



CACTUS PATCH PLAZA

LA MORADA PL & UNSER BLVD
7801 La Morada Pl NW, Albuquerque, NM 87120



**FOR
LEASE**

AVAILABLE SPACE

Building A: 2,470 – 4,940 SF
Building B: 1,805 – 12,000 SF
Building C: 2,587 – 10,350 SF

RATE

\$18.00 – \$25.00 PSF
Modified Gross/Full Service

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PROPERTY HIGHLIGHTS

- New OWH & Office Development on Albuquerque’s westside
- Property being constructed in phases, Building A to commence construction in April 2024
- BTS available on pads
- 1,000 - 12,000 SF OWH spaces available
- 2,470 - 4,940 SF Stand-Alone Office/ Medical spaces available
- 2,587 - 10,350 professional office/ medical available
- Property Surrounded by new retail & rooftops
- Drive-Through Possible



AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2023

 **74,728**
POPULATION
3-MILE RADIUS

 **\$91,151.00**
AVG HH INCOME
3-MILE RADIUS

 **37,421**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
La Morada Pl: 327 VPD
Unser Blvd: 15,822 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

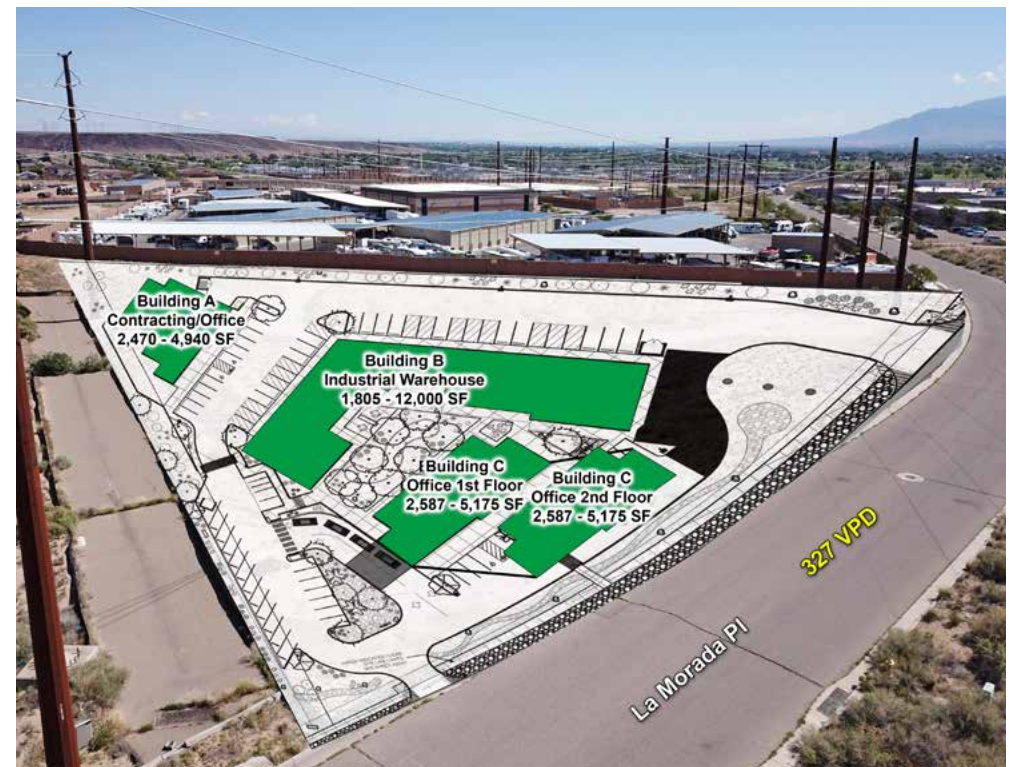
Cactus Patch Plaza is a 22,000 SF mixed-use development featuring OWH, Office, & Medical spaces on Albuquerque’s westside. Albuquerque’s westside lacks small OWH spaces and lacks second-generation medical & banking buildings; we intend to satisfy that demand at Cactus Patch Plaza. The developer is a local developer and can be flexible regarding the delivery and segmentation of buildings on the property. Should a tenant require a different design, layout, or delivery conditions, the plan can be modified prior to groundbreaking. The intention is to start development with “Building A” or “Building C” and develop the middle OWH building after site construction has commenced. Tenant improvements and delivery of spaces are negotiable items based on tenants’ needs.

LOCATION OVERVIEW

Cactus Patch Plaza is located at 7801 La Morada PL on Albuquerque’s far west side. This area has been a hotbed of new home development, retail development, infrastructure developments, and even new employers like Amazon, Ben E Keith, etc. The area has an obvious lack of small warehouse spaces, and a lack of offices/medical spaces, we intend to satisfy the demand in the area. The property is visible from both North and Southbound Unser Blvd which is a major commuter thoroughfare on Albuquerque’s westside.

PROPERTY OVERVIEW

Space Size:	1,085 SF - 12,000 SF
Lease Rate:	\$18.00 - \$25.00 PSF
Submarket:	Westside
Zoning:	NR-C
Year Built:	2024



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Building A **\$18.00 PSF (Modified Gross)**

Contracting/Office 2,470 - 4,940 SF

Building B **\$18.00 PSF (Modified Gross)**

Suite Sq Ft

A 1,751 SF

B 2,024 SF

C 2,573 SF

D 2,468 SF

E 1,293 SF

F 1,085 SF

G 1,125 SF

H 1,125 SF

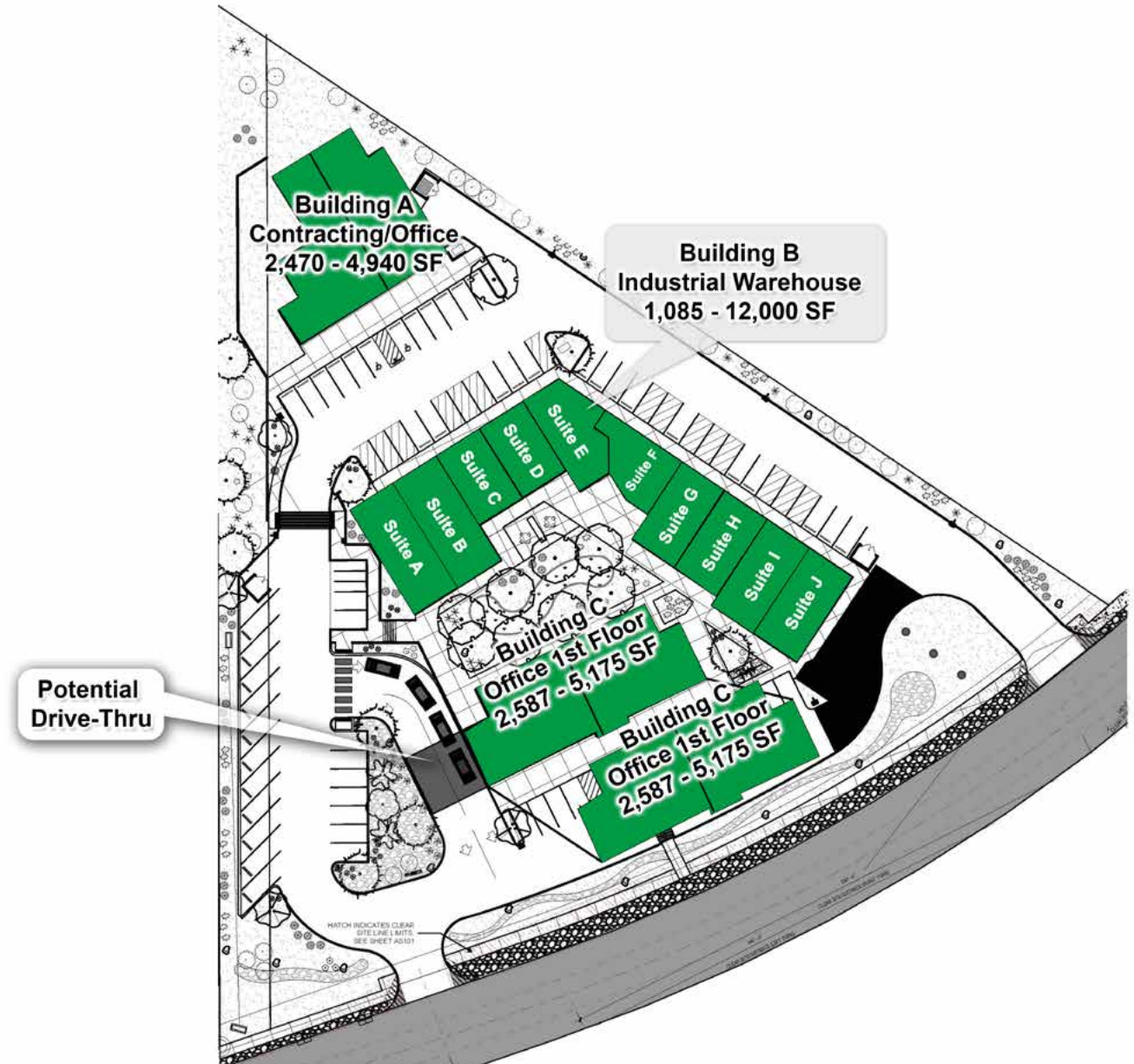
I 1,250 SF

J 1,250 SF

Building C **\$25.00 PSF (Full Service)**

Office 1st Floor 2,587 - 5,175 SF

Office 2nd Floor 2,587 - 5,175 SF

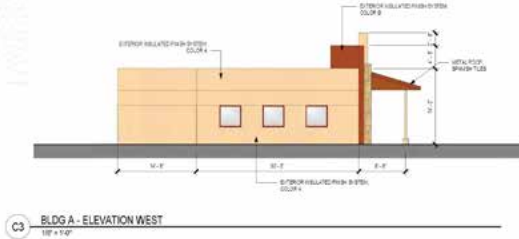


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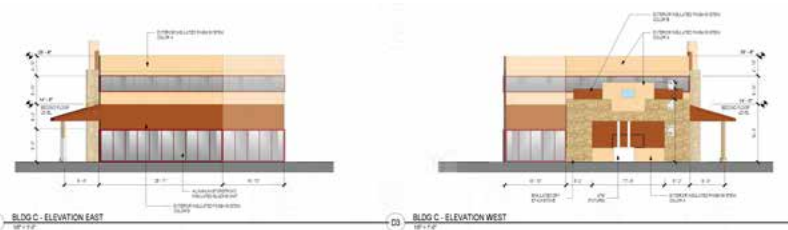
B1 BLDG B - ELEVATION WEST-B
1/8\"/>

BLDG AREA: 102 SF
4% OF ELEVATION



A1 BLDG B - ELEVATION WEST-A
1/8\"/>

BLDG AREA: 36 SF
1% OF ELEVATION



D1 BLDG C - ELEVATION EAST
1/8\"/>

D2 BLDG C - ELEVATION WEST
1/8\"/>



B1 BLDG C - ELEVATION NORTH
1/8\"/>

BLDG AREA: 86 SF
1% OF ELEVATION

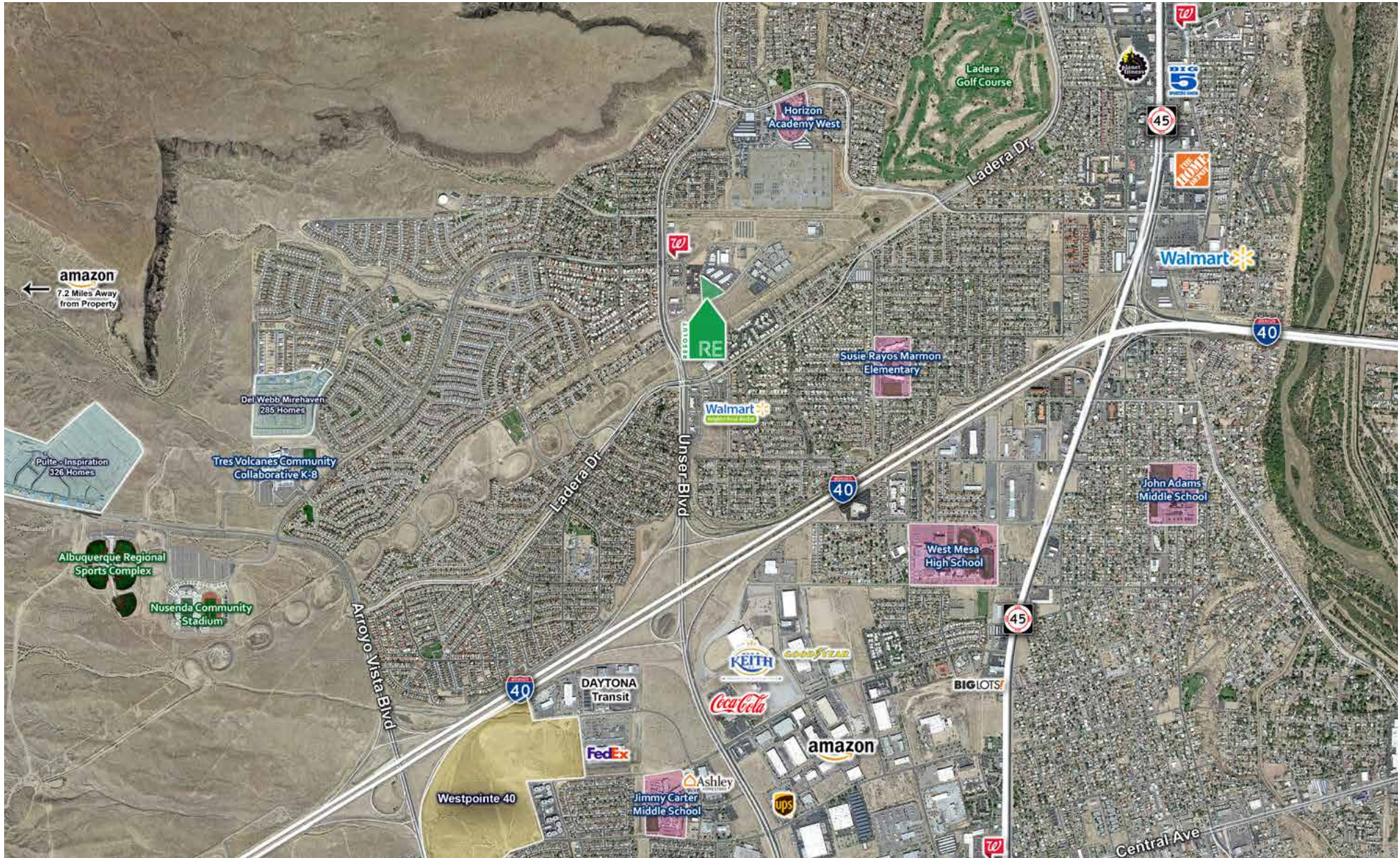


A1 BLDG C - ELEVATION SOUTH
1/8\"/>

BLDG AREA: 45 SF
1% OF ELEVATION



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Placer AI Data

METRICS

Walmart Neighborhood Market

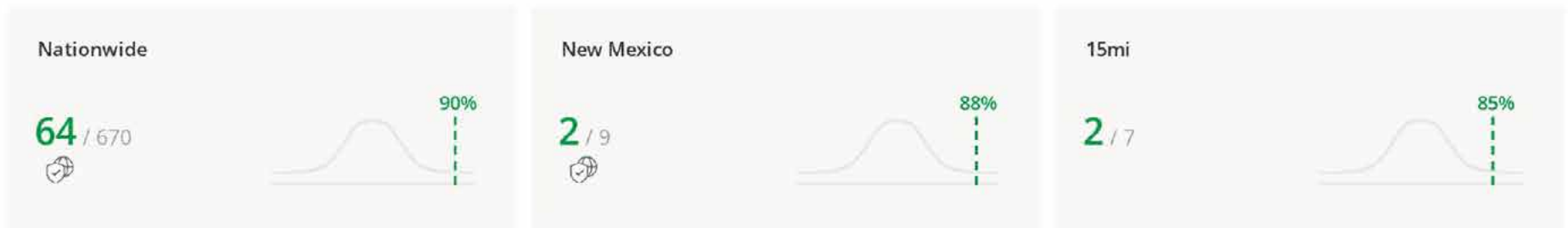
1820 Unser Blvd NW, Albuque... # 4676

Visits	937.7K	Avg. Dwell Time	29 min
Visits / sq ft	22	Visits YoY	+11.1%
Size - sq ft	42.6K	Visits Yo2Y	+14.4%
Visitors	159.8K	Visits Yo3Y	+14.8%
Visit Frequency	5.87		

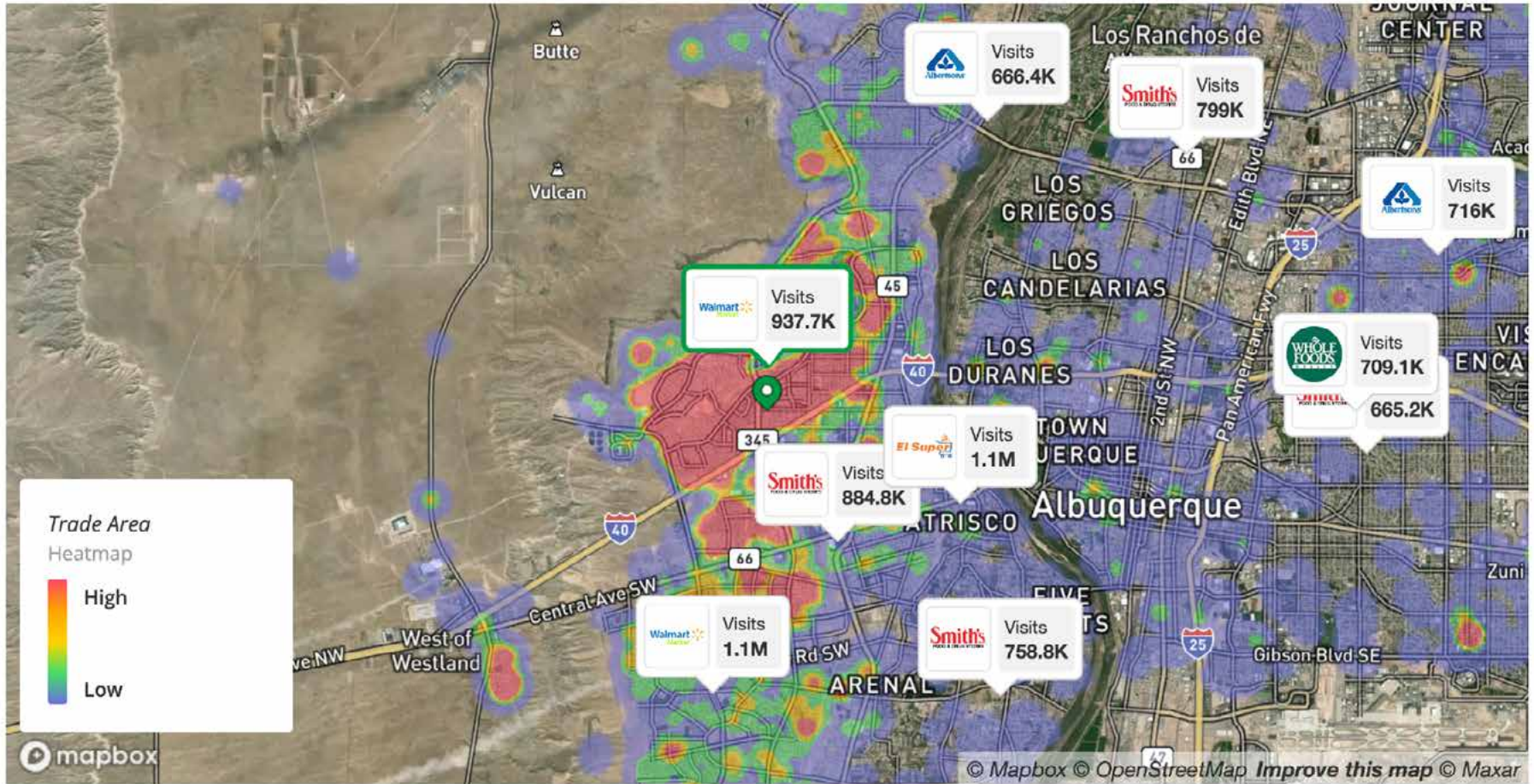
RANKING OVERVIEW

Walmart Neighborhood Market

1820 Unser Blvd NW, Albuq... # 4676



MARKET LANDSCAPE



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jun 1st, 2022 - May 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

