

Shops at Vista del Bosque

NEQ OF COORS BLVD AND WESTSIDE DR
9780 COORS BOULEVARD NORTHWEST
ALBUQUERQUE, NM 87114



AVAILABLE SPACE

Fully Leased

PROPERTY HIGHLIGHTS

- Last Remaining Vacancy in a Prime, Modern Retail Building
- Located in Desirable Cottonwood Submarket in NW Albuquerque
- High Traffic Corridor with over 54,000 cars per day
- Join Woof Gang Bakery, Red Wing Shoes, High Point Grill & More!

TRAFFIC COUNT

Coors Blvd: 54,000 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS



**4% Commission to Tenant
Broker For Leases Signed
Before March 1, 2020!**

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	8,374	65,458	179,656
2019 Average HH Income	\$81,545	\$90,817	\$84,520
2019 Daytime Population	8,599	45,385	153,397

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Austin Tidwell

atidwell@resolutre.com

505.337.0777

Daniel Kearney

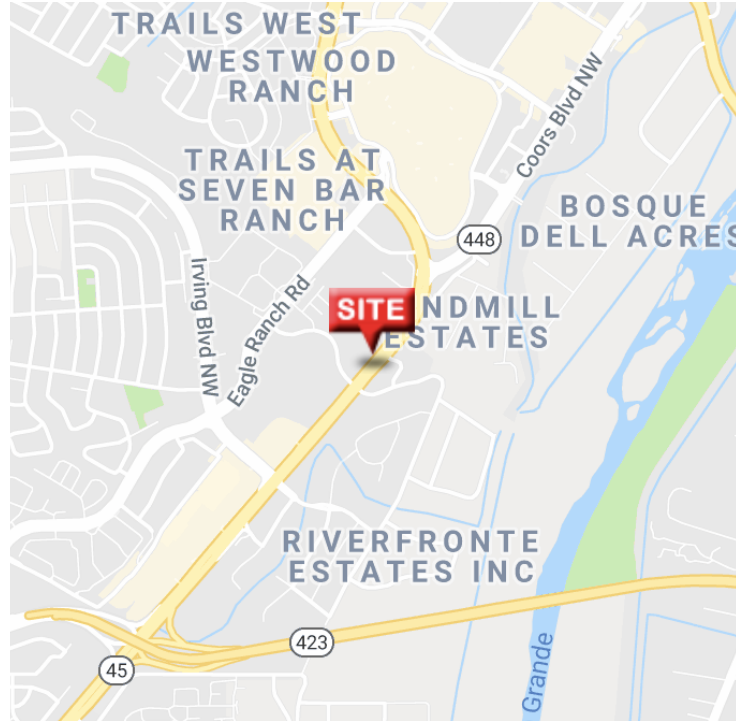
dkearney@resolutre.com

Rob Powell

rpowell@resolutre.comwww.resolutre.com

Shops at Vista del Bosque

NEQ OF COORS BLVD AND WESTSIDE DR
9780 COORS BOULEVARD NORTHWEST
ALBUQUERQUE, NM 87114



OFFERING SUMMARY

Lease Rate:	\$18.00 PSF
NNN:	\$5.55 PSF
Available SF:	Fully Leased
Building Size:	11,432 SF
Lot Size:	1.09 Acres
Parking Ratio:	3.81:1
Year Built:	2007
Zoning:	MX-L
Submarket:	Cottonwood

PROPERTY OVERVIEW

The Shops at Vista del Bosque features one remaining vacancy in this incredibly visible and high trafficked Cottonwood retail strip center. The property features a tenant lineup of Woof Gang Bakery, Red Wing Shoes, High Point Grill, Farmer's Insurance, and Rio Nails & Spa. The remaining vacancy is for a 1,611 SF inline suite between the nail spa and Red Wing Shoes. Over 54,000 cars pass by this building every day and have excellent access with left in for that south-bound traffic.

LOCATION OVERVIEW

The property is located along the highly trafficked Coors Blvd at the intersection of Westside Blvd. To the south is the Paseo del Norte exit passing by the Plaza Paseo del Norte Shopping Center. To the north is Cottonwood Mall, a regional powercenter and Albuquerque's highest concentration of retail property. This strip center has excellent access with right in/right out as well as the coveted left in for south-bound traffic.

SPACES

LEASE RATE

SPACE SIZE

SPACE TYPE

Austin Tidwell
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

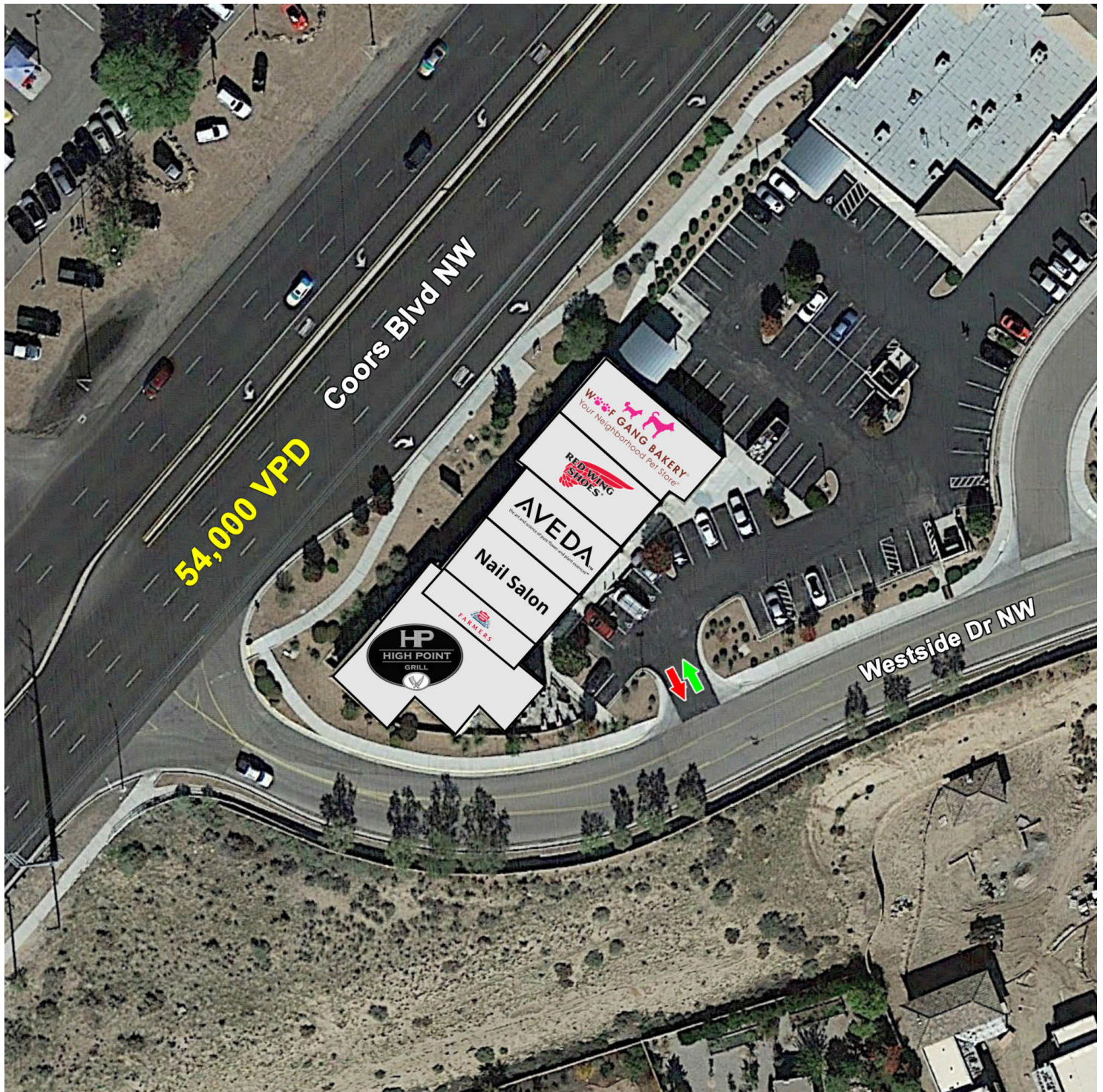
Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Shops at Vista del Bosque

NEQ OF COORS BLVD AND WESTSIDE DR
9780 COORS BOULEVARD NORTHWEST
ALBUQUERQUE, NM 87114



Austin Tidwell
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

NEQ OF COORS BLVD AND WESTSIDE DR
9780 COORS BOULEVARD NORTHWEST
ALBUQUERQUE, NM 87114



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Shops at Vista del Bosque

NEQ OF COORS BLVD AND WESTSIDE DR
9780 COORS BOULEVARD NORTHWEST
ALBUQUERQUE, NM 87114



Austin Tidwell
atidwell@resolutre.com
505.337.0777
Daniel Kearney
dkearney@resolutre.com
Rob Powell
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.