

Offering Memorandum

100% Leased Retail Investment Asset
AT ONE OF THE METRO'S TOP INTERSECTIONS



77,600 CARS PER DAY

**±5,000 SF on ±1.31 Ac.
Available**

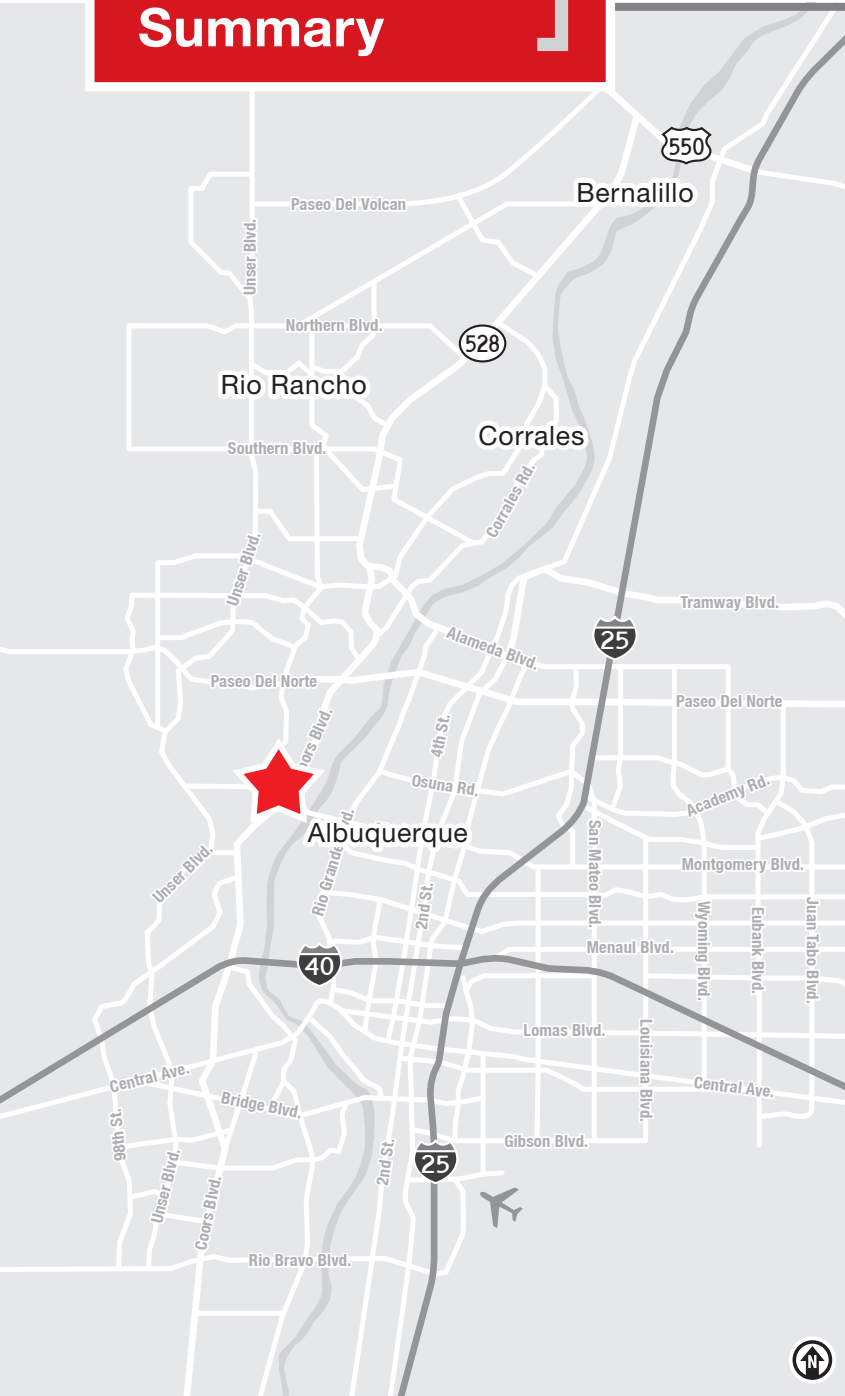
6010 Coors Blvd. NW | Albuquerque, NM 87120

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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Pricing

Sale Price	\$1,879,030
CAP Rate	7.29%
In-Place NOI	\$136,981.27

Location

6010 Coors Blvd. NW
Albuquerque, NM 87120

NEQ Coors Blvd. &
Montaño Rd. NW

BUILDING SIZE
±5,000 SF

LAND SIZE
±1.31 Acres

ZONING
MX-M

Highlights

- Strong occupancy with stable tenants
- NNN lease terms
- Three-tenant building
- Located at Coors Blvd. & Montaño Rd. with ±77,600 vehicles per day
- Great visibility and access from Coors Blvd. and Montaño Rd.
- On one of seven Albuquerque river crossings
- Ample parking
- Building and pylon signage available
- Albertson's shadow-anchored center
- Surrounded by schools and dense residential neighborhoods
- Newer construction/low maintenance costs

Tenants

6010 Coors Blvd. NW | Albuquerque, NM 87120



Everest Cannabis Co. is a locally owned and operated New Mexico company. Since 2016, Everest has produced many cannabis-derived products at their state-of-the-art production facility in Albuquerque, including salves, beverages, baked goods, and vaporizers. Everest Cannabis Co. employs over 100 New Mexicans, offering the highest-quality cannabis to all their guests while adhering to their core values of compassion, sustainability and integrity.



Monaco Market is an Albuquerque-founded specialty retailer focused on viral and imported snacks, beverages, candy, chocolates, instant noodles, and collectibles from around the world. The business was founded by Munji Kahalah, a UNM alumnus, with the goal of bringing the types of international snack products found in larger cities to Albuquerque. Monaco Market opened it's first location at 4400 Wyoming Blvd. NE in 2022.



Domino's is an American multinational pizza restaurant chain founded in 1960. The pizza chain was founded in 1960 by Tom and James Monaghan. Domino's menu offers pizza, chicken wings, sandwiches and pasta among other items. Rio Grande Pizza, Inc is a long tenured franchisee of Domino's with numerous locations. Domino's has more than 17,000 locations throughout the world and continues to grow.



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6010 Coors Blvd. NW

Albuquerque, NM 87120



SITE
Building: ±5,000 SF
Land: ±1.31 Acres

FUTURE DEVELOPMENT

65.6K Visits
Annually



FAMILY SMILES

CORR Pilates & Cycle

Glow Salon

EYEMART

An aerial photograph showing a road intersection. A yellow sign with the word 'EYEMAX' in blue letters is visible on the right side of the road. The road is labeled 'Winter Haven Rd' in white text. The surrounding area includes residential buildings and greenery.

38K Visits

EVEREST
APOTHECARY

MONACO
MARKET



70.5K Visits

116.3K Visits
Annually

Pylon Sign

CPD 49,300

Montaño Rd. NW



299.3K Visits
Annually

A white oval badge with a black car icon and the text "CPD 45,100".

Coors Blvd. NW

**MONTAÑO PLAZA
SHOPPING CENTER**
1.6M Visits Annually

The
CLEANERY



FARMERS
INSURANCE

Trade Area

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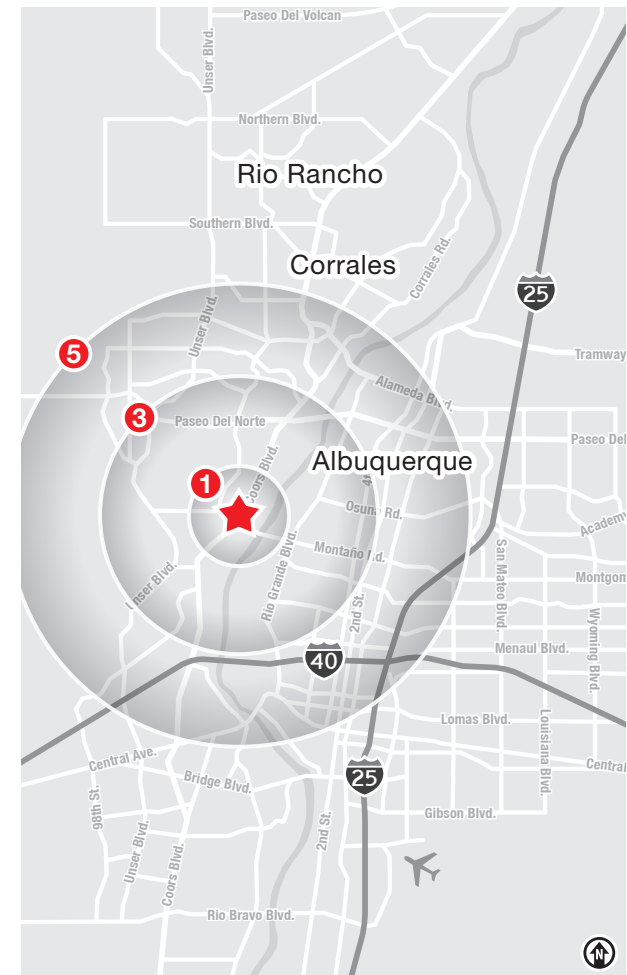
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2026	2026	2026
Total Population	7,400	73,865	207,673
Total Households	3,558	31,709	87,257
Family Households	1,973	19,501	51,971
Average Household Size	2.06	2.31	2.35
Owner Occupied Housing Units	2,110	23,624	58,533
Renter Occupied Housing Units	1,448	8,085	28,724
Median Age	41.3	43.0	40.0
Trends 2026 - 2031	State	State	State
Population	0.30%	0.30%	0.30%
Households	0.40%	0.40%	0.40%
Family Population	0.30%	0.30%	0.30%
Owner Occupied Housing Units	0.60%	0.60%	0.60%
Median Household Income	3.10%	3.10%	3.10%
Median Household Income	\$85,599	\$88,518	\$79,990
Average Household Income	\$102,834	\$117,849	\$106,447
Per Capita Income	\$48,362	\$50,754	\$44,921

DEMO SNAP SHOT

	1 mile	3 mile	5 mile
 Total Population	7,400	73,865	207,673
 Average HH Income	\$102,834	\$117,849	\$106,447
 Daytime Employment	3,153	20,056	119,120

2026 Forecasted by Esri



ALBUQUERQUE | NEW MEXICO

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*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.



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OFFERED EXCLUSIVELY BY:



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