

For Lease



Niche Retail in Corrales

UNDER CONSTRUCTION



COMING SPRING / SUMMER 2027

3923 Corrales Rd. | Corrales, NM 87048

**±1,200 - 5,705 SF
Available**

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Kate Potter

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PROPERTY

AVAILABLE

±1,200 - 5,705 SF

LEASE RATE

\$25.00/SF + NNN

DESIGN-BUILD DEVELOPMENT*

- Warm Shell delivery

HIGHLIGHTS

- Two-building campus with garden courtyard
- Anchored by established quilt store
- Full building or individual suites available
- Tenant Improvement Allowance
- 5+ year lease term required
- 49 parking spaces in rear; 7 in front
- Centrally located across from Cottonwood Montessori
- High-income area with \$190,223 average household income within one mile
- Food/beverage; salon/spa; boutique; office
- No alcohol
- Building and monument signage
- 15,600 VPD

ZONING

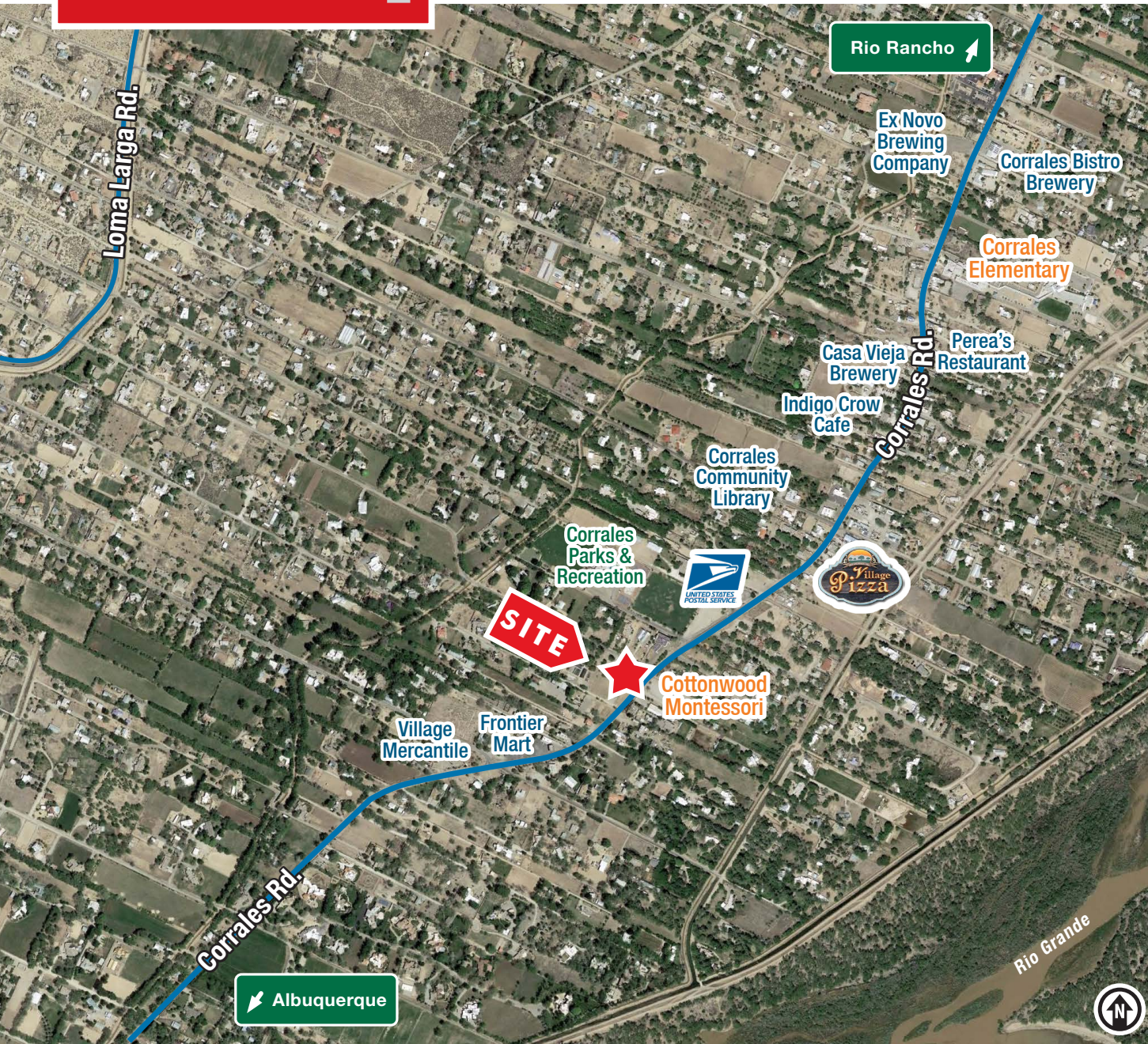
C (Commercial)

LOCATION

SWC Corrales Rd. &
Coronado Rd.

For Lease

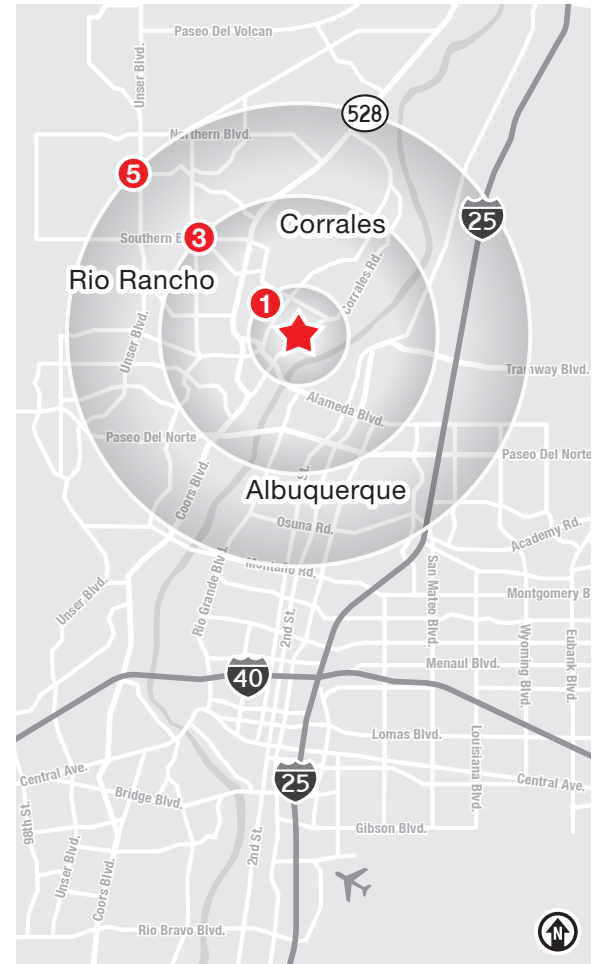
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,169	36,185	139,404
Average HH Income	\$190,223	\$110,529	\$118,891
Daytime Employment	1,138	27,963	81,545

2025 Forecasted by Esri



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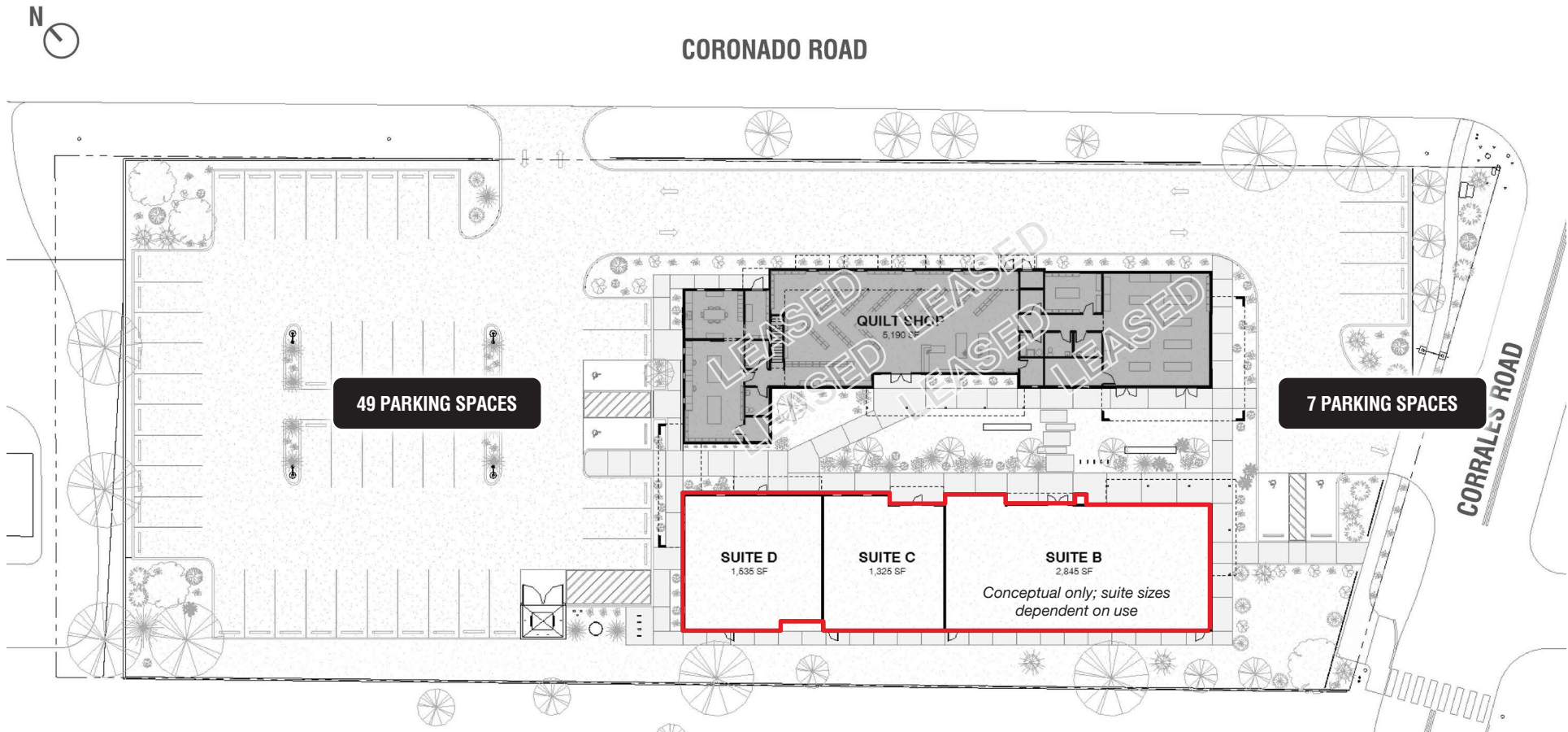
MID-AERIAL



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SITE PLAN

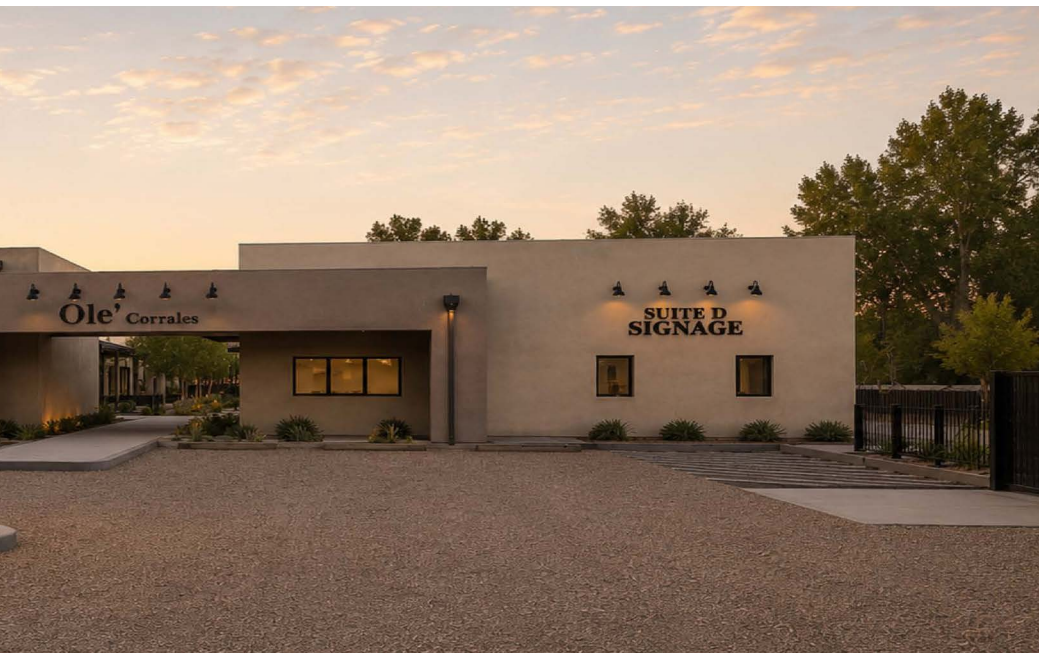


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*What is Design-Build and how does it compare to the traditional process?

Traditional (Design-Bid-Build)

- Owner hires an architect to design.
- Construction drawings are completed.
- Builders bid on the project.
- Contractor builds what is designed.
- Designer and builder are separate entities, which can create gaps, delays, or conflicts.

Design-Build

- Owner hires one entity (a design-build firm).
- The same team manages design and construction.
- Design and construction overlap, streamlining schedule and budget.
- Communication is simplified and accountability is more clearly defined.

Benefits

- **Single Point of Responsibility:** Fewer disputes between designer and contractor; the team works together from the start.
- **Faster Delivery:** Design and construction phases can overlap, saving months.
- **Cost Control:** Early involvement of construction input during design reduces surprises and costly redesigns.
- **Collaboration:** Architects, engineers, and builders work as one unit, leading to more practical, buildable solutions.
- **Flexibility:** Owners can influence design as it evolves without the fear of big cost increases due to miscommunication.



Corrales

TRADE AREA ANALYSIS

CORRALES | NEW MEXICO

Corrales, the Spanish word for corrals, was home to the Tiguex Indians for centuries before Spanish explorers laid claim to the region around 1540. In 1710, a grant of the Alameda lands was given to Corporal Francisco Montes Vigil, A soldier in the Spanish army. The Alameda Land Grant, which included 106,274 acres, today provides clear title of ownership for all property within Corrales. In modern times, Corrales has become known as a haven for artists and other free spirits. The newcomers were active in creating a volunteer fire department, art galleries, and a municipal library. They eventually joined with longtime residents to incorporate as a village in 1971. Corrales experienced enormous residential growth following its incorporation, growing from a population of about 3,000 to an estimated population of almost 9,000 today. Though surrounded by suburban growth, Corrales residents continue to enjoy the rural character of the historic village.

CORRALES BY THE NUMBERS (ESRI 2025 Demographics)



8,499

City Population



3,724

Households



\$175,287

Avg. Household Income



\$102,283

Md. Disposable Income



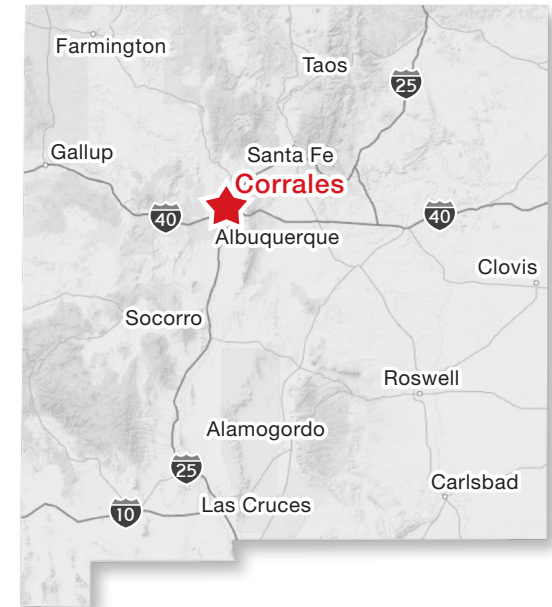
262

Total Businesses



1,443

Total Employees



The Village of Corrales is a **Treasured Oasis** Within a Large Metro Area

Historic Old San Ysidro Church

The Bosque del Apache's Festival of the Cranes attracts many visitors, and both the Bosque and Sevilleta National Wildlife Refuge contribute funds to the economy. Other attractions include Box Canyon, El Camino Real Historic Trail Site, Fort Craig, San Lorenzo Canyon, and the San Miguel Mission.



Corrales Harvest Festival

Corrales Harvest Festival is a beautiful fall weekend full of activities organized by the Kiwanis Club of Corrales Foundation. Net proceeds are awarded to non-profit organizations supporting children's programs and animal welfare organizations.

Centuries of Heritage

Although incorporated only in the 1970s, the Village of Corrales was founded more than 400 years ago at the time of the Conquistadors.

