

For Lease

Northeast Heights Salon Space

EXCELLENT SIGNAGE & VISIBILITY ON CANDELARIA RD.



FIRST VACANCY IN 50 YEARS!

**±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

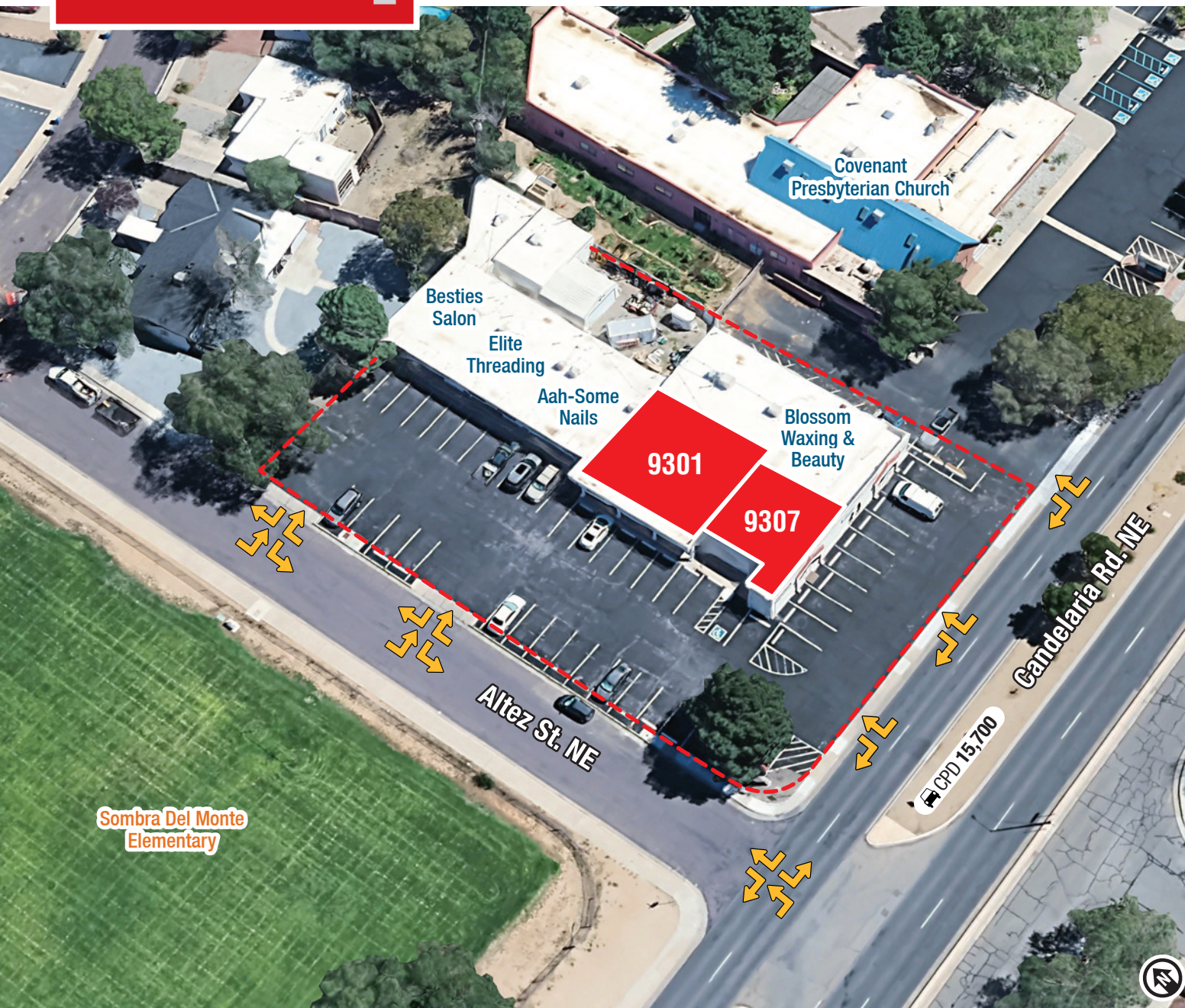
shamy@sunvista.com | 505 998 1579

NASunVista] **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 - First vacancy in 50 years!
- 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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9301 & 9307 Candelaria Rd. NE | Albuquerque, NM 87112



SUITE 9301



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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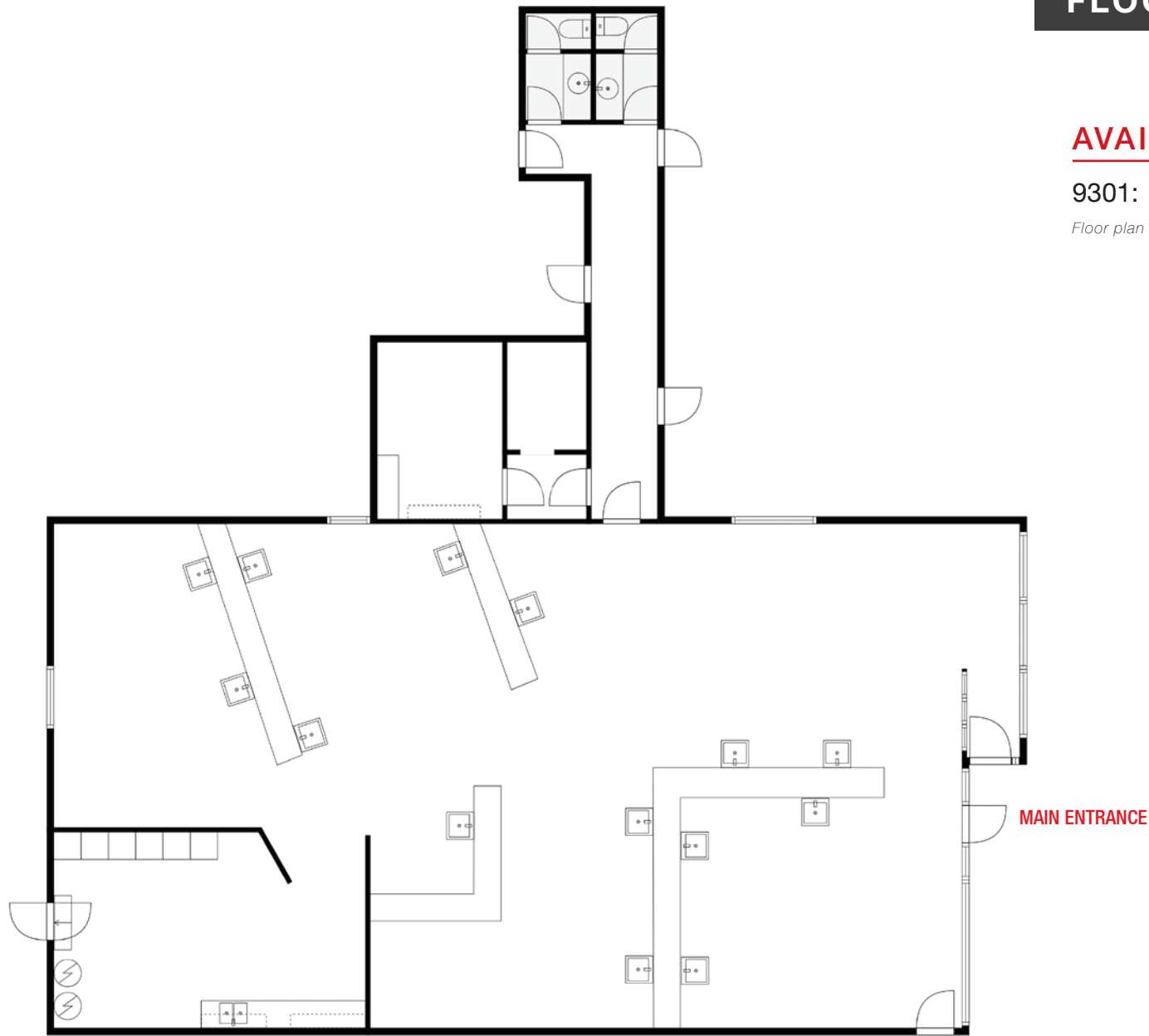
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FLOOR PLAN

AVAILABLE

9301: ±2,800 SF

Floor plan not to scale.



Altez St. NE

MAIN ENTRANCE



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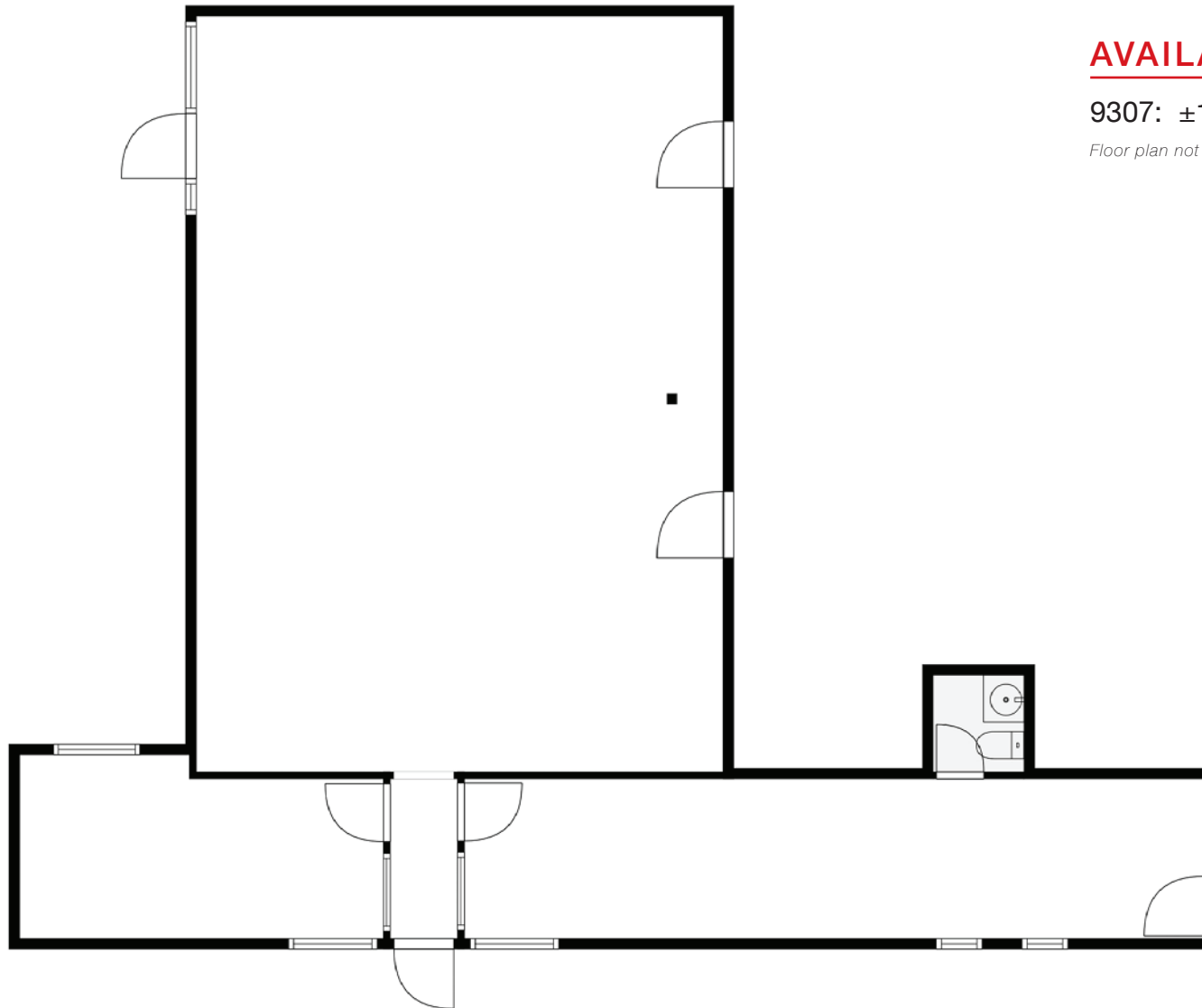
FLOOR PLAN

AVAILABLE

9307: ±1,600 SF

Floor plan not to scale.

Altez St. NE



MAIN ENTRANCE

Candelaria Rd. NE



For Lease

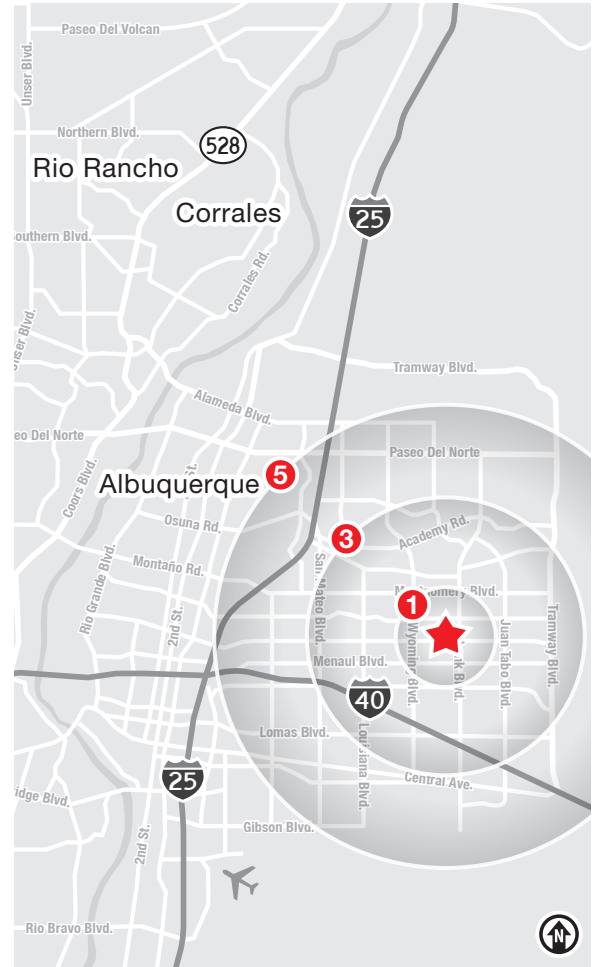
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LOCATION

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



NAI SunVista

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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