

# For Lease

## Turn-Key Beverage Space

GREASE TRAP AND FF&E AVAILABLE



**30,200 CARS PER DAY!**

**±1,691 SF Available**

10200 Golf Course Rd. NW | Albuquerque, NM 87114

**Alexis Lovato**

alexis@sunvista.com | 505 639 6433

**John Algermissen** CCIM

johna@sunvista.com | 505 998 5734

**NAI SunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

# For Lease

10200 Golf Course Rd. NW | Albuquerque, NM 87114



## PROPERTY

### AVAILABLE

Suite F: ±1,691 SF

### LEASE RATE

\$14.00/SF + \$5.10/SF NNN

### HIGHLIGHTS

- Former beverage/light food use with existing grease trap and prep area
- FF&E available for purchase
- No hood — Ideal for coffee, tea, or light food concepts
- Centrally located on the Westside near Rio Rancho
- Easy access to Unser & Coors Blvds.
- Highly-visible retail center on Golf Course Rd.
- 30,200 cars per day
- Ample parking
- Join Runway Hair Studio, Sylvan Learning, State Farm, Oasis Vape and Envy Spa & Nails

**ZONING** [MX-L](#) 

### LOCATION

NEQ Golf Course Rd. & Irving Blvd. NW

**NAISunVista**

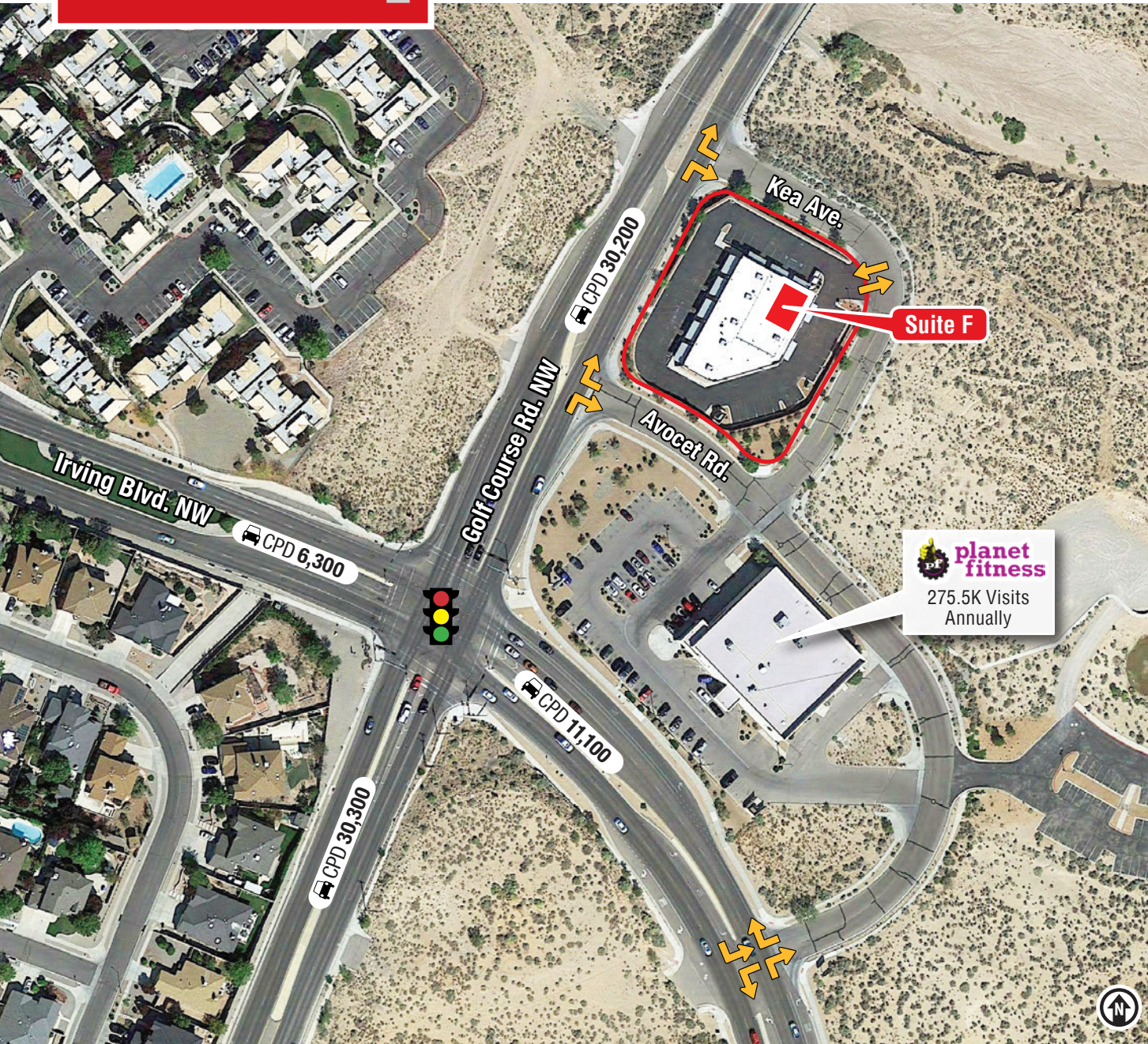
505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Alexis Lovato**  
[alexis@sunvista.com](mailto:alexis@sunvista.com)  
505 639 6433

**John Algermissen CCIM**  
[johna@sunvista.com](mailto:johna@sunvista.com)  
505 998 5734

**For Lease**

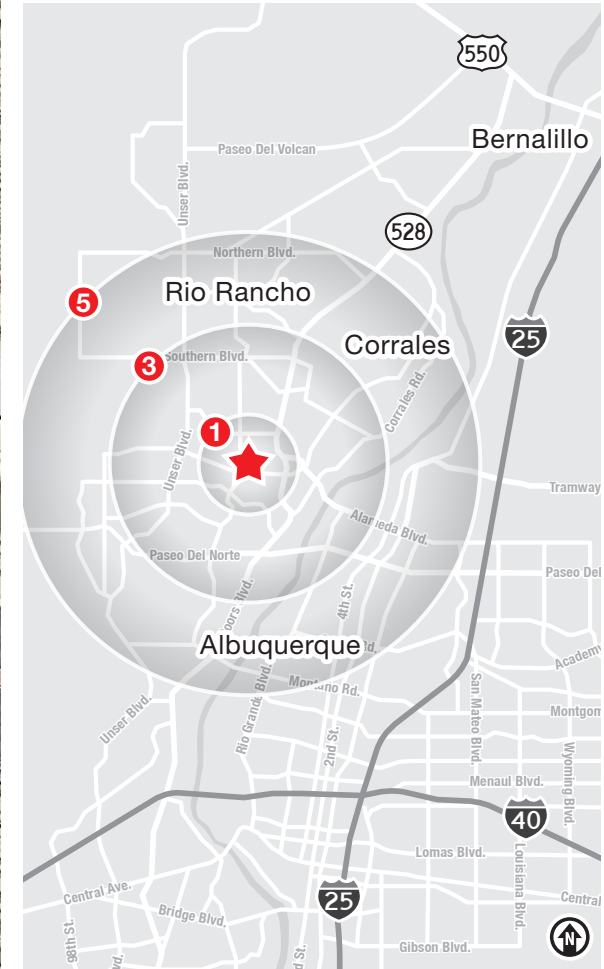
10200 Golf Course Rd. NW | Albuquerque, NM 87114



## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,248	81,989	184,707
Average HH Income	\$109,716	\$115,347	\$113,994
Daytime Employment	2,121	27,743	57,665

2025 Forecasted by Esri



**NAISunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

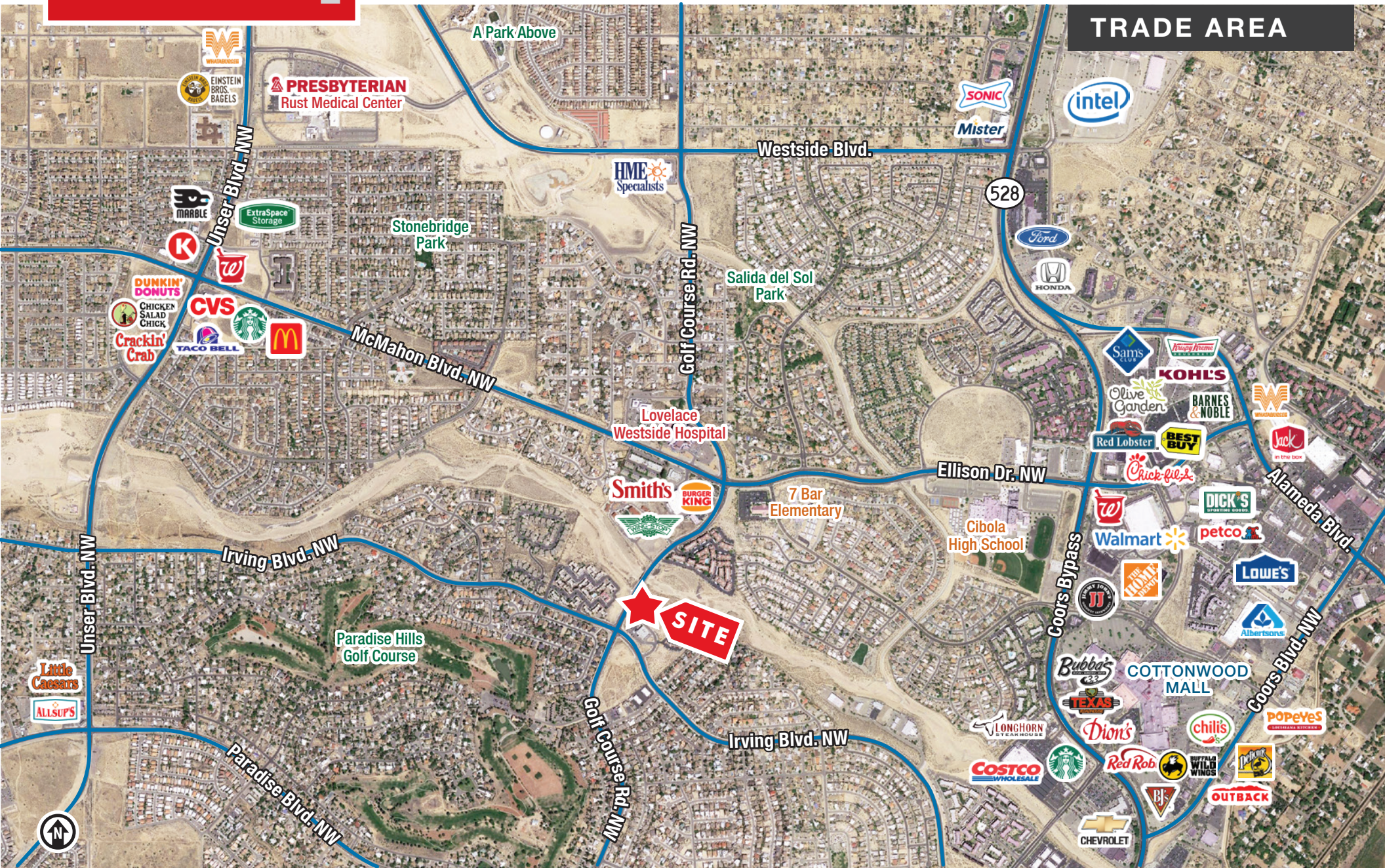
**Alexis Lovato**  
[alexis@sunvista.com](mailto:alexis@sunvista.com)  
505 639 6433

**John Algermissen CCIM**  
[johna@sunvista.com](mailto:johna@sunvista.com)  
505 998 5734

**For Lease**

10200 Golf Course Rd. NW | Albuquerque, NM 87114

**TRADE AREA**



**NAISunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

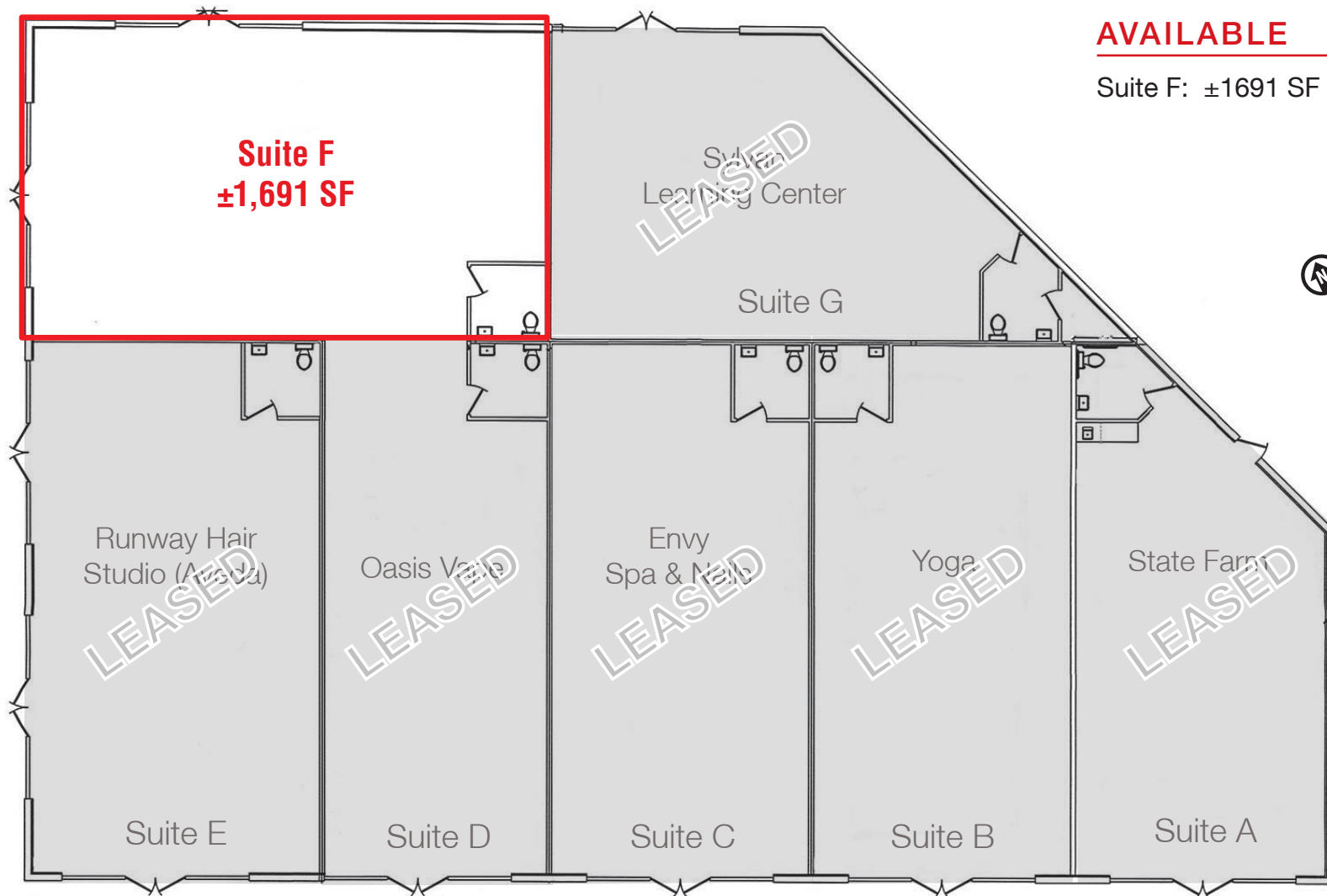
**Alexis Lovato**  
[alexis@sunvista.com](mailto:alexis@sunvista.com)  
505 639 6433

**John Algermissen CCIM**  
[johna@sunvista.com](mailto:johna@sunvista.com)  
505 998 5734

**For Lease**

10200 Golf Course Rd. NW | Albuquerque, NM 87114

**FLOOR PLAN**



**AVAILABLE**

Suite F: ±1691 SF

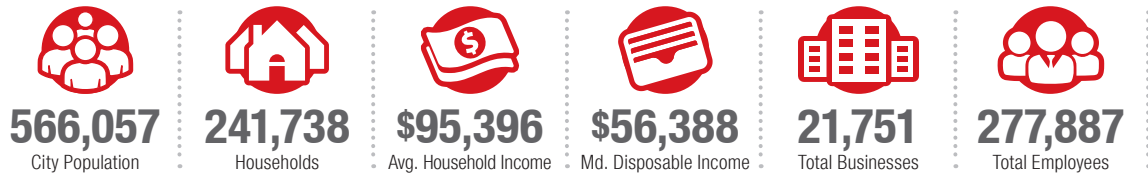
# Albuquerque

## 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)



#### 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*








**932,477**  
Albuquerque  
Metro  
Population



**The  
Largest**  
City in the State



#### 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.