



Colliers

± 2,233 SF
AVAILABLE

For Lease

6911 Taylor Ranch Dr NW
Albuquerque, NM 87120

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Property Profile

Details

Lease Rate	\$21.00 PSF + NNN
NNN	\$5.31 PSF
Space Available	± 2,233 SF
Lot Size	5.88 Acres
Submarket	West Mesa
Zoning	MX-M

Features

- Second generation medical/dental office
- Attractive, well-maintained neighborhood strip center with strong local tenancy
- Monument signage available for excellent visibility
- Located in an established Taylor Ranch trade area with strong demographics
- Easy access and convenient circulation for patients and staff

Area Tenants



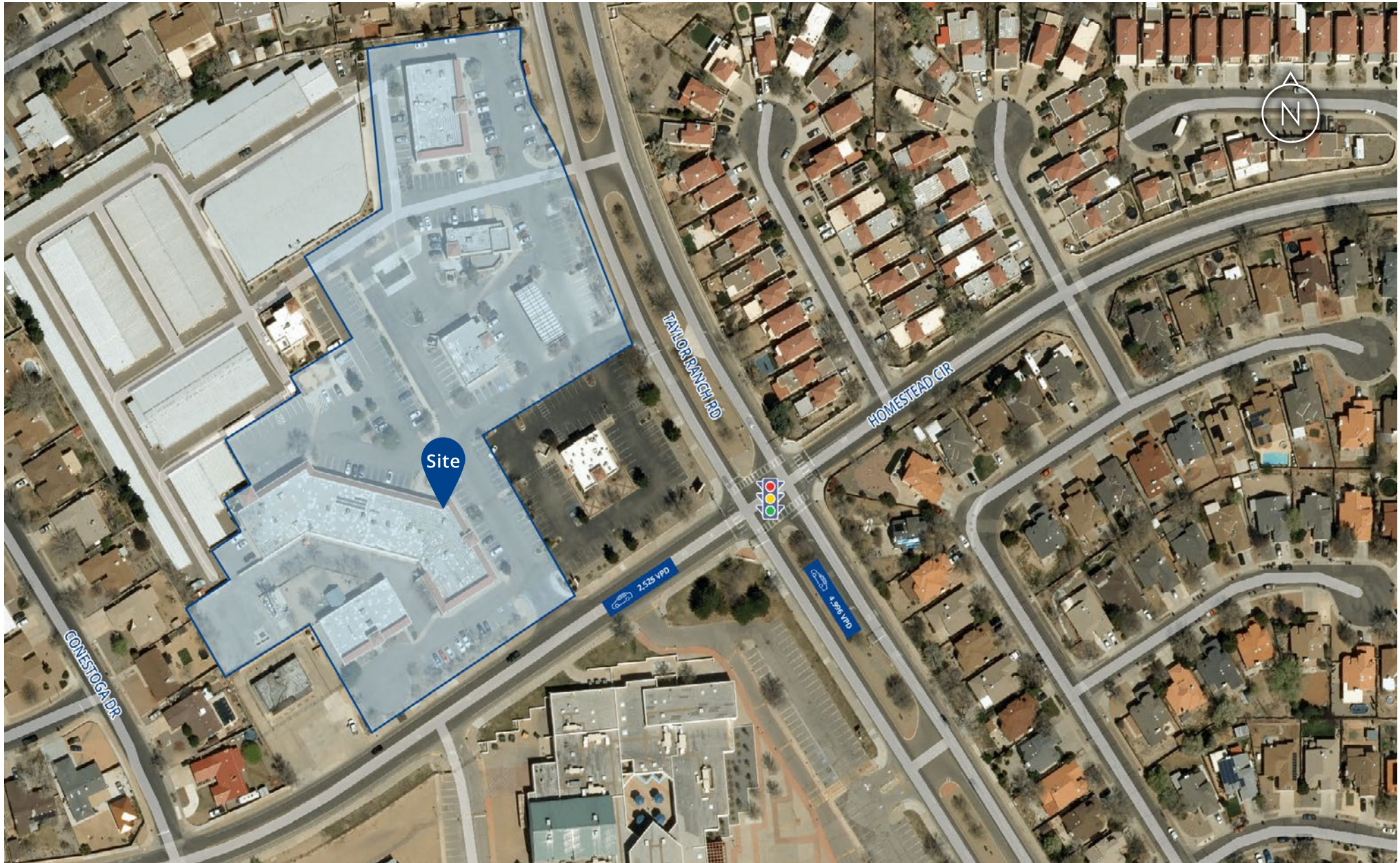
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Trade Area Aerial

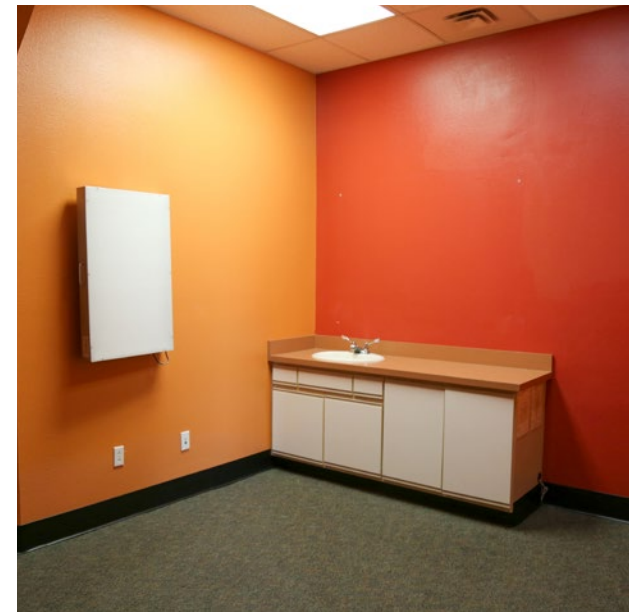
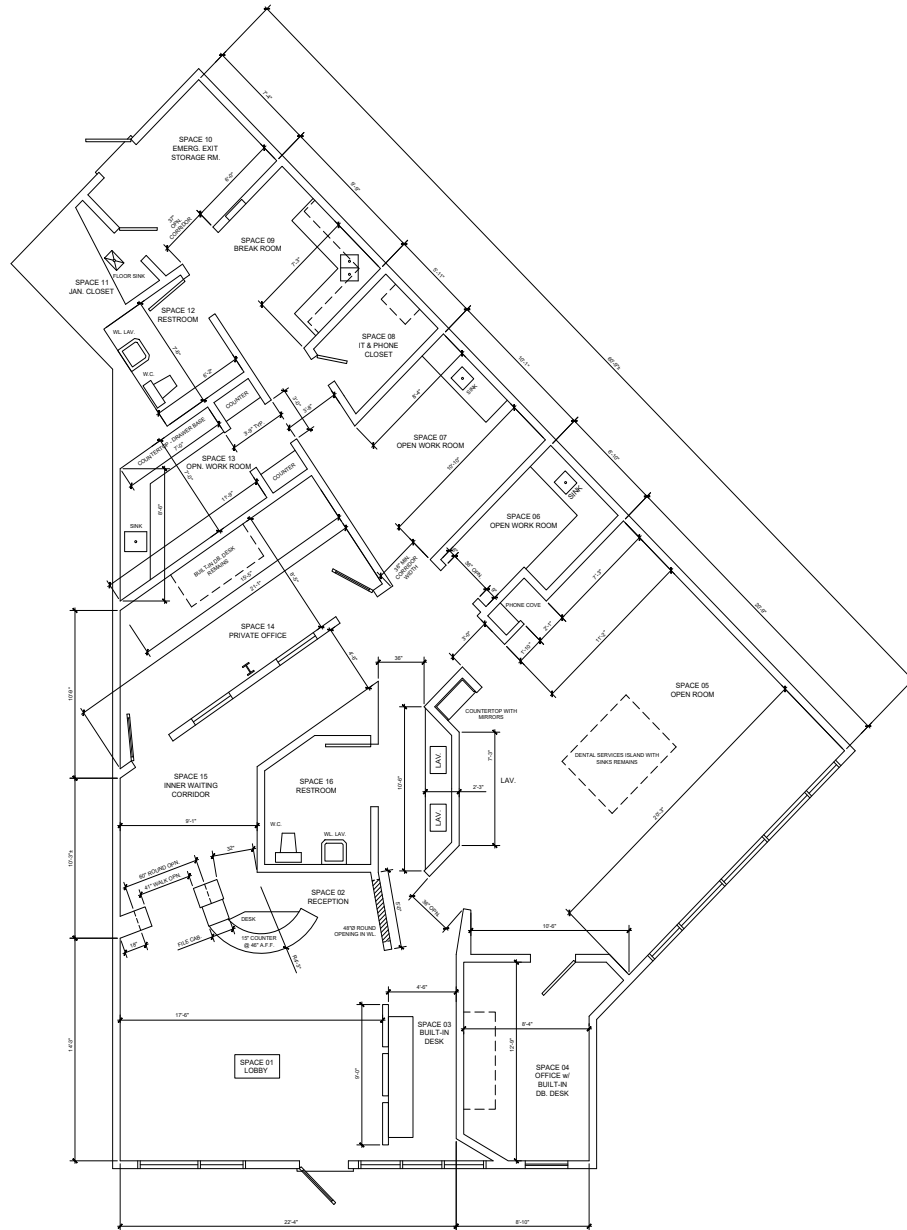


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Intersection Aerial



As-Built Floor Plan - Former Dental Office

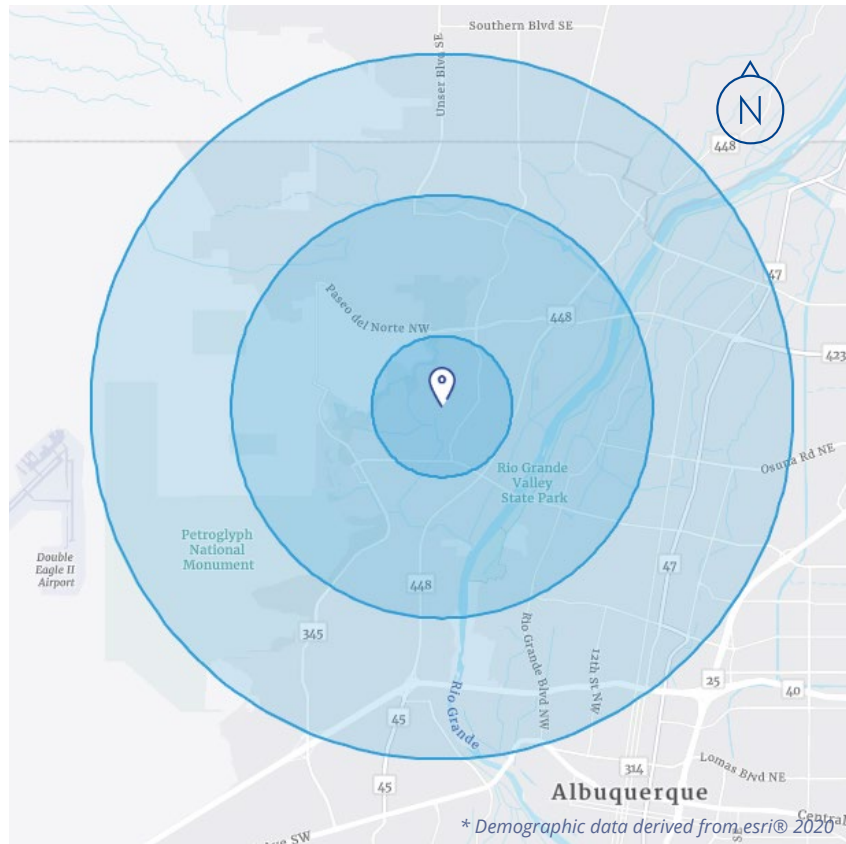


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Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	13,015	71,987	183,963
Households	5,453	29,437	74,897
Median Age	42.2	40.8	40.4
Average HH Income	\$106,382	\$115,542	\$109,739
Per Capita Income	\$45,444	\$47,392	\$44,782
Daytime Population	7,798	52,656	157,087
College Education	60.7%	58.6%	55.6%



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