



Lease Rate: \$14.00/SF + NNN

Lease Type: NNN (Estimated \$3.50/SF)

Available Space: +/- 1,000 to +/- 2,000/SF

Zoning: MX-L (Low Intensity)

Available Units:

Suite 4: +/- 1,000 SF

Suite 7: +/- 1,000 SF

Suite 10: +/- 1,000 SF

Suite 12: +/- 1,000 SF

Suite 14: +/- 1,000 SF

Suite 15: +/- 1,000 SF

Suite 19: +/- 1,000 SF

Features:

Busy Hard Corner Shopping Center

Excellent Access

Plenty of Parking

Under-Served Trade Area

Destination West Side Center

Strong Tenant Mix

Excellent Signage

No CAM

Volcano Plaza Shopping Center

640 Coors Blvd. NW, Albuquerque, NM 87121

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Chris Sioss
505-980-2820

chris@go-absolute.net



Trade Area Map



Site Close Up & Location Description



LOCATION DESCRIPTION

This property is conveniently located on the West Side of Albuquerque in a fast developing area. Volcano Plaza is an excellent opportunity to be located in a destination shopping center on the South-West Side. The property is one of the best deals on the market and features modified-gross rent rather than expensive CAM fees. This property features three suites situated right off busy Coors Blvd. which boasts over 37,000 VPD. There is excellent parking and the surrounding tenants are successful because of the location and the exposure provided through high levels of business. Fast food joints such as Blakes' Lotaburger bring in a lot of business and visitors to the area.



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Property Summary



Absolute Investment Realty is proud to present this opportunity to lease space at Volcano Plaza Shopping Center, one of the South-West side's most recognizable destination retail locations. Available for Lease are five +/- 1,000 SF shop spaces (2 of the spaces may be combined to +/- 2,000 SF).

This property is located at the hard corner of Coors Blvd. and Fortuna Rd. in the fastest growing west side trade area of Albuquerque. The property serves Coors Blvd. traffic, West Mesa High School (located across the street), and the numerous businesses located in the trade area. Running the entire north – south length of the city, Coors Blvd. is the west side's primary commuter and business corridor connecting interstate 40 to a large portion of the city's population.

Property Information Summary

Zoning:	C-1
Property Address:	640 Coors Blvd. NW, Albuquerque, NM 87121
Property Description:	Retail/Commercial
Total Available Space:	Suite 4: +/- 1,000 SF Suite 7: +/- 1,000 SF Suite 10: +/- 1,000 SF Suite 12: +/- 1,000 SF Suite 14: +/- 1,000 SF* Suite 15: +/- 1,000 SF (*Can be combined to 2,000) Suite 19: +/- 1,000 SF
Lease Rate:	\$14.00/SF + NNN
Lease Type:	NNN (Estimated \$3.50/SF)
Access:	Excellent
Visibility:	Excellent
Signage:	Excellent
Curb Appeal:	Excellent
Highest and Best Use:	Retail

*The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



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Interior Pictures

Large Open Space

Ideal for any retail/commercial purpose



Airy and Bright

Variety of flooring and interior features

Windows and Clean Interiors

Plenty of room for any business use



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Exterior Pictures

Excellent Parking

Plenty of room for visitors to all tenants



Great Signage

Very bright and visible from roadways



Popular Surrounding Tenants

Fantastic Exposure



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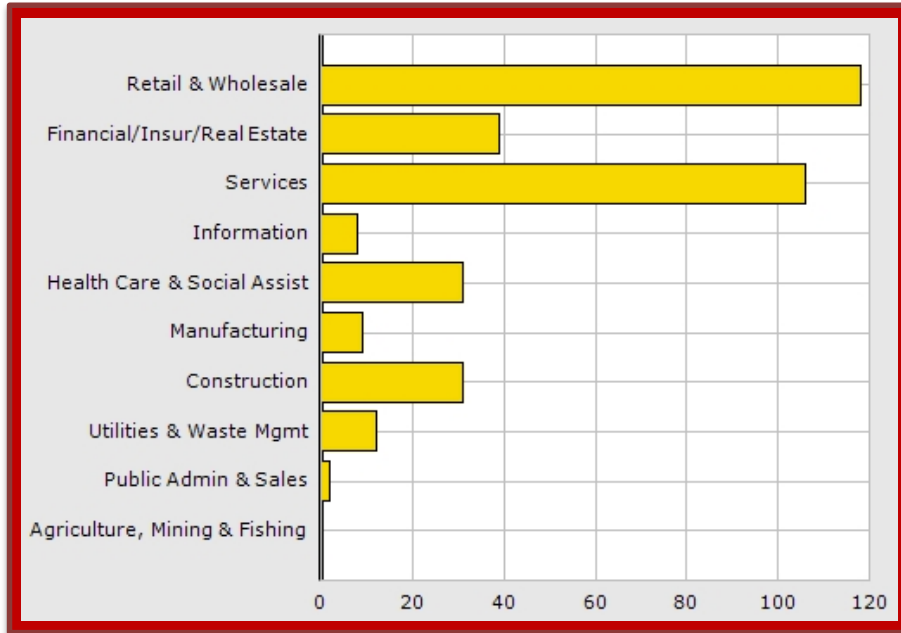
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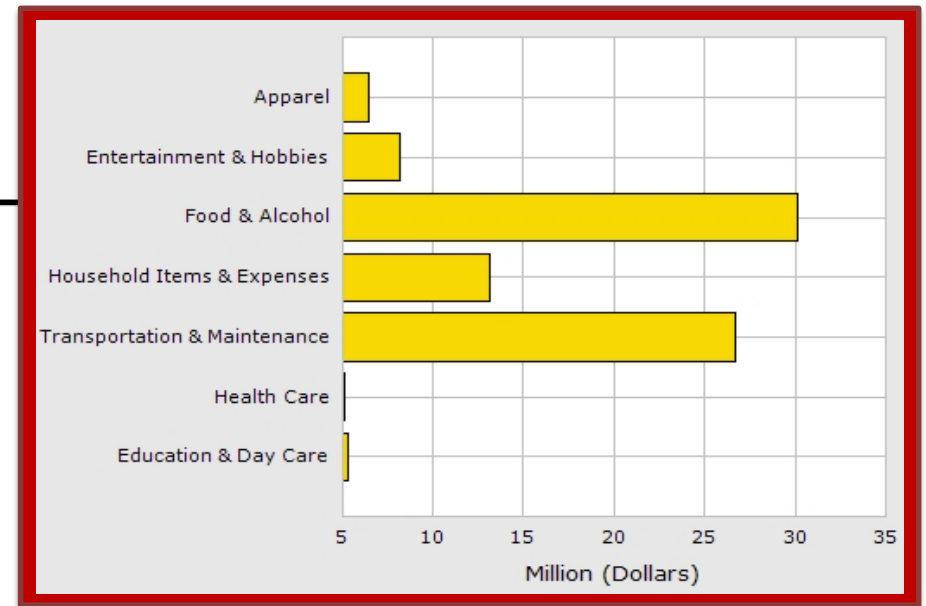
chris@go-absolute.net

Demographics

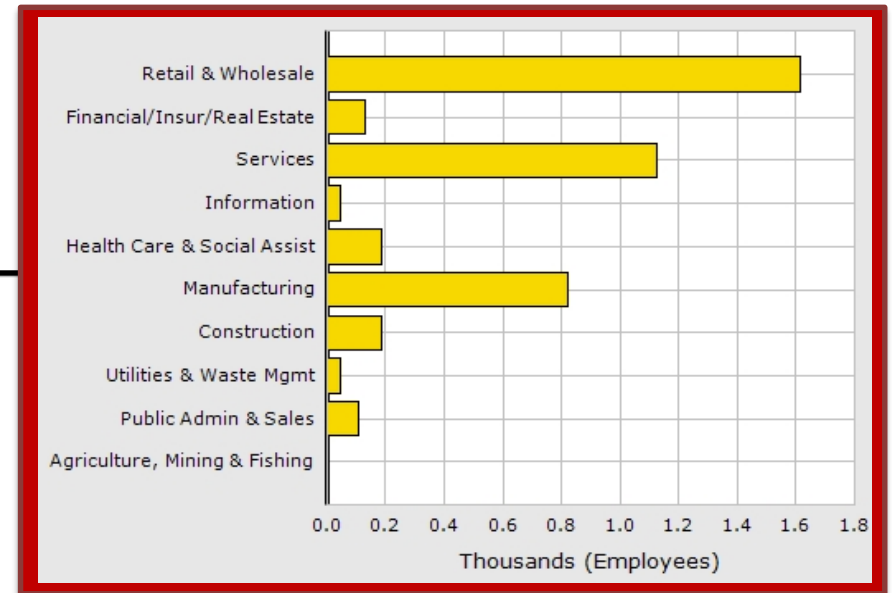
Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile



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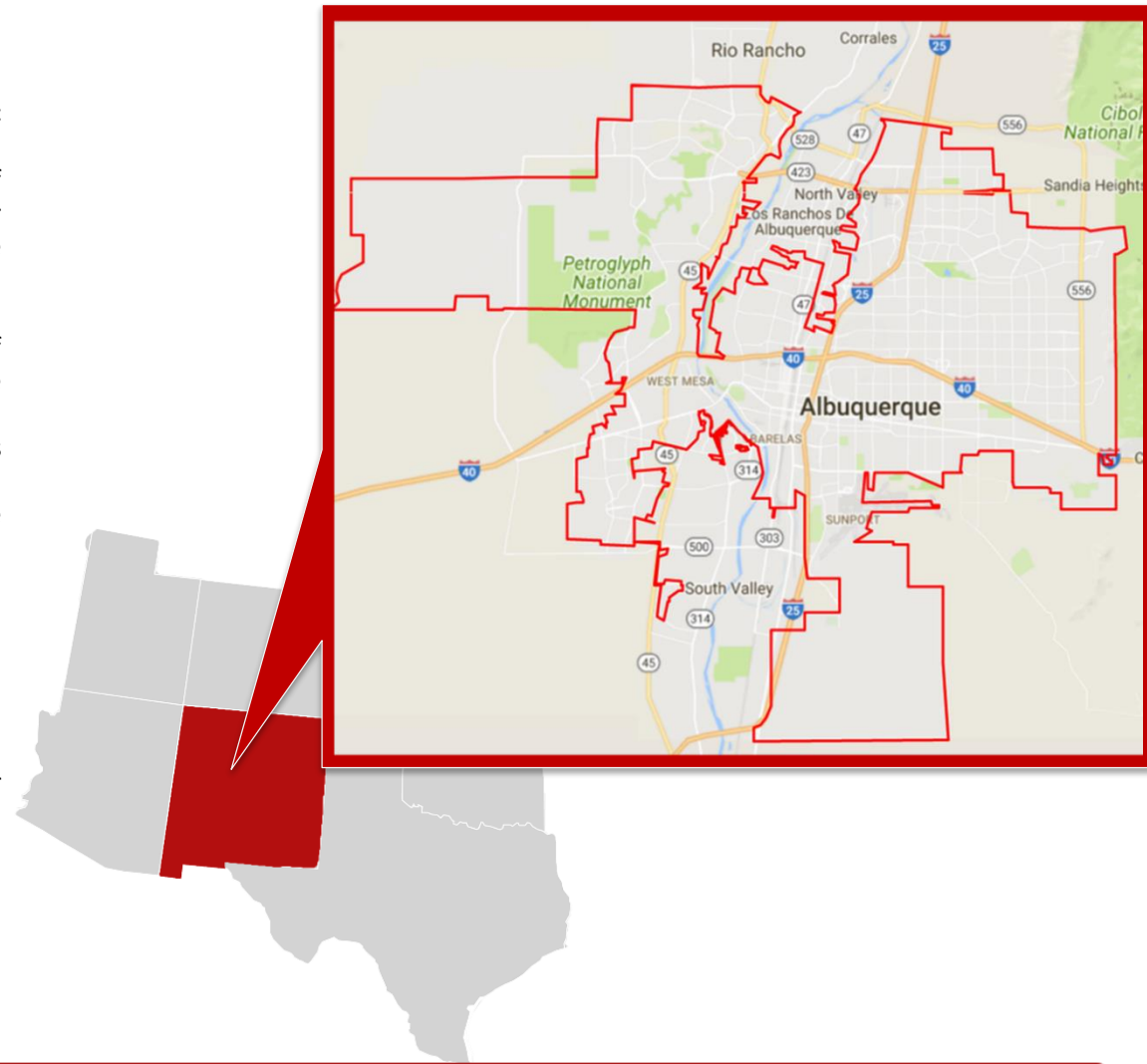
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Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities, it also holds awards for quality of life, and low cost of living.



Albuquerque MSA Demographics (2016 Estimate)

		
Total Population	Total Households	Avg. Household Income
909,906	357,434	\$69,380



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Absolute Investment Realty



Chris Sioss
Associate Broker

Chris specializes in the buying, selling, and leasing of office, industrial space and investment properties. Chris has been a licensed real estate broker since 2008. Starting out as a residential broker in San Diego, California, Chris moved to the Albuquerque area in 2012 and began working in the Commercial Real Estate industry.



Some of Chris's Recent Transactions



Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITs. We have closed transactions throughout the United States and have clients from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and can advise our clients on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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