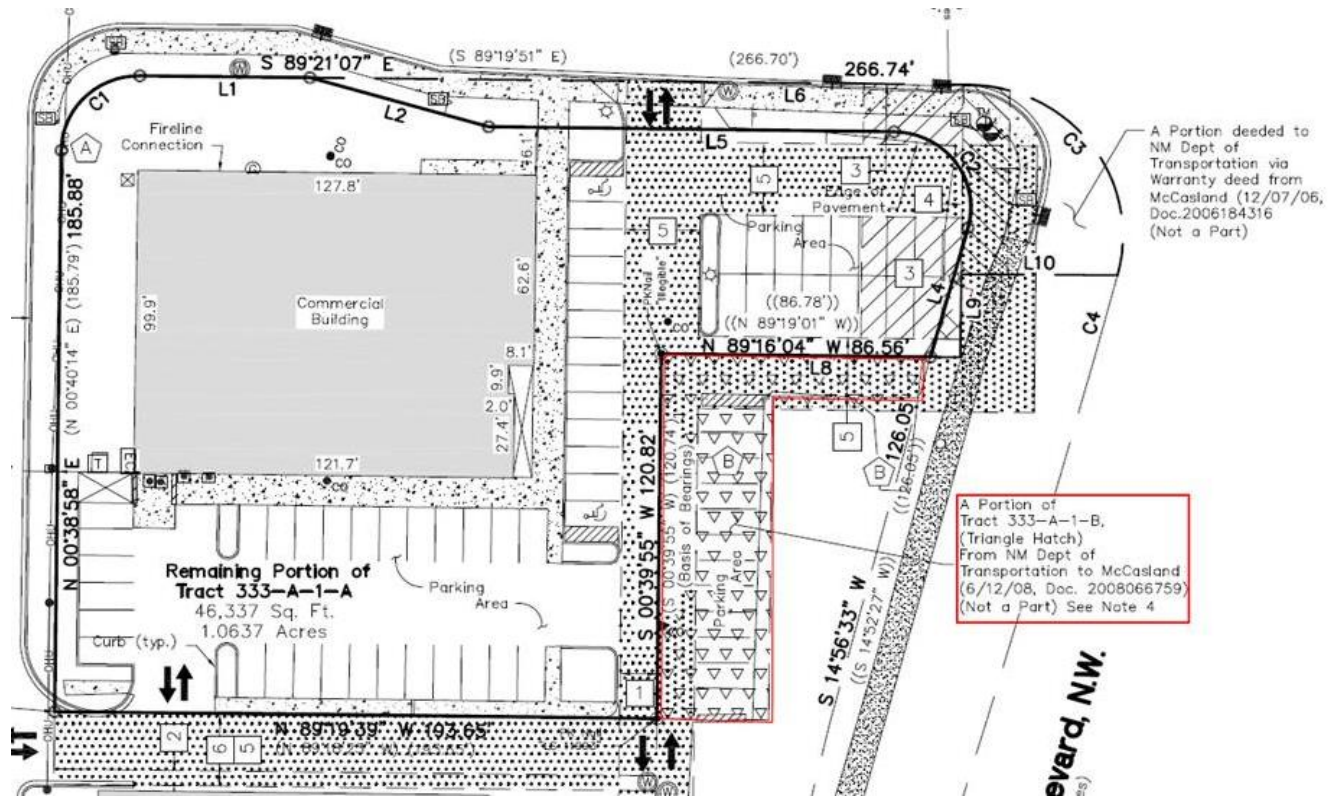


# COMING ONLINE—JANUARY 2023 12,553 SF BLDG FOR LEASE ALONG BUSTLING COORS CORRIDOR

*2551 Coors Blvd NW – NWQ Coors & I-40 Interchange, NW ABQ, NM*





- Strategically Positioned 1-Story, Single Tenant Bldg in Strong Area
- 12,533 SF Office Building on 1.06 AC Site Near Major Interchange
- Versatile Bldg for Retail, Office, Med Office, Flex, Wholesale
- Coming Available For Lease January 2023
- Flexible MX-M City Zoning Allows for a Variety of Commercial Uses
- Additional Parking with Adjoining ½ AC Land Owned by DOT
- Site Lies in Close Proximity to Major Retail Hub
- Heavy Traffic Counts Along Coors Corridor w/ 58,000+ Cars/Day
- Asking Lease Rate of \$14.00/SF/YR NNN

Contact:  
Mark Edwards



Leasing ♦ Brokerage ♦ Development

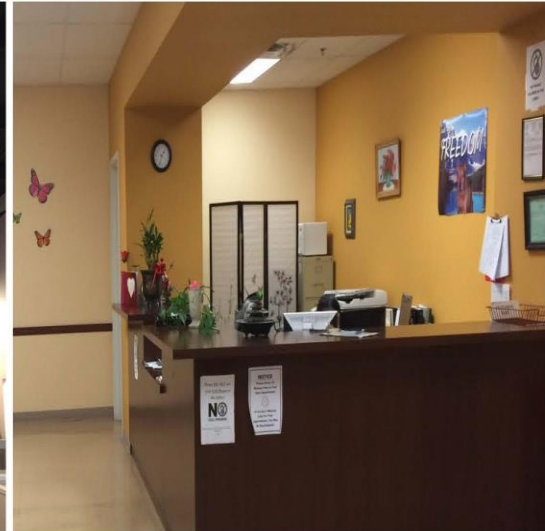
Executive West Bldg. 2929 Coors Blvd. NW Ste. #202  
Albuquerque, NM 87120  
505-998-7298 Cell 505-350-8211 Fax 505-998-7299  
Mark.Edwards@EdwardsCommercialRealty.com

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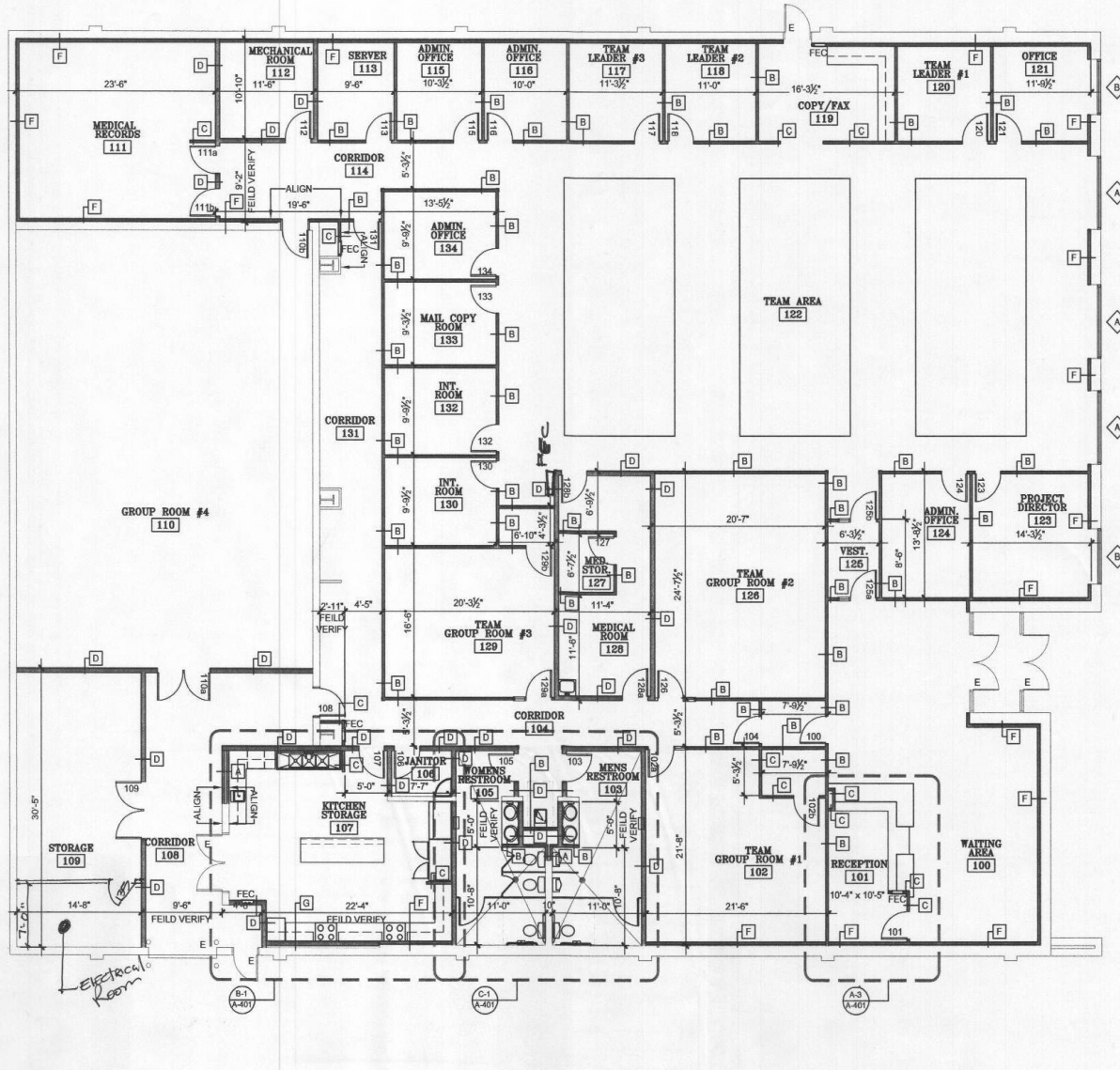
2551 COORS BLVD NW, ALBUQUERQUE, NM 87120



2551 COORS BLVD NW, ALBUQUERQUE, NM 87120



BUILDING FLOOR PLAN



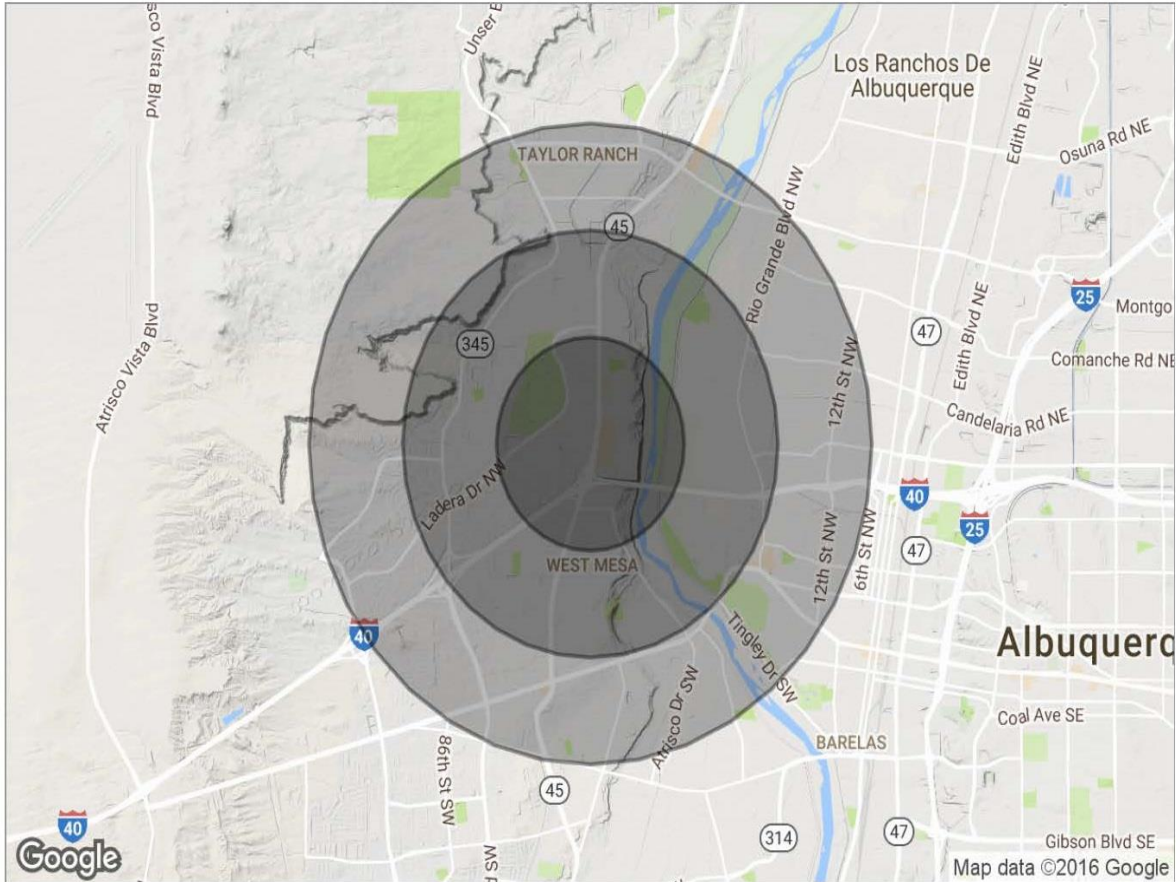
B-2

SCALE: 1/8" = 1'-0"

FLOOR PLAN

# Demographics

2551 COORS BLVD NW, ALBUQUERQUE, NM 87120



	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
TOTAL POPULATION	13,659	43,449	89,016
MEDIAN AGE	31.6	33.2	33.3
MEDIAN AGE (MALE)	29.0	31.4	31.4
MEDIAN AGE (FEMALE)	33.8	34.6	34.4
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	5,416	16,723	33,998
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$55,886	\$59,573	\$60,441
AVERAGE HOUSE VALUE	\$203,512	\$205,682	\$209,570