

For Lease



Flexible Retail & Service Space

TURN-KEY PET GROOMING SALON WITH EXISTING PLUMBING



8521 Golf Course Rd. NW | Suite 101-B | Albuquerque, NM

±815 SF Available

NALSunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

Alexis Lovato

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PROPERTY

AVAILABLE

Suite 101-B: ±815 SF

LEASE RATE

\$20.00/SF + \$6.30/SF NNN
(\$1,800/Month)

HIGHLIGHTS

- Open front work area/ reception with one private wash room and one restroom
- Flexible layout suitable for pet services, salon, and wellness users
- Located on Golf Course Rd. with almost 20,000 CPD
- Located within an established commercial and residential neighborhood
- Tenant to vacate with notice

ZONING

- NR-BP 🏠

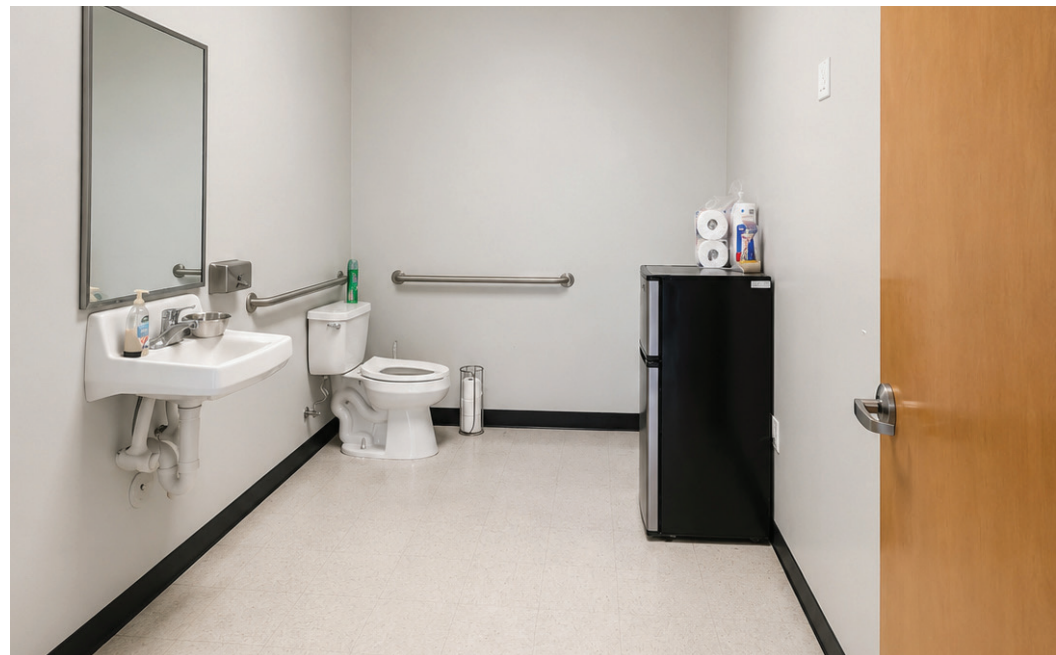
LOCATION

NWQ Paseo del Norte Blvd. & Golf Course Rd. NW



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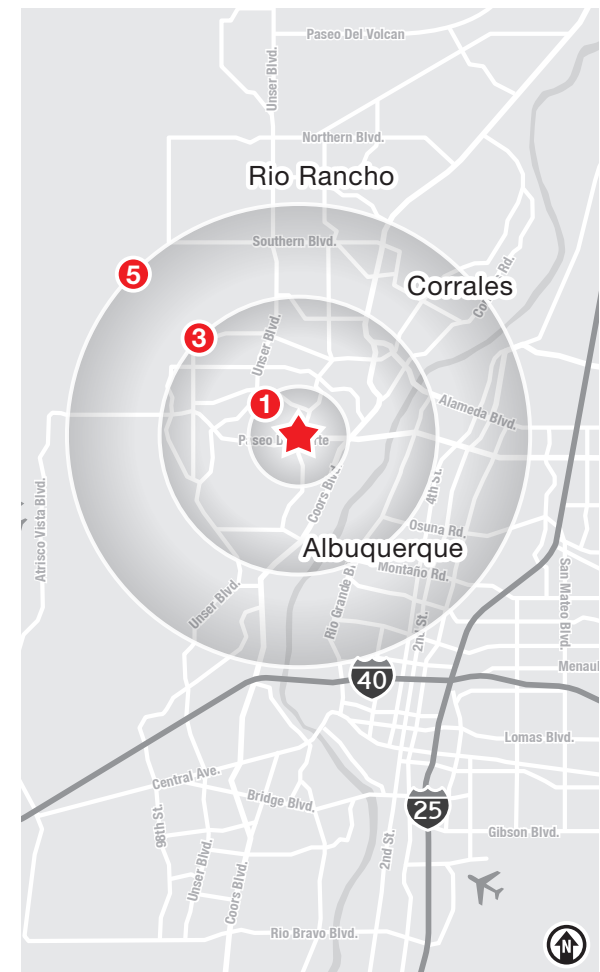
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,792	88,601	183,853
Average HH Income	\$113,944	\$115,351	\$110,149
Daytime Employment	1,511	20,616	59,377

2025 Forecasted by Esri



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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.

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


932,477
Albuquerque Metro Population


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*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



Petroglyph National Monument



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.