

# 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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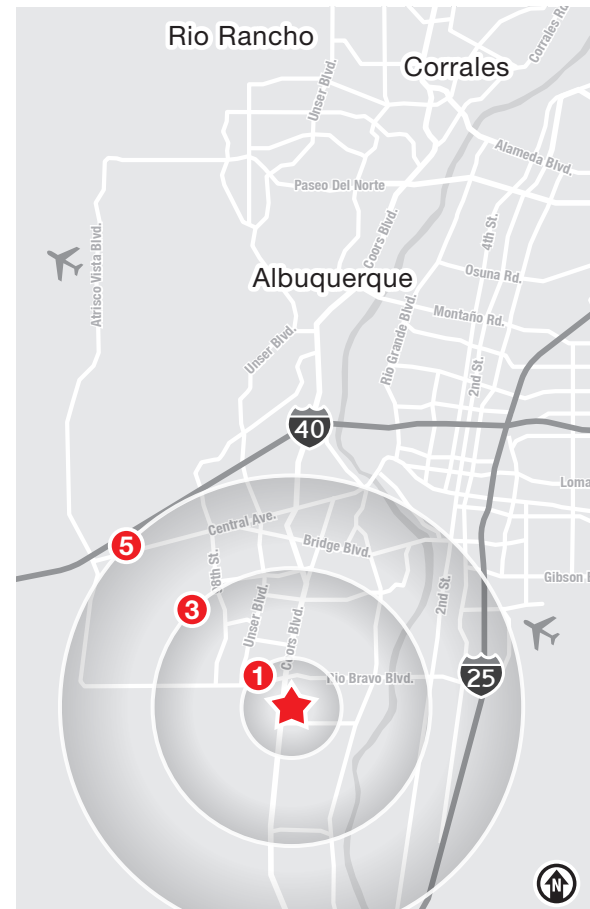


## LOCATION

| 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

±1,056 - 8,994 SF

### LEASE RATE

\$32.00 - \$35.00/SF + NNN

### 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



*Conceptual renderings, subject to change.*

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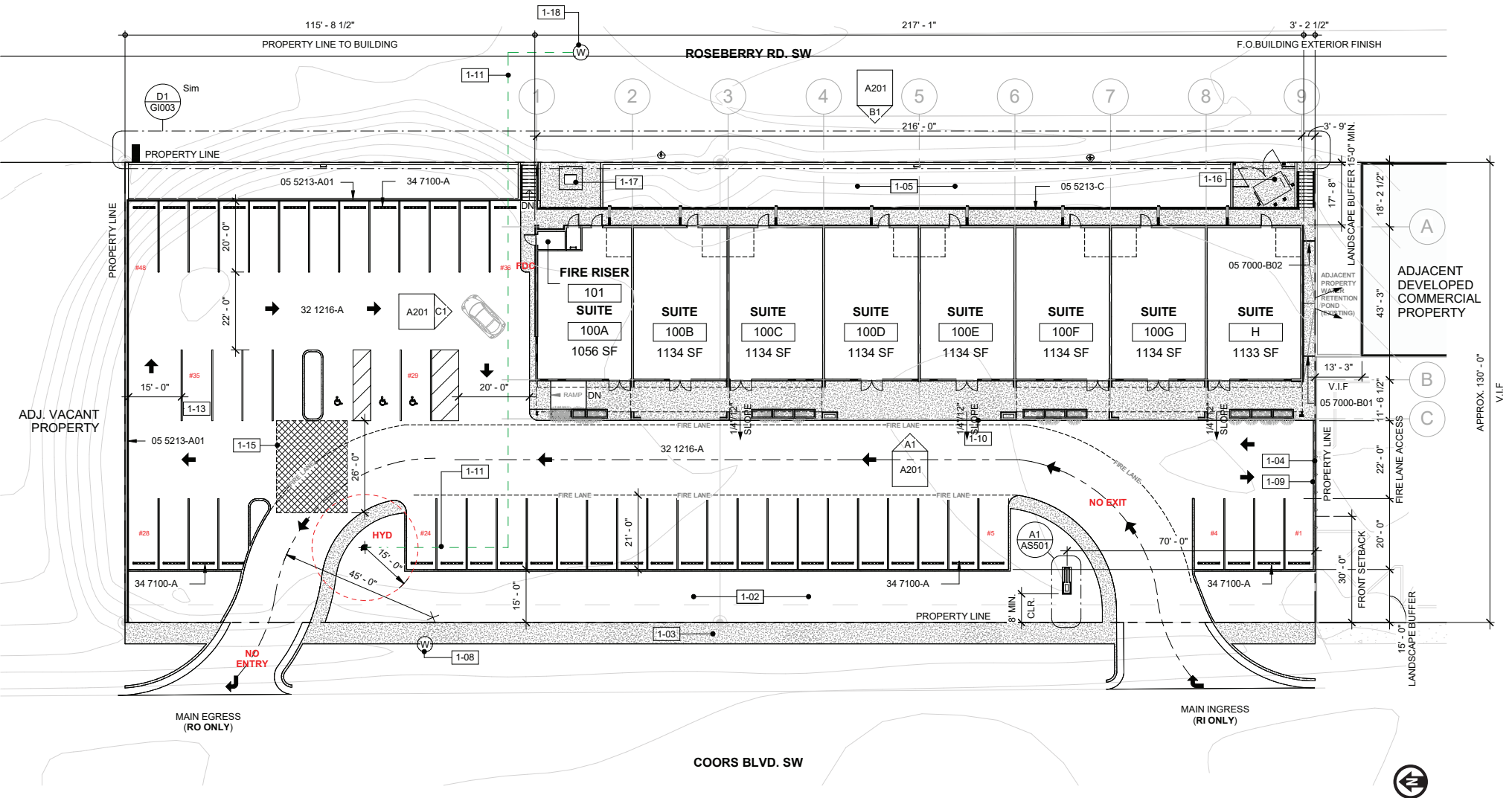
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## SITE PLAN

**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

