

For Lease

# Ventana Square Shopping Center

ONLY RETAIL CENTER SERVING THE VENTANA RANCH COMMUNITIES

6521 Paradise Blvd. NW | Albuquerque, NM 87114

NEQ Universe & Paradise Blvds. NW



## LEASE RATE

- See Advisor
- 2021 NNN: \$2.95/SF

## AVAILABLE

- Suite D-2: ±2,613 SF
- Suite O: ±1,200 SF

## IDO ZONING

- MX-M

## PROPERTY HIGHLIGHTS

- Monument sign opportunities along Paradise and Universe Blvds.
- Easy access on Universe or Paradise with 3 full-access points
- Great tenant mix made up of local and national tenants
- Located in very close proximity to multiple schools ages K-12
- Continued growth of housing communities in the area
- Suite D-2 has two walk-in coolers
- Ample parking

CO-TENANTS  
INCLUDE:

*Walgreens*

**DOLLAR  
TREE**

**O'Reilly**  
AUTO PARTS

**KFC**

got space

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunnvista.com](http://sunnvista.com)



AN  
**NAI Global**  
OFFICE  
OF THE YEAR

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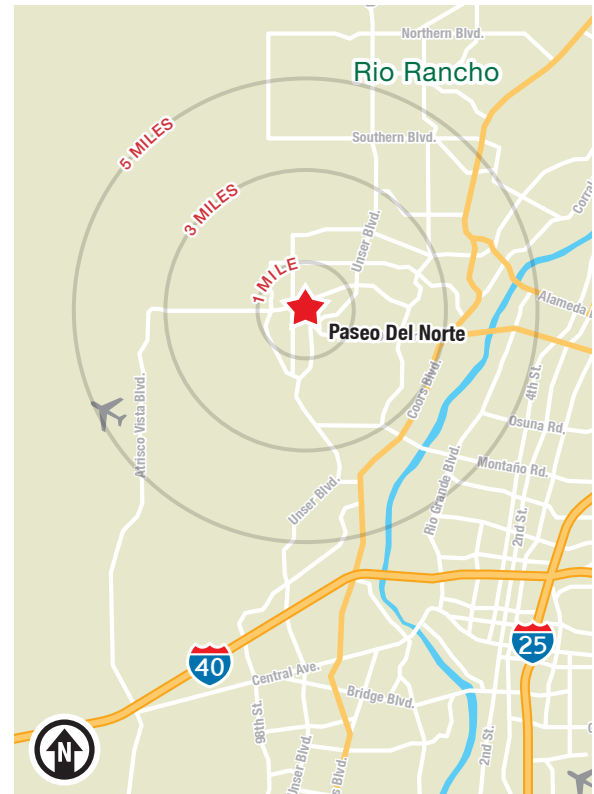
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## LOCATION



2020 Demographics	1 mile	3 mile	5 mile
Total Population	15,651	66,144	141,331
Average HH Income	\$88,492	\$93,798	\$85,525
Daytime Employment	737	5,740	32,079

2020 Forecasted by Esri



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PHOTOS



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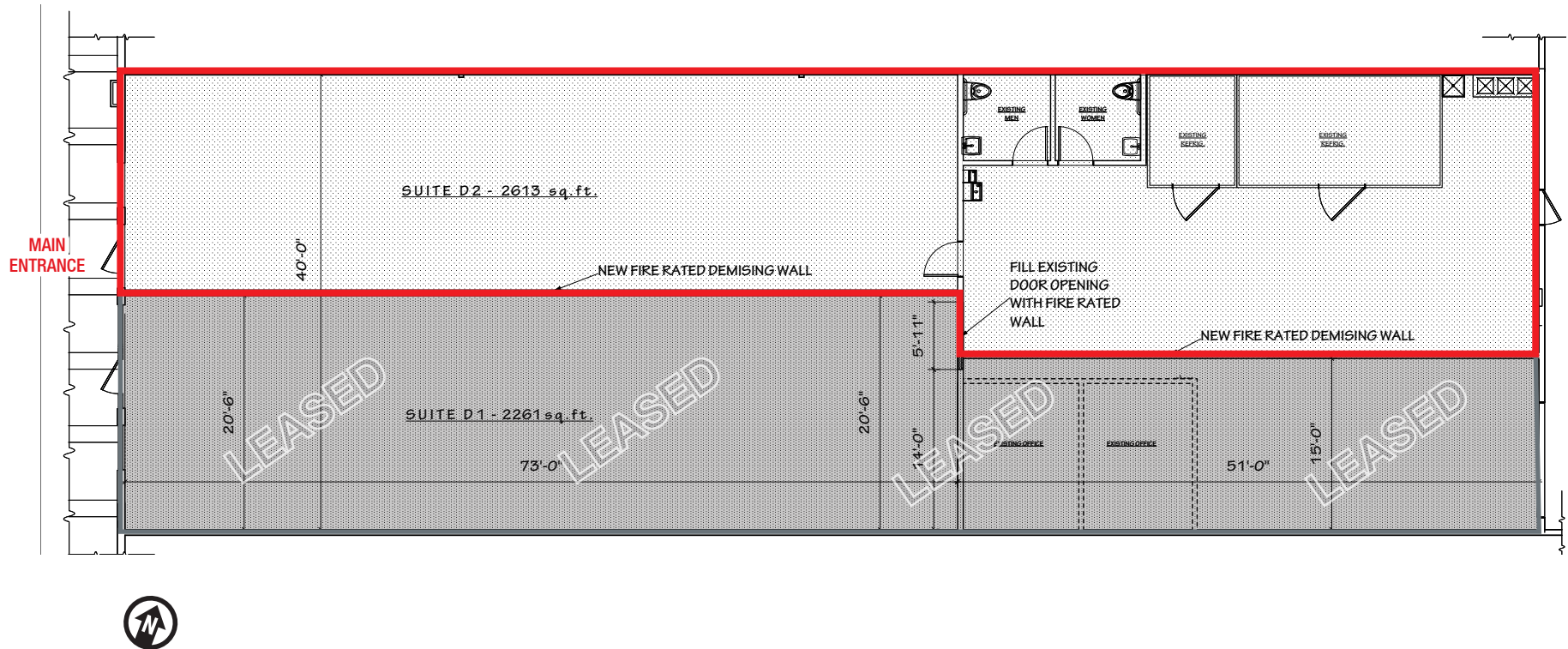
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FLOOR PLAN

AVAILABLE

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SUITE 0



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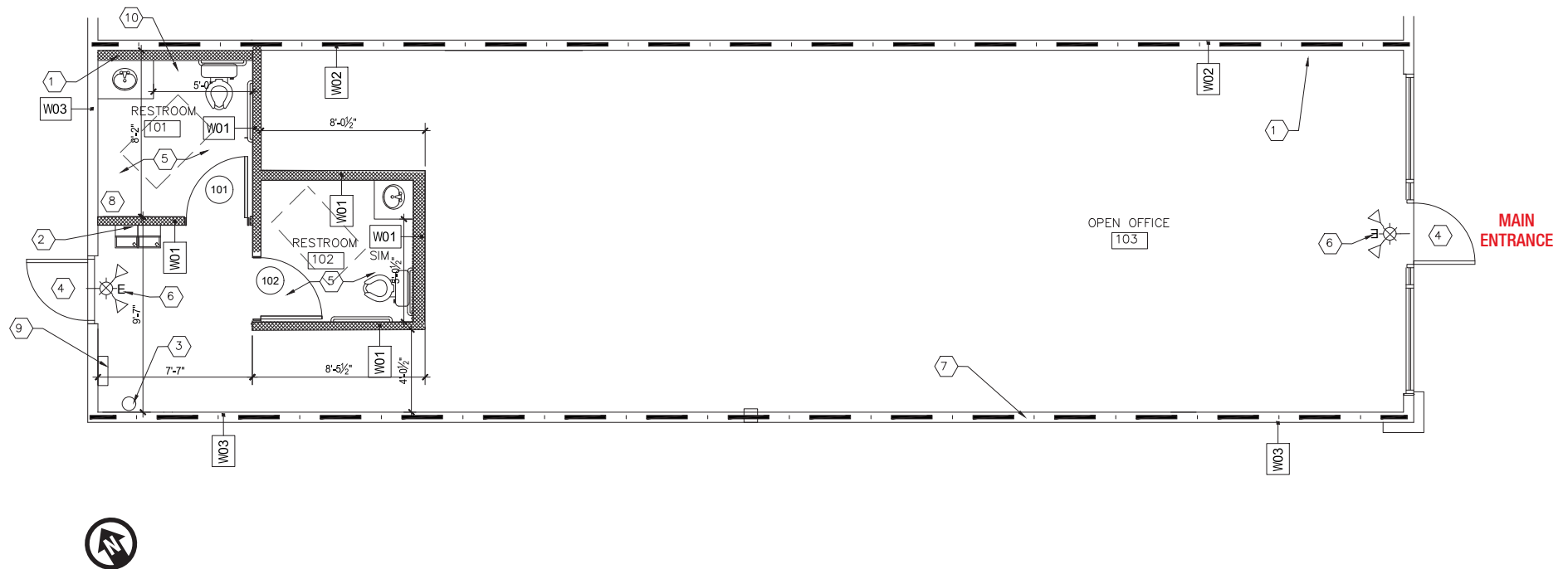
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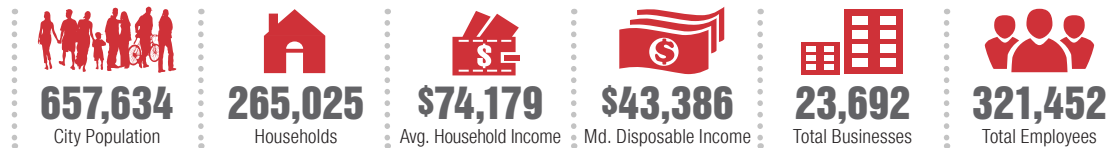
# Albuquerque

# TRADE AREA ANALYSIS

## Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

### City of Albuquerque by the Numbers (ESRI 2020 Demographics)



**939,316**

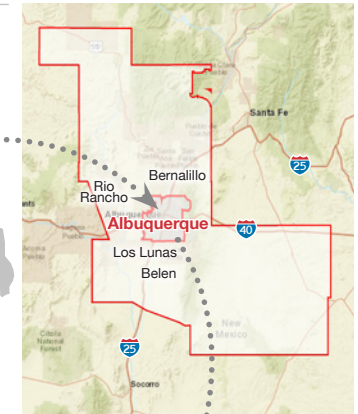
Albuquerque Metro Population

**#1**

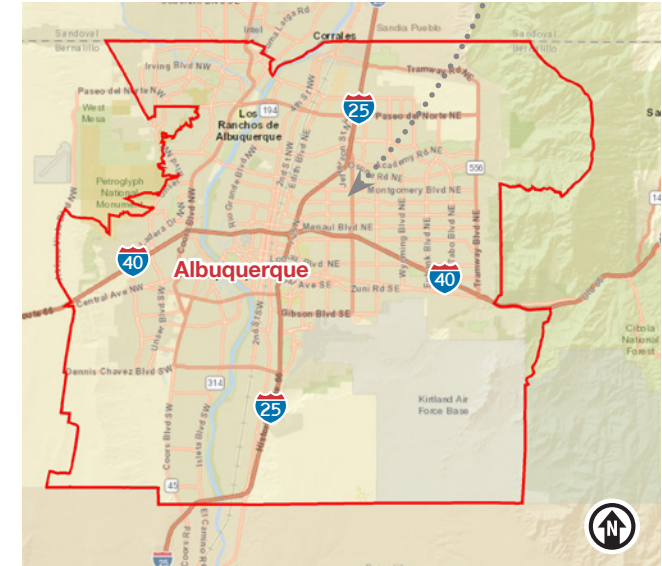
**The Largest**  
City in the State



### ALBUQUERQUE METRO



### ALBUQUERQUE CITY



## In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



#### EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

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