

For Lease

Charming Executive Suites in Corrales

PROFESSIONAL OFFICE/MEDICAL USERS

5065 Corrales Rd. | Corrales, NM 87048

SWQ Corrales Rd. & Old Church Rd.



Conceptual photo, subject to change.



AVAILABLE
Executive Suites:
±112 - 165 SF



LEASE RATE
\$600 - \$650/Month
Full Service

HIGHLIGHTS

- On Corrales' main business corridor
- Just 7 minutes from Hwy. 528/Alameda Blvd.
- Shared reception area and break room
- Updated interior flooring & paint
- Sink and cabinetry available
- Furnished or unfurnished

ZONING

- A1 & C, Village of Corrales

For Lease

CHARMING CORRALES EXECUTIVE SUITES

5065 Corrales Rd. | Corrales, NM 87048



5065 Corrales Rd.

San Ysidro
Catholic Church

Corrales Rd.

Old Church Rd.

Corrales
Mission Church

Wagner Farms

Wagner Ln.

NAISunVista

505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

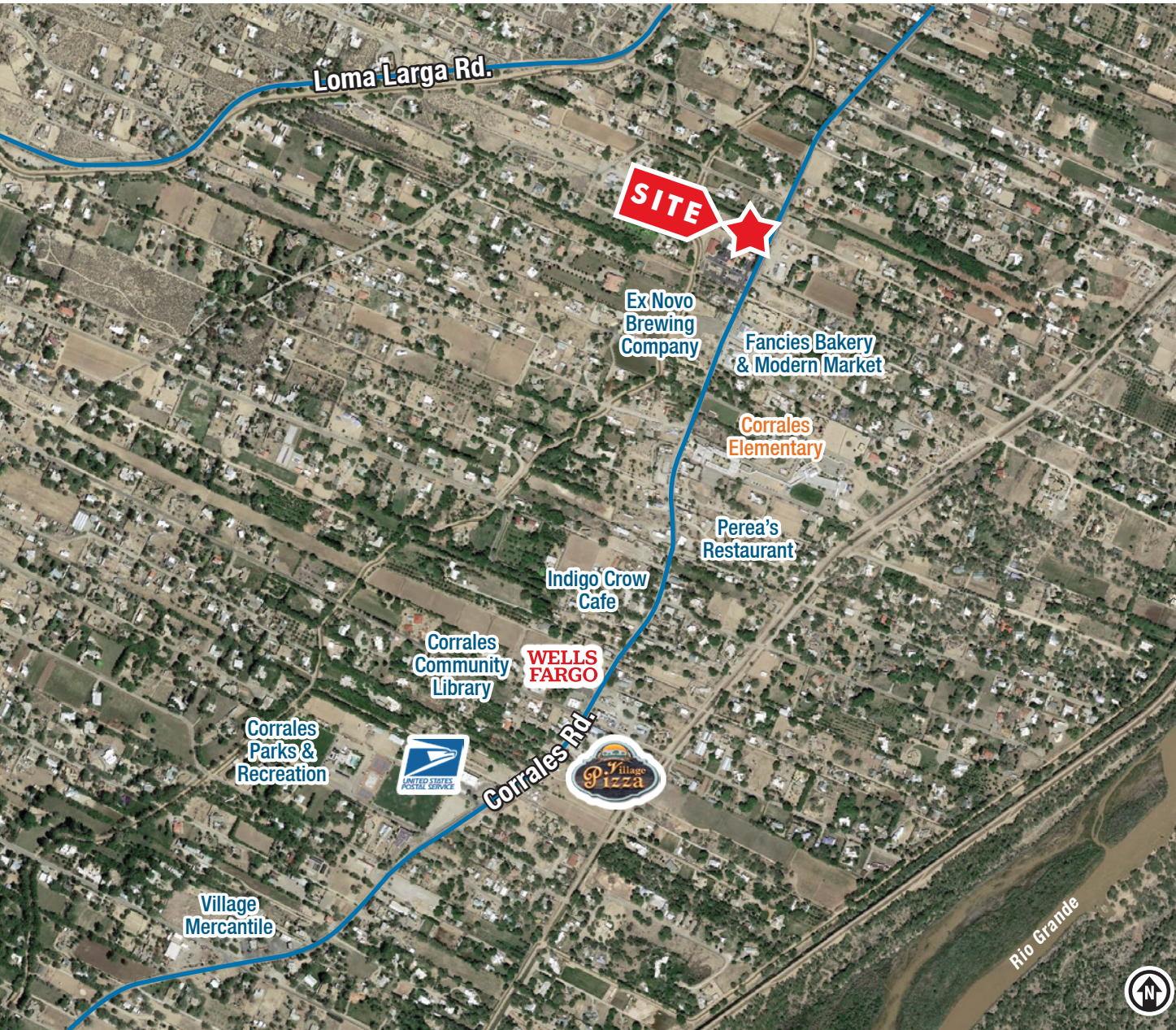
Lisa Mercer
lisa@sunvista.com
505 235 8503

Martha Carpenter
martha@sunvista.com
505 228 0154

For Lease

CHARMING CORRALES EXECUTIVE SUITES

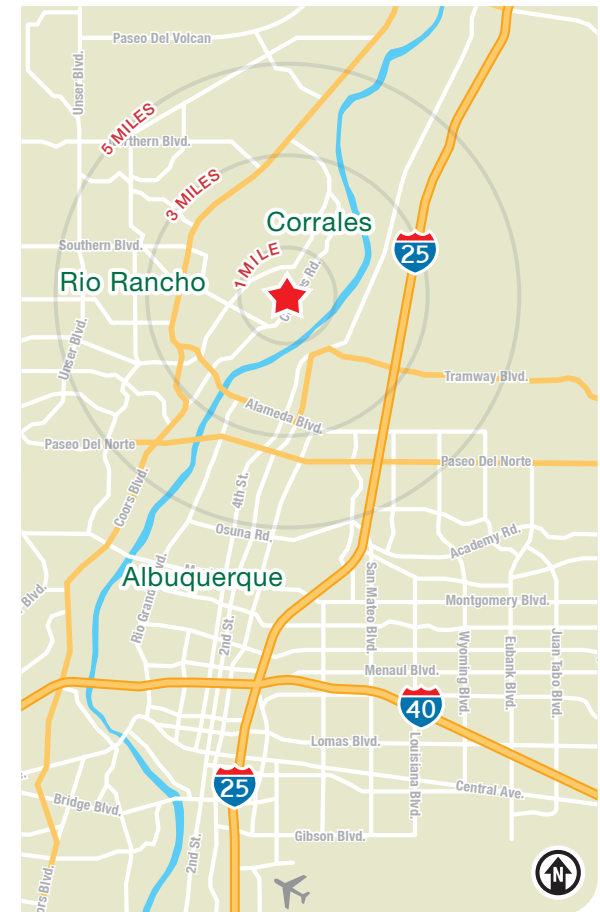
5065 Corrales Rd. | Corrales, NM 87048



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	2,482	26,890	116,757
Average HH Income	\$178,963	\$118,738	\$118,580
Daytime Employment	954	18,367	66,990

2024 Forecasted by Esri



505 878 0001 | sunvista.com |
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Lisa Mercer
lisa@sunvista.com
505 235 8503

Martha Carpenter
martha@sunvista.com
505 228 0154

For Lease

CHARMING CORRALES EXECUTIVE SUITES

5065 Corrales Rd. | Corrales, NM 87048



Suite 1



Suite 2



Suite 3



Suite 4



Break Room

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 2024 Demographics)



8,511
City Population



3,716
Households



\$173,307
Avg. Household Income



\$97,472
Md. Disposable Income



257
Total Businesses



1,506
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.

