



Colliers

# For Lease

**Montano Plaza**  
6200 Coors Blvd NW  
Albuquerque, NM 87120

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# Property Profile

## Details

Lease Rate	See Broker
NNN	\$4.06
Space Available	Restaurant: +/- 2,178 - 4,208 SF Shop Space: +/- 750 SF - 4,443 SF
Submarket	West Mesa
Zoning	MX-M

## Features

- Albertsons & Dollar Tree anchored neighborhood shopping center
- Located at the intersection of one of Albuquerque's busiest river crossing (Montano Blvd) and primary westside arterial (Coors Blvd) with traffic counts of 70,200 VPD
- Former restaurant space with hood vent in place

## Area Co-tenancy



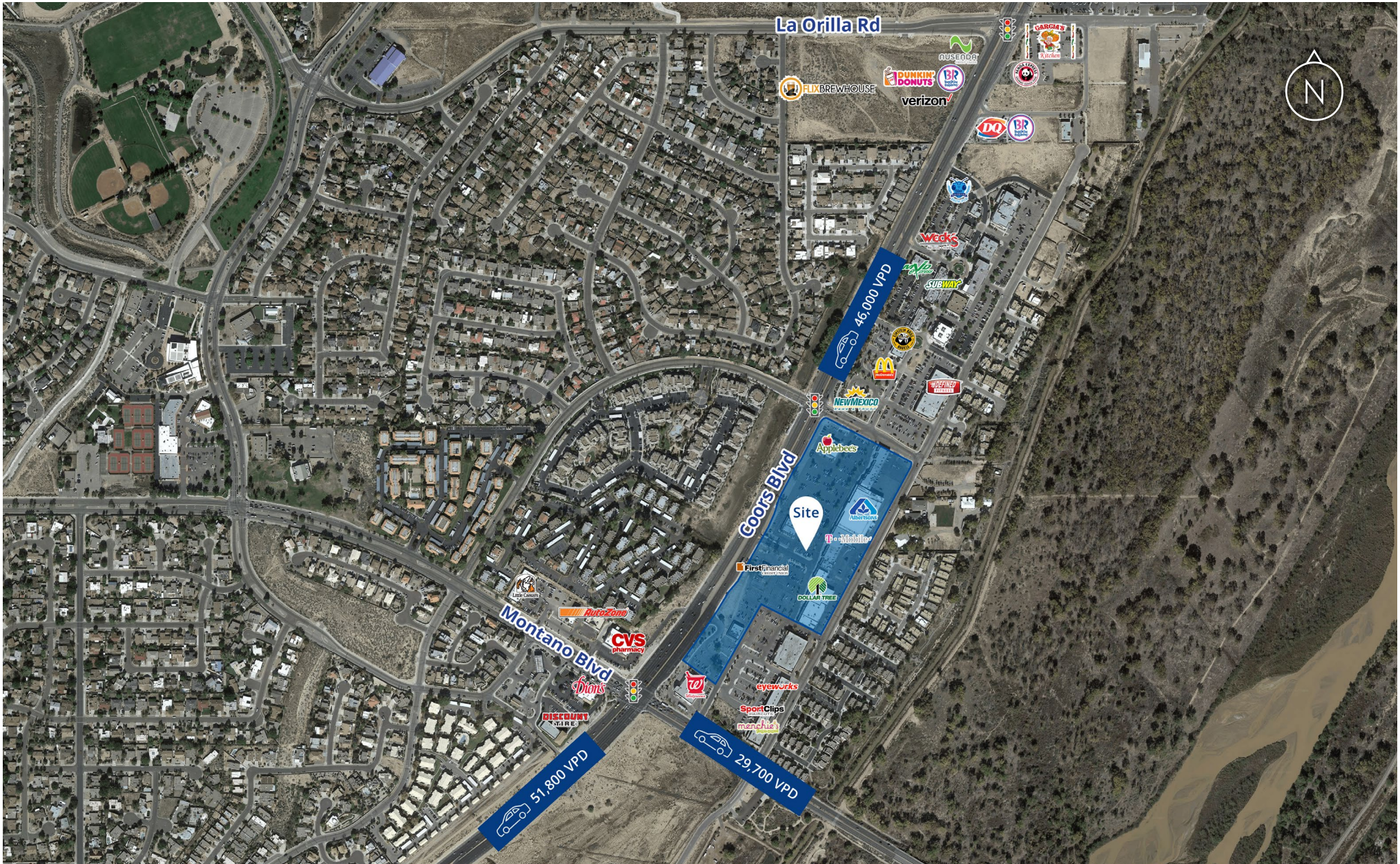
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# Trade Area Aerial

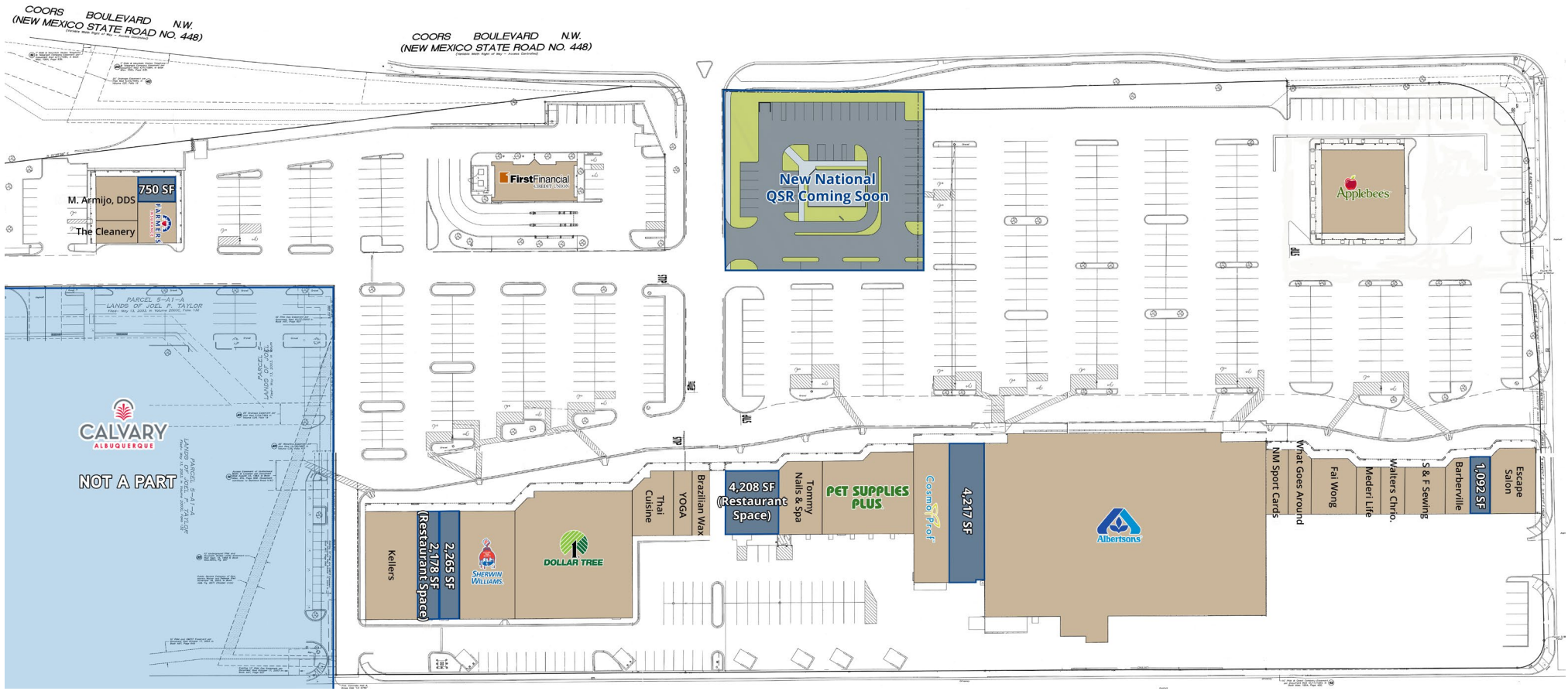


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# Intersection Aerial



# Site Plan



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	8,014	76,325	204,552
Households	3,585	31,258	81,263
Median HH Income	\$59,347	\$68,794	\$62,498
Average HH Income	\$81,525	\$94,096	\$83,695

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