

For Lease



Stellar Turn-Key Restaurant Endcap

LOCATED WITHIN A BUSY RETAIL DEVELOPMENT



HUGE CAR COUNTS

±2,000 SF Available

4101 Coors Blvd. NW | Suite C | Albuquerque, NM 87120

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Randall Parish

randall@sunvista.com | 505 338 4110

Brett Hills

brett@sunvista.com | 505 998 1648

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PROPERTY

AVAILABLE

Suite C: ±2,000 SF

LEASE RATE

See Advisors

HIGHLIGHTS

- Strategic location with strong demographics
- High visibility and easy access
- Massive car counts with ±53,500 cars per day on Coors Blvd.
- Surrounded by high-performing national retailers
- New commercial kitchen in place
- Monument signage available

ZONING

- NR-C & CPO-2

LOCATION

NWQ Coors Blvd. &
St. Josephs Dr. NW

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2424 Louisiana Blvd. NE | Suite 100
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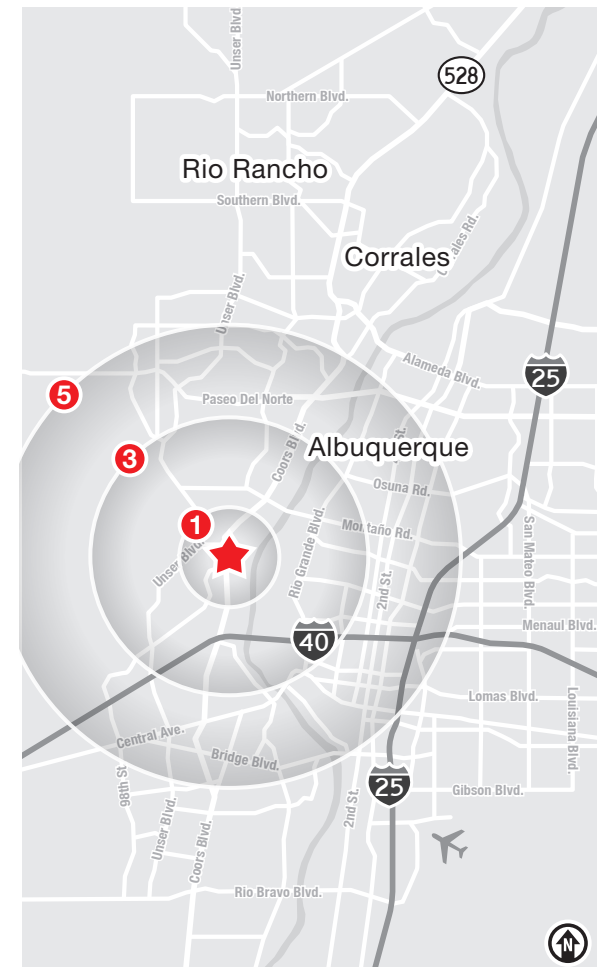
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,444	78,292	191,240
Average HH Income	\$98,257	\$110,730	\$101,534
Daytime Employment	3,877	19,908	97,175

2026 Forecasted by Esri



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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 2026 Demographics)


568,556
City Population


242,757
Households


\$101,287
Avg. Household Income


\$59,375
Md. Disposable Income


21,689
Total Businesses


277,623
Total Employees


939,327
Albuquerque Metro Population


The Largest
City in the State



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*

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.