

# For Lease



## Northeast Heights Neighborhood Retail

EXCELLENT SIGNAGE & VISIBILITY ON CANDELARIA RD.



**±1,600 - 4,400 SF  
Available**

9301 & 9307 Candelaria Rd. NE | Albuquerque, NM 87112

**Clay Azar** CCIM

clay@sunvista.com | 505 480 9777

**Shamy Slefo**

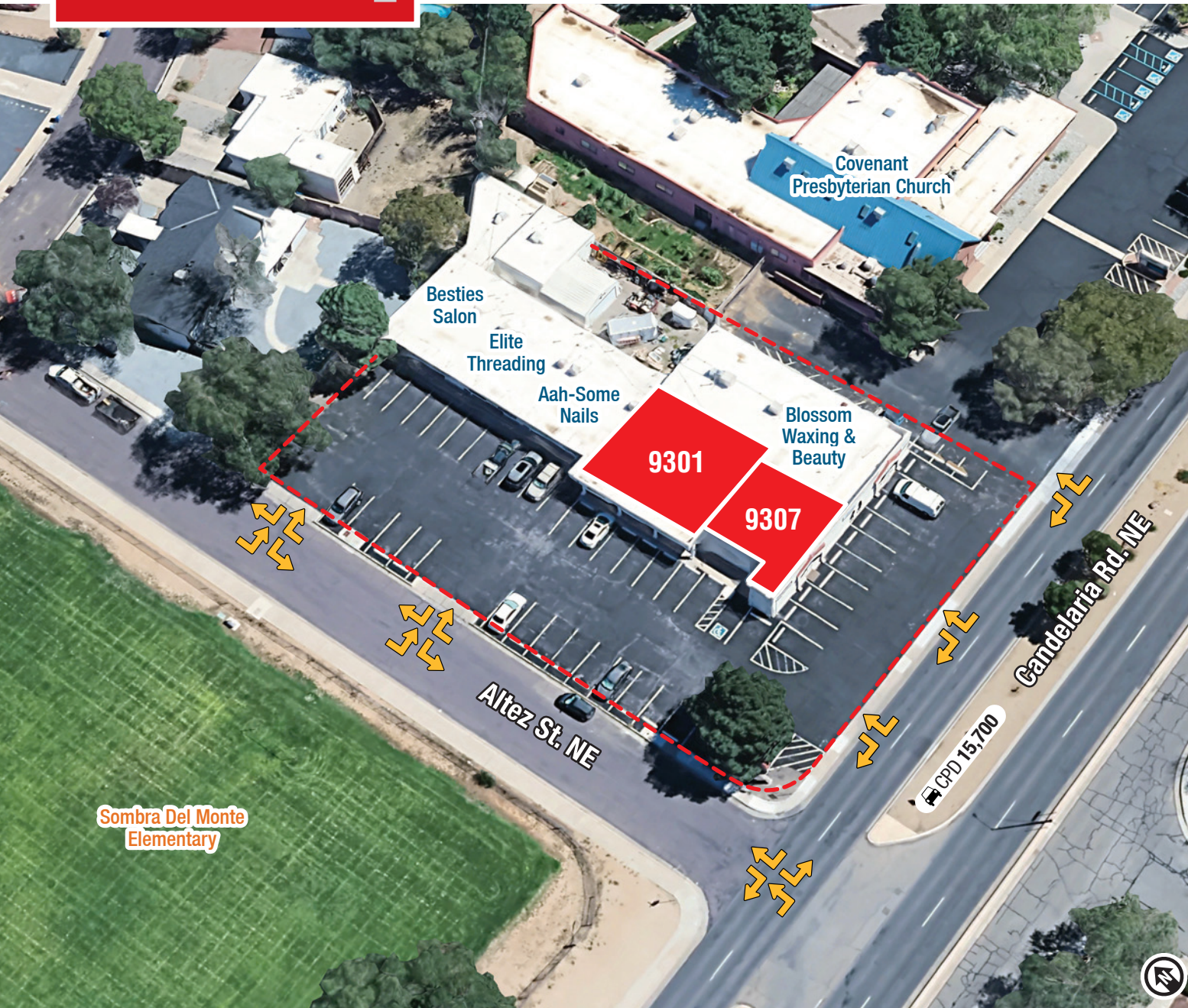
shamy@sunvista.com | 505 998 1579

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

9301: ±2,800 SF  
9307: ±1,600 SF

### LEASE RATE

\$12.00/SF Modified Gross

### HIGHLIGHTS

- Rare vacancy at the Chaparral Center
- At the hard corner of Candelaria Rd. & Altez St. NE
- ±2,800 SF salon space with 10 sink stations
- Additional 1,600 SF available
- Ample parking

### ZONING

- [MX-L](#)

### LOCATION

NWQ Candelaria Rd. & Eubank Blvd. NE

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**NAI**SunVista

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2424 Louisiana Blvd. NE | Suite 100  
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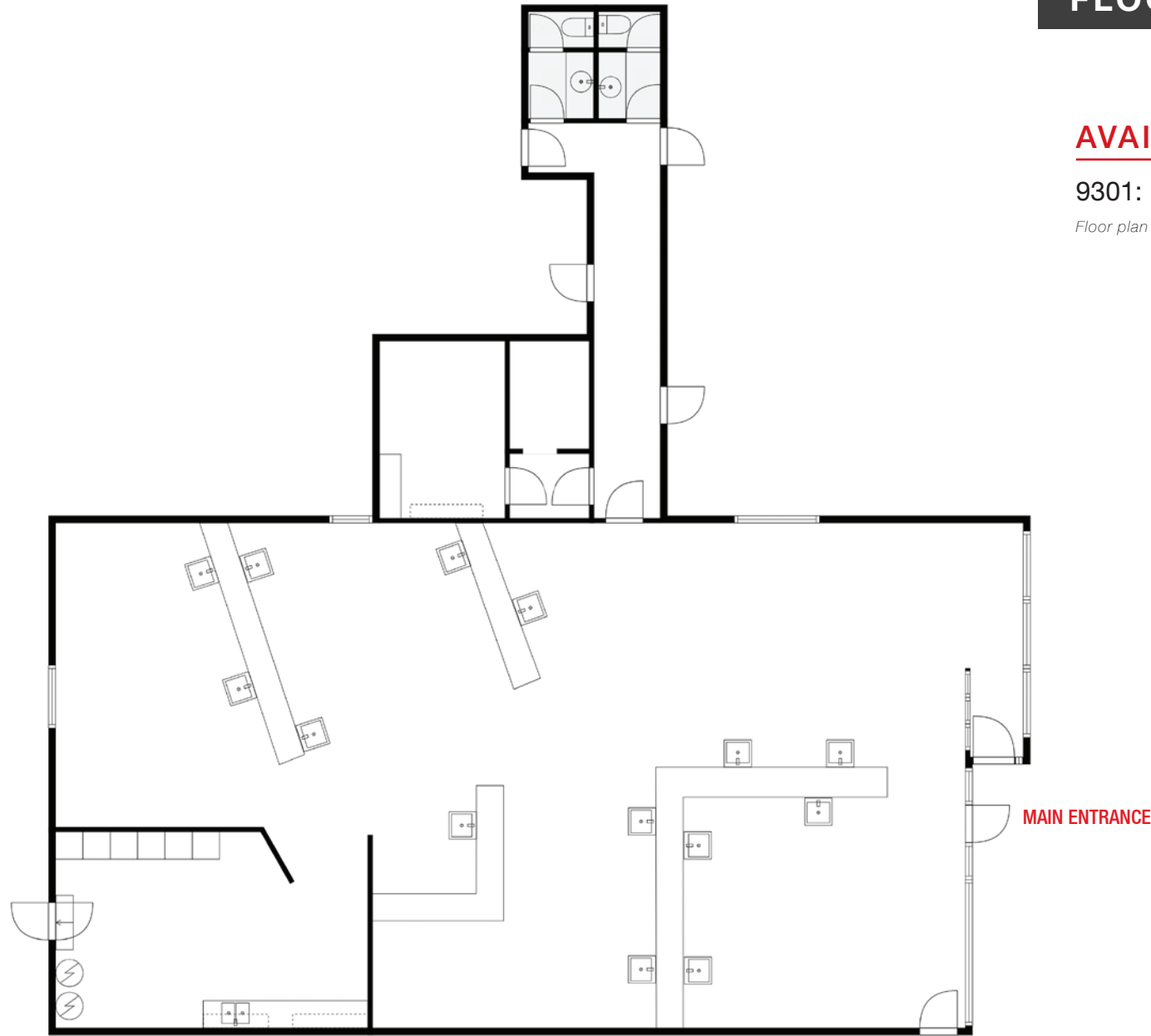
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FLOOR PLAN

**AVAILABLE**

9301: ±2,800 SF

*Floor plan not to scale.*



Altez St. NE



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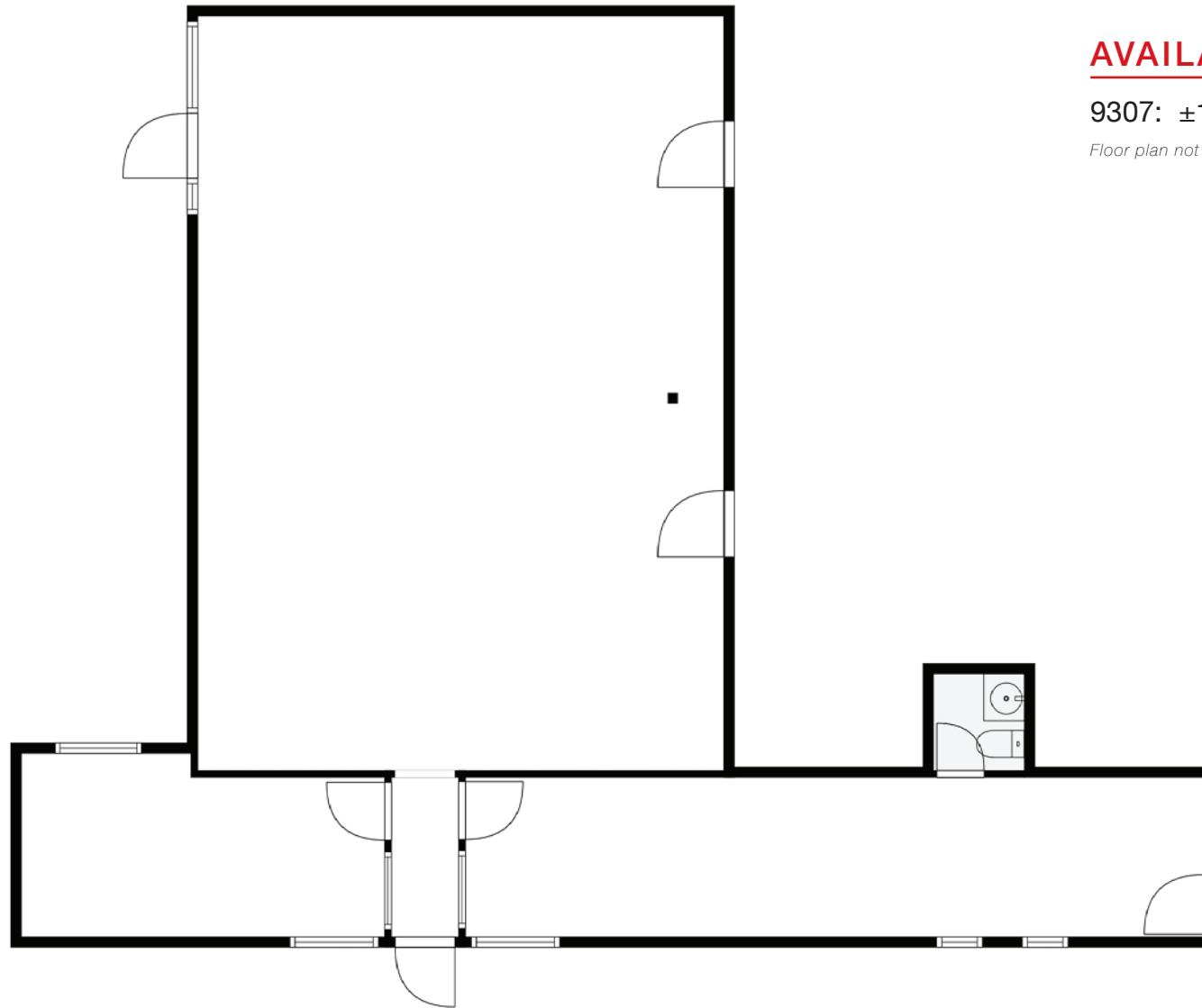
**FLOOR PLAN**

**AVAILABLE**

**9307: ±1,600 SF**

*Floor plan not to scale.*

Alitez St. NE

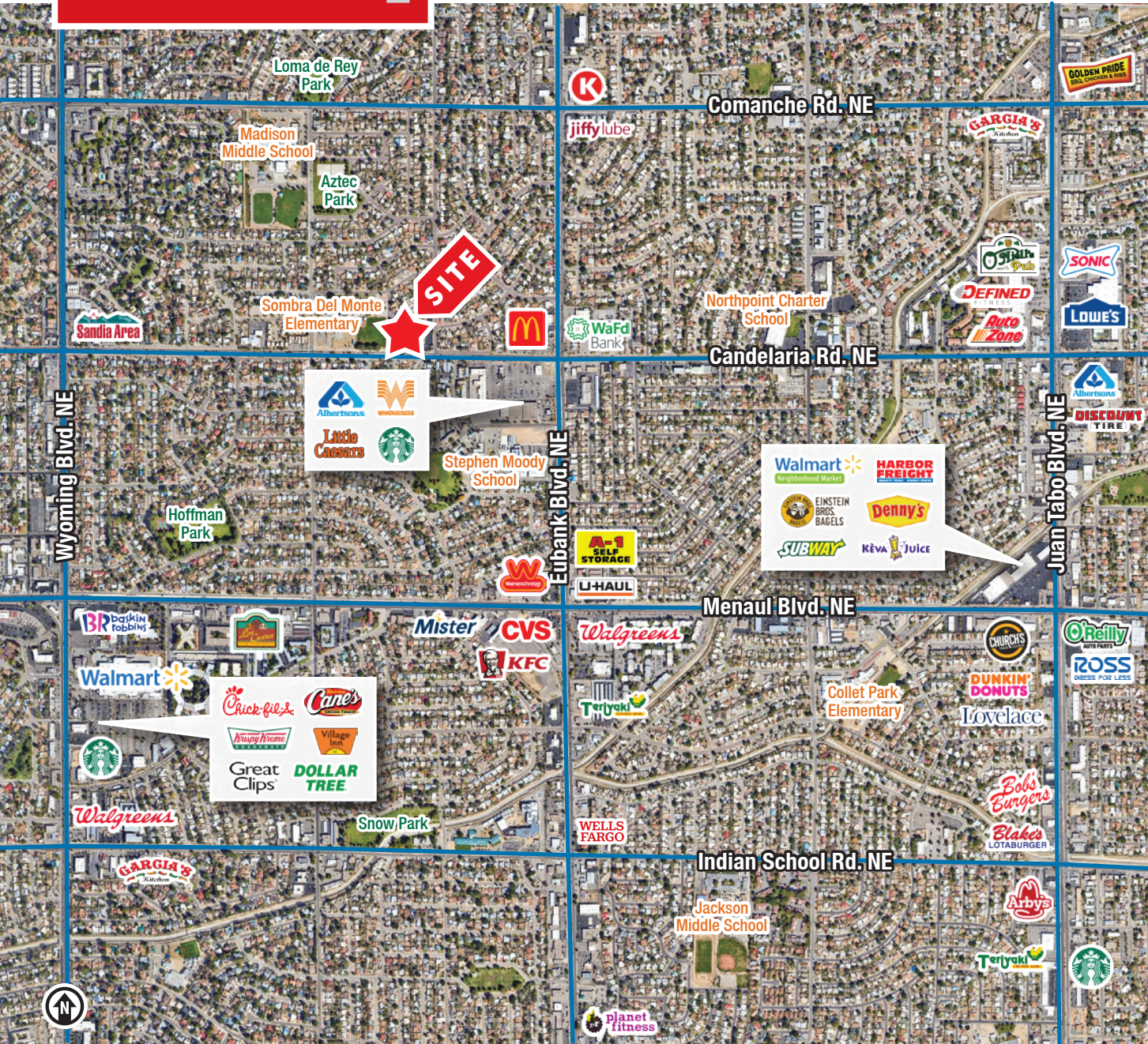


**MAIN ENTRANCE**

Candelaria Rd. NE

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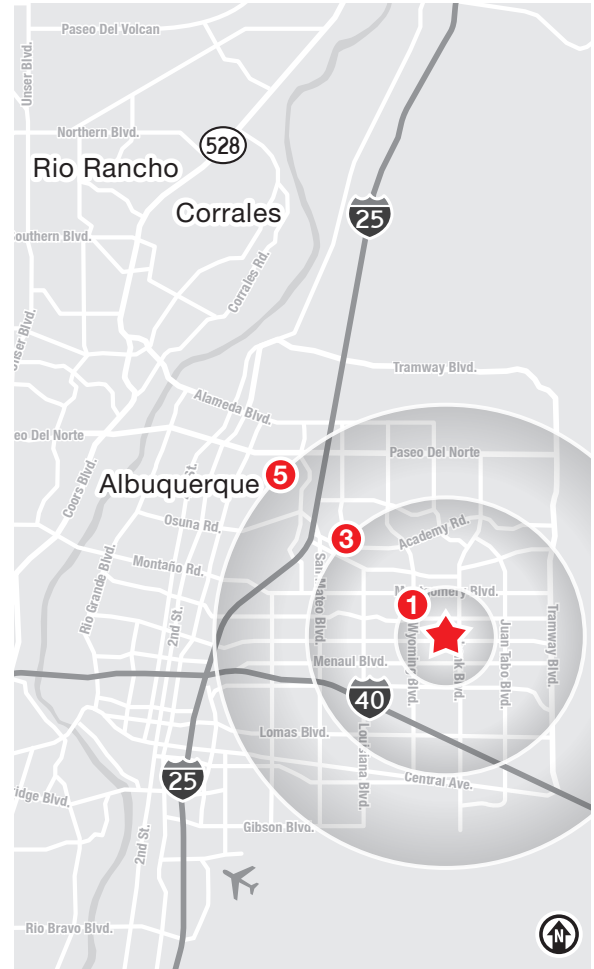
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,278	140,854	288,455
Average HH Income	\$83,936	\$93,856	\$98,652
Daytime Employment	6,669	57,560	162,662

2025 Forecasted by Esri



**NAISunVista**

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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