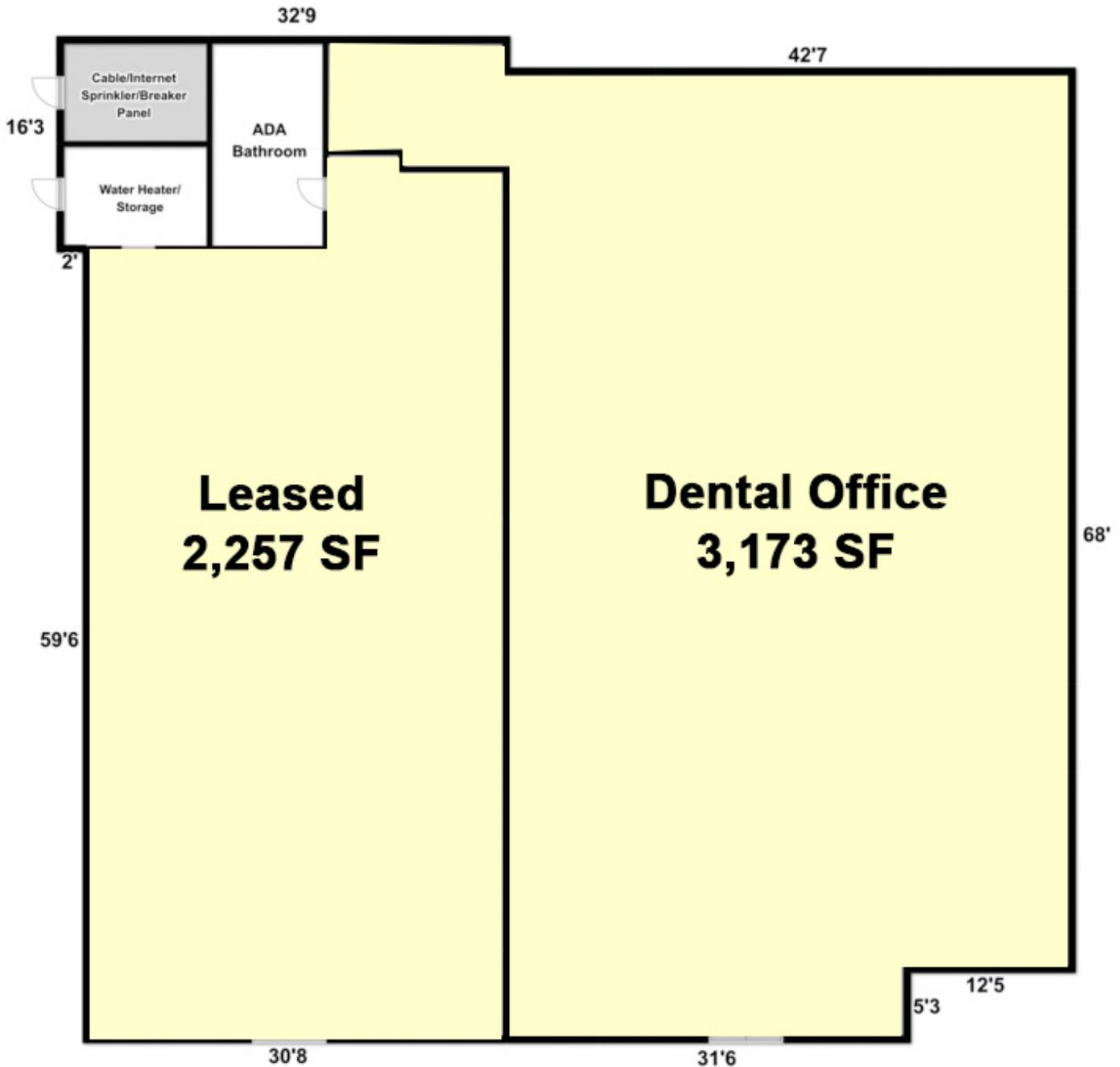
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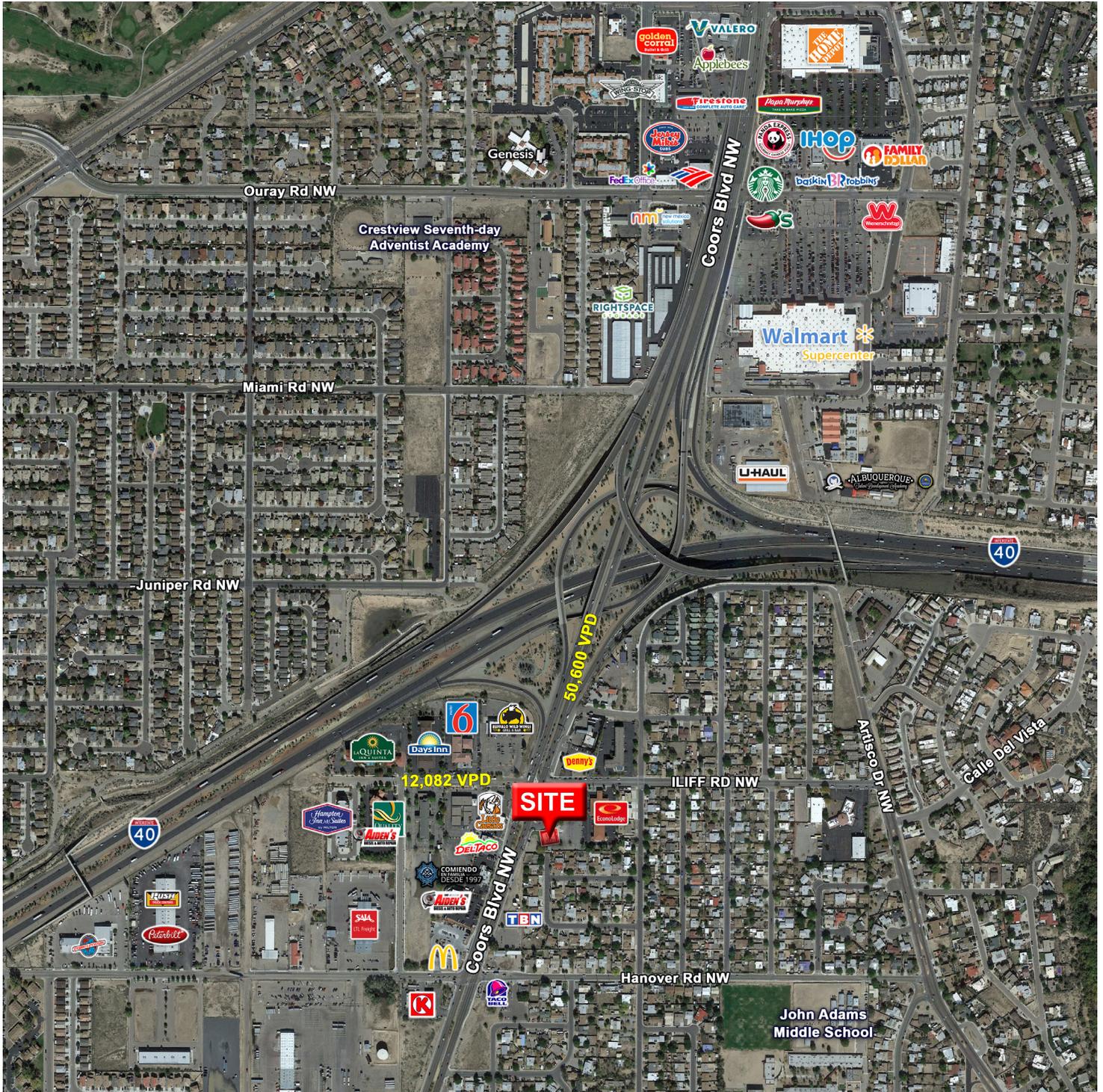
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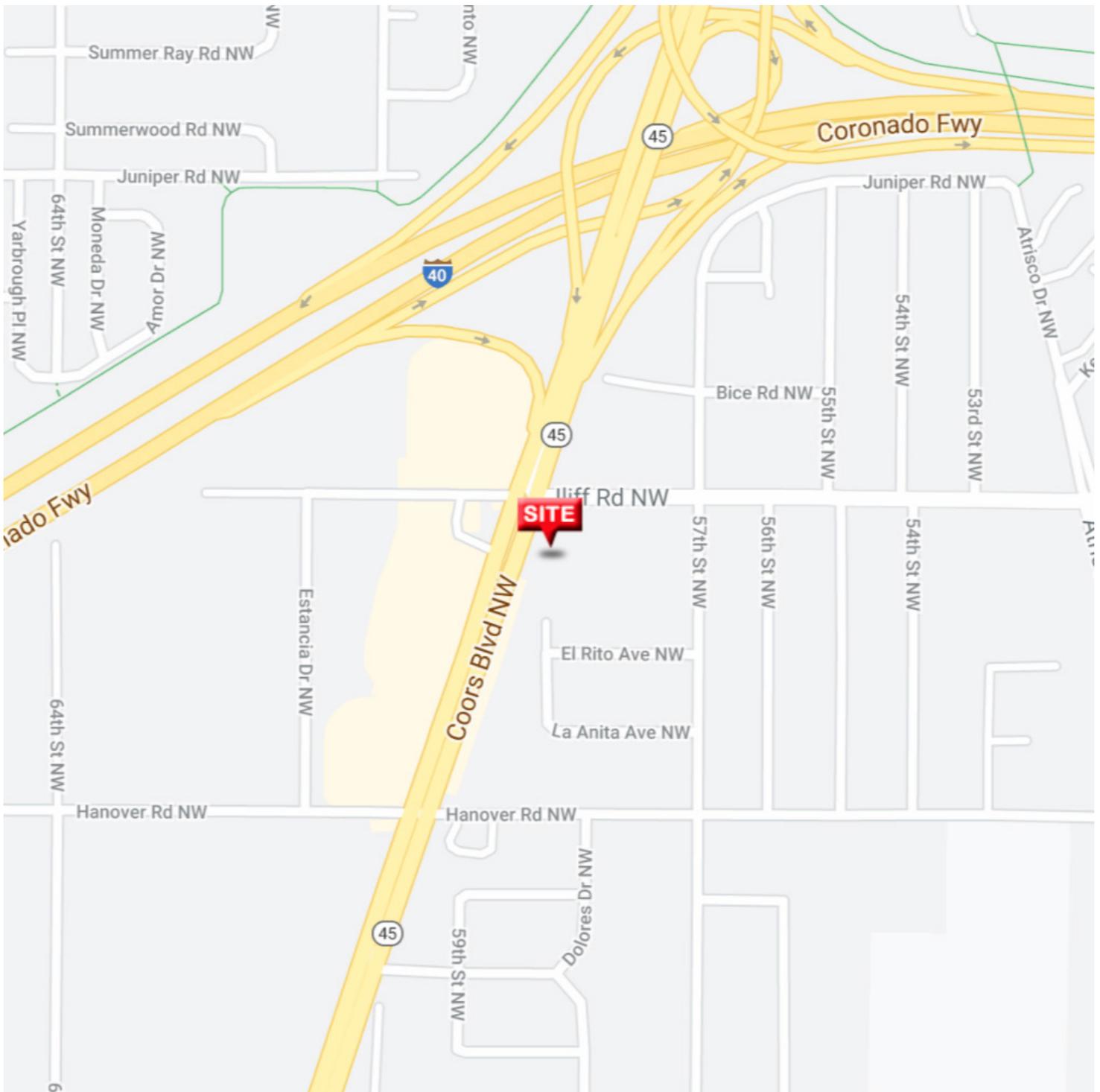
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