

Riverside Plaza

Professional Office / Located at the Gateway to Rio Rancho & Albuquerque

Available

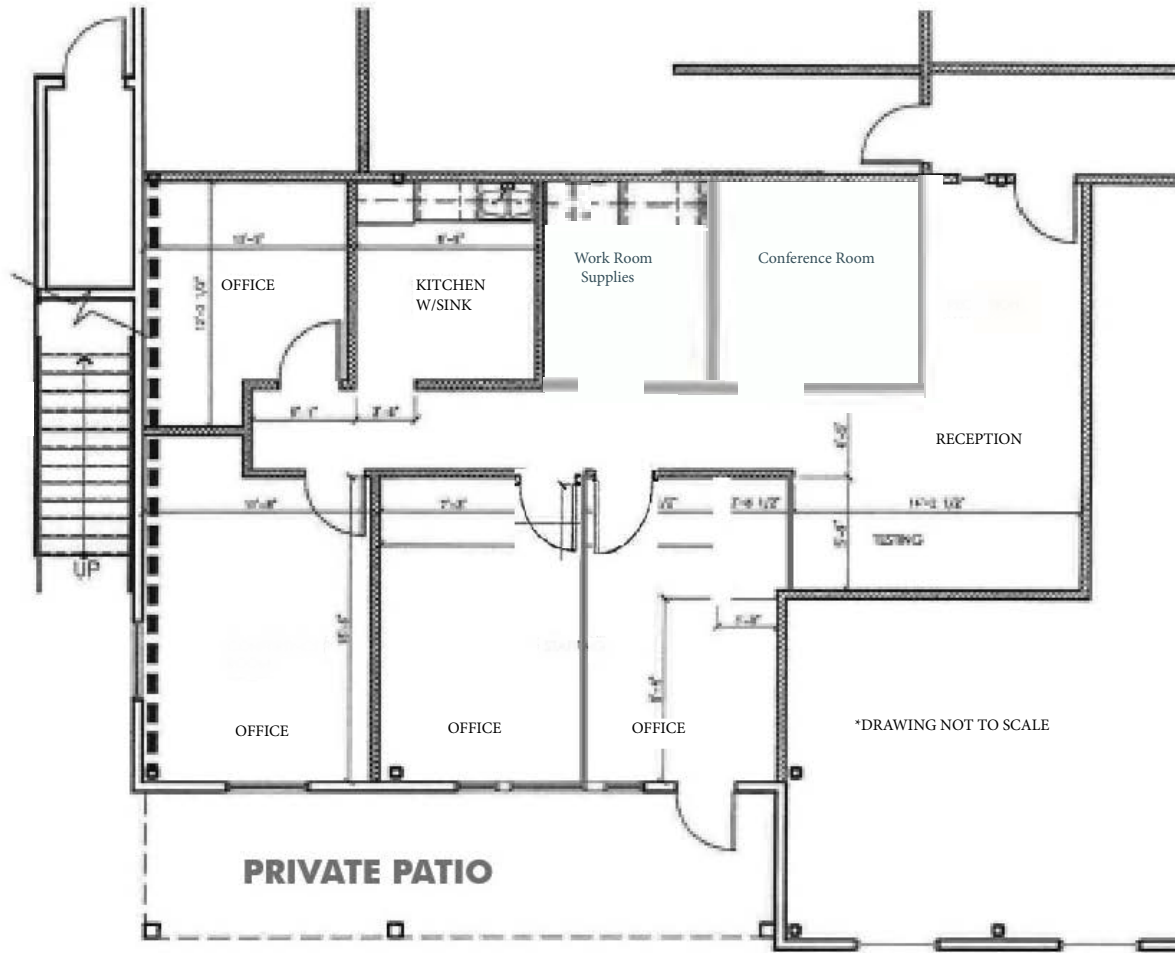
- 6330 Riverside Suite 175 - 1,492± RSF
- \$19.75/RSF /YR Full Service

Features

- Ideally located at Coors and Montano in the path of fast growing West Albuquerque
- At one of only 7 river crossings connecting the West and East quadrants of the City
- Situated within a neighborhood center that is a destination location for westside commuters
- Two-story professional office building
- Multiple walkable amenities surrounding the property
- 3.92/1,000 surface parking
- Easy access to major traffic arterials (Coors Rd N/S and Montano Rd E/W)
- Excellent visibility with 48,000 VPD
- Located on a bus route
- Bosque access near property



Floor Plan - Suite 175 - 1,492± RSF
Ready for occupancy 8/1/2024!



Suite Features

- Move-in ready suite
- Generous windowed offices that provide natural lighting throughout
- Highly functional office layout
- Private patio access

Riverside Plaza

6330 Riverside Lane NW, Albuquerque, NM 87120

For Lease



KOHL'S
BED BATH & BEYOND
Durlington
SAMS CLUB
LOWE'S
BEST BUY
Michaels

WALMART SUPERCENTER
PETS MART

COTTONWOOD MALL
Conn's JCPenney
Dillard's HOBBY LOBBY

TARGET
CHOUZE FITNESS
ROSS DRESS FOR LESS
DOLLAR TREE
BIG5
CINEMARK
MOVIES WEST
TACO BELL

6330 RIVERSIDE LN
40,400 VPD

FLIX BREWHOUSE
Village Inn
EBONY'S
nuseña

AutoZone
Spin's

CVS pharmacy

Blons

DISCOUNT TIRE

RIVERSIDE PLAZA
DEFINED FITNESS
Albertsons
Applebee's
McDonald's
DOLLAR TREE
Wecks
and many more amenities

New 109,159± SF Shopping Center
SPROUTS FARMERS MARKET
RUSTY TACO
PETS MART
WHICH WICH SUPERIOR SANDWICHES
BOSQUE SCHOOL

One of only 7 river crossings

7 Minutes (4.5 Miles) to I-25

8 Minutes (4.8 Miles) to I-40
COORS BLVD

NEW 280 UNIT MULTIFAMILY DEVELOPMENT

26,400 VPD Future Retail

45,600 VPD



Area Highlights

Albuquerque's Westside has been one of the fastest growing areas of the City in the past few years with a steady stream of new housing starts, new infrastructure endeavors including vital connections at Unser Blvd and Paseo del Volcan, and ongoing commercial development. With low cost of living and many affordable housing options, much of Albuquerque's younger workforce choose to live West of the Rio Grande River.

Live/Work/Play



West Albuquerque accommodates every need with upscale apartments, hotels and professional offices



Over 40 in-demand dining establishments within 3 mile radius

Young Workforce



38% of the Albuquerque MSA population lives West of the river, 36.9% with a college degree

Reverse Commute



West Albuquerque provides decreased commute time by being closer to Westside workforce and providing a reverse commute to Eastside employees.

Mass Transit



West Albuquerque is well integrated into the mass transit system with multiple bus routes throughout the area and a transit HUB at Unser Blvd and Central Ave

RIVERSIDE PLAZA

High Growth Potential



West Albuquerque offers large tracts of developable land and an expanding population, making it prime for future growth

Development



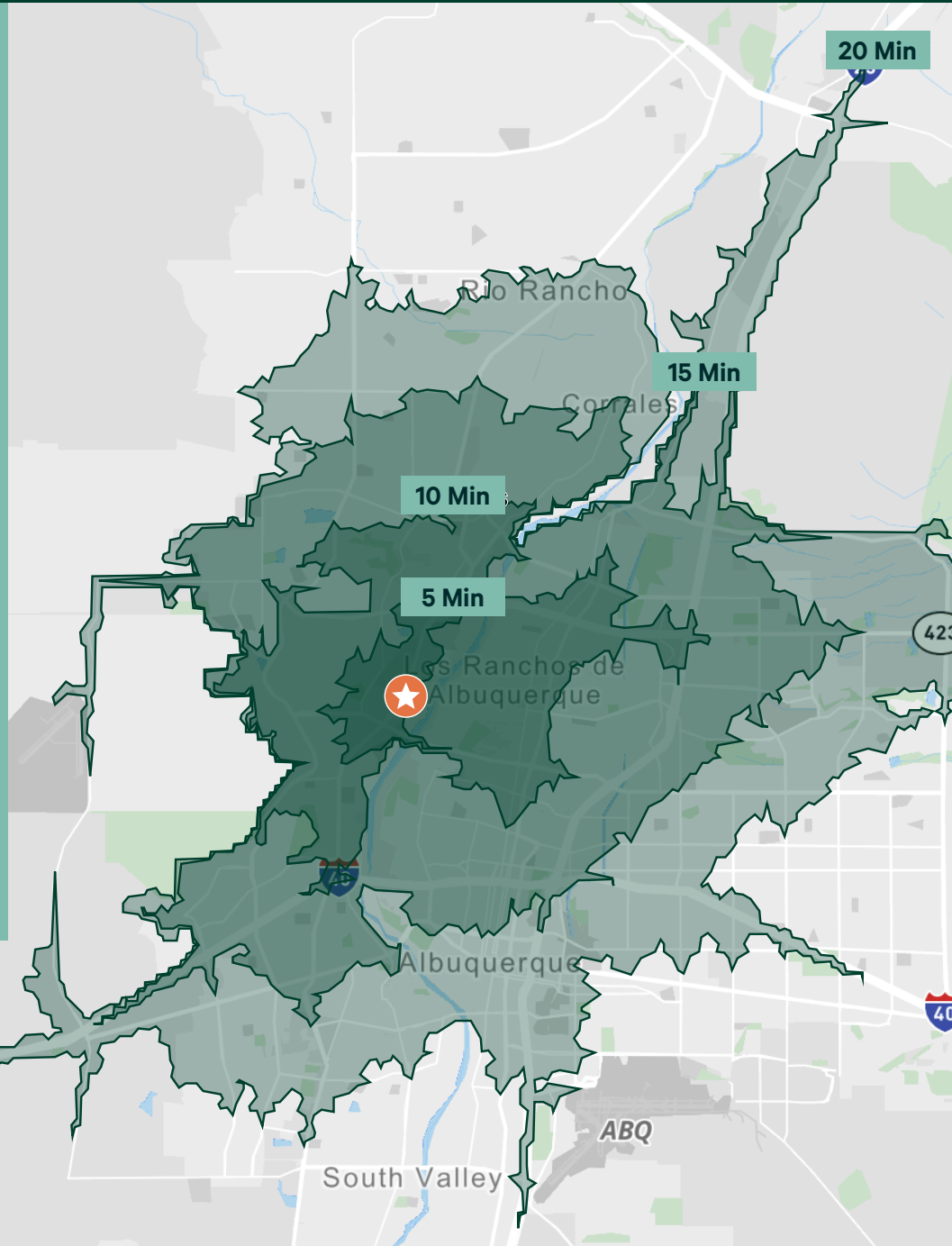
West Albuquerque MSA has added three new hospitals, roads for better connectivity, university campuses, schools and retail options to serve the expanding population



Over 9.6M SF of retail is located West of the river including one of the city's two regional shopping malls

Drive Times

- 20 minute drive from Riverside Plaza to almost all quadrants of the city
- Less than 2 minutes to the Montano River Crossing
- 20 Minutes to Albuquerque International Sunport (Airport)
- Less than 15 Minutes to Downtown
- 15 Minutes to Uptown
- 5 Minutes to Cottonwood Retail Area



Demographics

20 Minutes

- 590,319 Population
- 242,671 Households
- \$93,020 Average HH Income
- 36.9% Bachelor's Degree+

15 Minutes

- 328,664 Population
- 134,217 Households
- \$97,090 Average HH Income
- 36.5% Bachelor's Degree+

10 Minutes

- 105,810 Population
- 44,083 Households
- \$102,294 Average HH Income
- 36.3% Bachelor's Degree+

5 Minutes

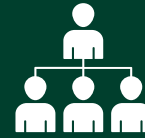
- 16,974 Population
- 7,237 Households
- \$106,296 Average HH Income
- 40.5% Bachelor's Degree+

Source: Esri 2022



Albuquerque Quick Facts

- Albuquerque is the state’s major commercial center, serving as a hub for business, trade, finance, industry and government.
- The Albuquerque metro area accounts for nearly 45% of the state’s total employment.
- With a young population and the presence of the University of New Mexico, the Albuquerque metro area provides employers with an abundant, diverse and well-educated work force - 34% with bachelors degree or higher.
- A heavily government-centered economy with a stable employment base which is a hedge against swings in the private sector base.
- Albuquerque enjoys the benefits of low costs of living and doing business, 98.1% on a national scale of 100%.
- Two major interstates bisect the city: I-25 runs north to south and I-40 runs east to west.



POPULATION

922,905



PROJ POP 2022 - 2027

950,623



OF HOUSEHOLDS

371,441



AVG HH INCOME

\$91,254



BACHELORS OR HIGHER

34.0%



DAYTIME POP

388,653

Source: Esri 2022

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