

For Lease

New-Construction Retail Suites

PRIME FRONTAGE ON COORS BLVD. NEAR LAS ESTANCIAS



COMING SOON!
HEART OF LAS ESTANCIAS PLAZA

4204 Coors Blvd. SW | Albuquerque, NM 87105

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±1,056 - 8,994 SF Available

Martha Carpenter

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Lisa Mercer CCIM

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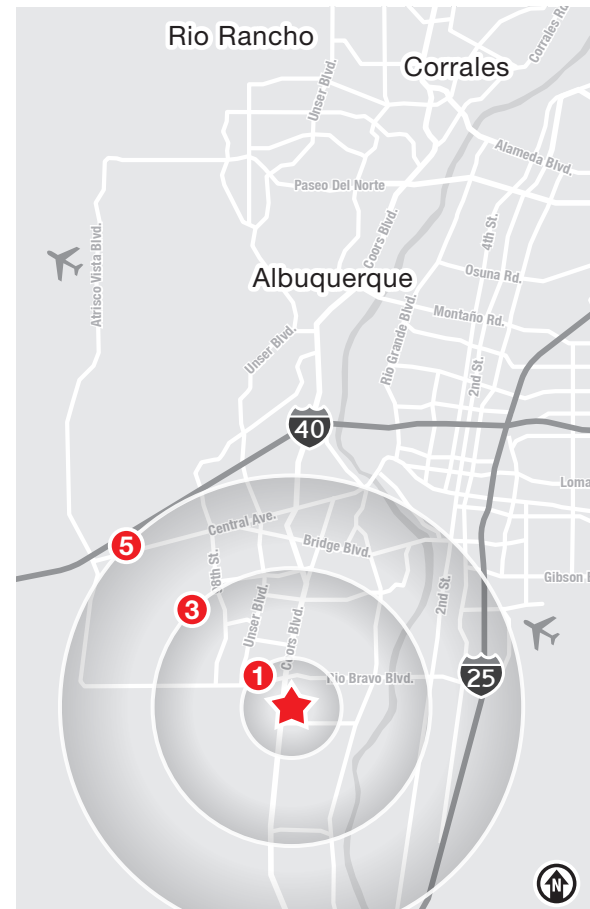


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,672	61,167	123,016
Average HH Income	\$82,892	\$75,039	\$72,711
Daytime Employment	2,002	6,538	20,719

2025 Forecasted by Esri

Opportunity Zone



NAI SunVista

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PROPERTY

AVAILABLE

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LEASE RATE

See Advisors

HIGHLIGHTS

- Heart of Las Estancias Plaza retail center
- 8 suites delivered in vanilla shell condition
- High-traffic retail center
- 5:1000 parking ratio
- Excellent visibility with 23,700 cars per day on Coors Blvd.
- Surrounded by both local and national retailers including Starbucks, Dion's and Walmart
- Located close to Las Estancias Shopping Center with more than 4 million annual visitors
- Building and pylon signage available
- Cannabis and full restaurants not allowed

ZONING

SC-C, Bernalillo County

LOCATION

NEQ Coors Blvd. &
Gun Club Rd. SW



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HEART OF LAS ESTANCIAS PLAZA

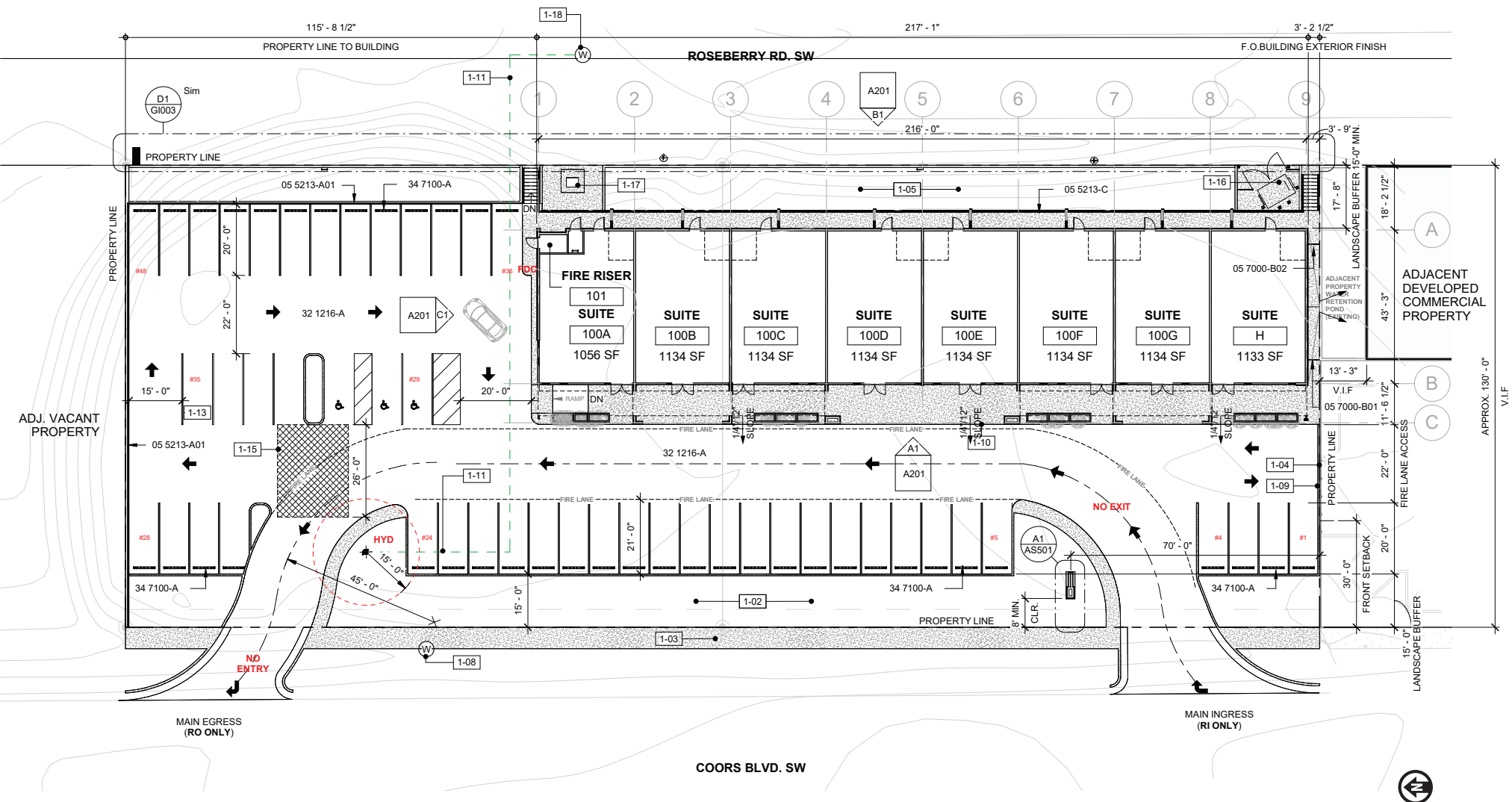


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SITE PLAN

AVAILABLE

±1,056 - 8,994 SF



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA

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.


932,477
Albuquerque
Metro
Population

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

 **The Largest**
City in the State

The Southwest Mesa is a High-Growth, Underserved Trade Area

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$72,711**.

SW MESA DEMOGRAPHICS

 Total Population	117,932
 Average HH Income	\$72,662
 Daytime Employment	16,917

2025 Forecasted by Esri

