



RARE CORRALES COMMERCIAL LAND

CORRALES ROAD AND DEVON JOHN LN LAND

3871 Corrales Road Corrales, NM 87048



FOR LEASE

**AVAILABLE
LAND
0.5 AC**

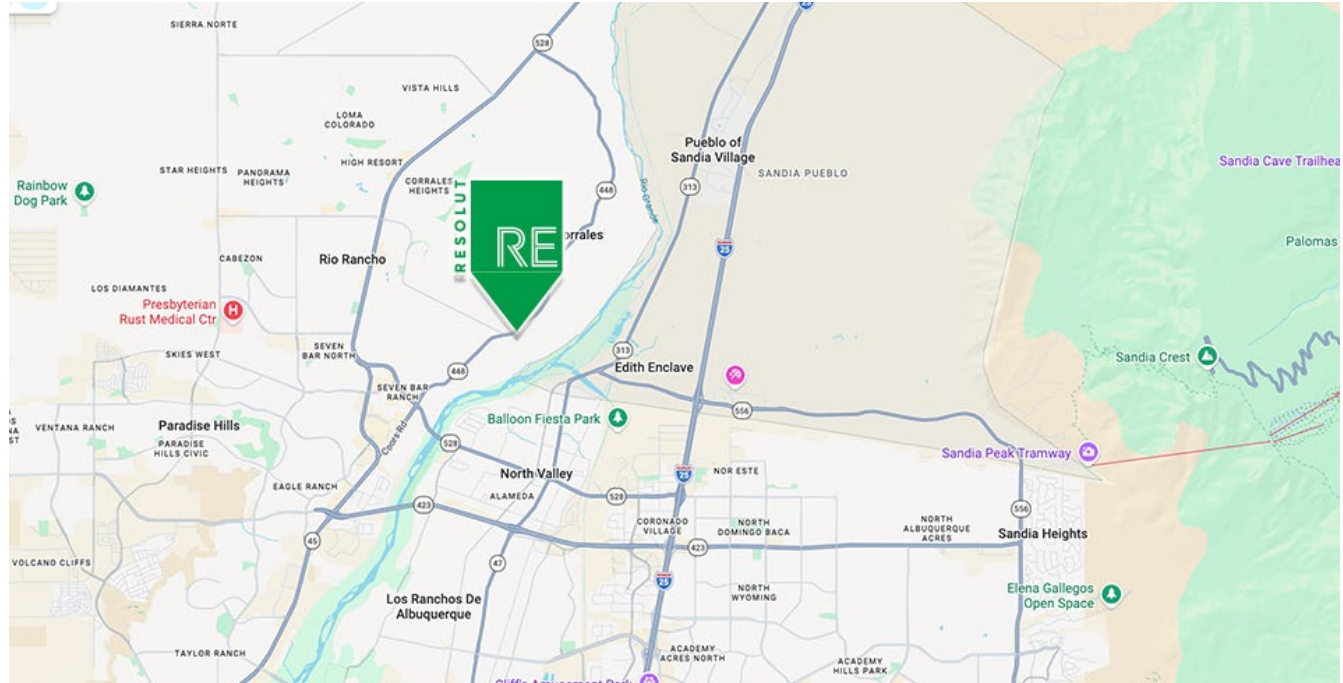
**RATE
\$8,000/Month**

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PROPERTY HIGHLIGHTS

- Extremely rare commercial land opportunity in the Village of Corrales
- One of the very few commercially zoned properties available along Corrales Road
- Highly visible frontage on Corrales Rd, the main north-south corridor through the village
- Limited commercial inventory in Corrales creates a unique investment and development opportunity
- Ideal for boutique retail, restaurant, café, professional office, gallery, or specialty service business
- Surrounded by high-income residential communities with limited nearby commercial competition
- Excellent exposure to daily local traffic traveling between Albuquerque and Rio Rancho
- Flat, usable site ready for development
- Corrales' strict zoning and limited commercial areas make new commercial opportunities extremely scarce
- Perfect for an owner-user looking to establish a presence in a highly sought-after market
- Strong potential for long-term appreciation due to constrained commercial supply



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DEMOGRAPHIC SNAPSHOT 2025



37,945
POPULATION
3-MILE RADIUS



\$115,388.00
AVG HH INCOME
3-MILE RADIUS



36,352
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Corrales: 11,894 VPD
: VPD
(Sites USA 2025)

RARE CORRALES COMMERCIAL LAND | 3871 Corrales Road Corrales, NM 87048



PROPERTY OVERVIEW

3871 Corrales Rd presents a rare opportunity to acquire commercially zoned land in the Village of Corrales, one of the most supply-constrained commercial markets in the Albuquerque metro area. Corrales is widely known for its rural character, strict land use regulations, and extremely limited commercial zoning, making available commercial sites along Corrales Road exceptionally scarce. This property offers a unique chance for an owner-user or investor to establish a business presence in a highly desirable community where new commercial development opportunities are rarely available. The site benefits from direct frontage along Corrales Road, the primary north-south corridor connecting Corrales with Albuquerque and Rio Rancho. This location provides strong visibility and convenient access for local residents and daily commuters traveling through the village. The property is ideally suited for a variety of neighborhood-oriented commercial uses such as boutique retail, cafe or restaurant concepts, professional offices, service businesses, galleries, or specialty retail that complements the character of Corrales.

With very limited commercial inventory in Corrales, properties like this are seldom available on the open market. This creates a compelling opportunity for businesses seeking to serve the affluent surrounding residential base or investors looking to secure a strategically located site in a market with significant barriers to entry and long-term appreciation potential.



PROPERTY DETAILS

For Lease:	\$8,000/Month
Available Land:	0.5 AC
Submarket:	Corrales

LOCATION OVERVIEW

3871 Corrales Rd is located in the Village of Corrales, New Mexico, one of the most desirable and unique communities within the Albuquerque metropolitan area. Known for its rural charm, agricultural heritage, and scenic views of the Sandia Mountains, Corrales attracts residents seeking a quieter lifestyle while remaining conveniently connected to the nearby cities of Albuquerque and Rio Rancho. The property sits directly along Corrales Road, the primary thoroughfare running through the village and serving as the main connector between Corrales, Albuquerque's Westside, and Rio Rancho. This corridor experiences consistent daily traffic from residents commuting between the surrounding communities, providing strong visibility and accessibility for businesses located along the route. Corrales is characterized by low-density residential estates, equestrian properties, vineyards, and locally owned businesses, creating a community that strongly supports small, locally focused commercial establishments. Due to the village's strict zoning policies and commitment to preserving its rural character, commercially zoned land is extremely limited, making opportunities like this particularly valuable.

The surrounding area benefits from proximity to several large population centers. Rio Rancho, one of New Mexico's fastest-growing cities, lies just minutes to the west, while Albuquerque's Westside and North Valley are located immediately to the south and east. This strategic location allows businesses at this site to serve a high-income local population as well as nearby regional customers while maintaining the charm and exclusivity that Corrales is known for.





