

Plaza Ladera

5300 SEQUOIA RD. NW ALBUQUERQUE, NM 87120

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Lease Details

- > Lease Rate: \$10.00-\$12.00/SF
- > Lease Type: NNN (\$3.00/SF)
- > Building Size: +/- 18,500 SF
- > Available Space:
 - > Suite A: +/- 380 SF
 - > Suite I: +/- 1,007 SF
 - > Suite J: +/- 1,872 SF
 - > Suite K: +/- 1,799 SF
 - > Suite L: +/- 1,467 SF
 - > Contiguous Space: +/- 6,145 (Suites I-L)
- > Lot Size: 1.85 Acres
- > Zoning: MX-L, Low Intensity

Building Amenities

- > Located west of Coors Blvd.
- > Traffic counts:
 - > Coors Blvd. = 51,800 VPD
 - > Ladera Dr. = 9,600 VPD
- > 90 parking spaces - 5:1,000 parking ratio
- > Area tenants include: Wells Fargo, Wendy's, T-Mobile, Dollar Tree, Planet Fitness, The UPS Store, Burger King, Taco Cabana, Arby's and Walgreens

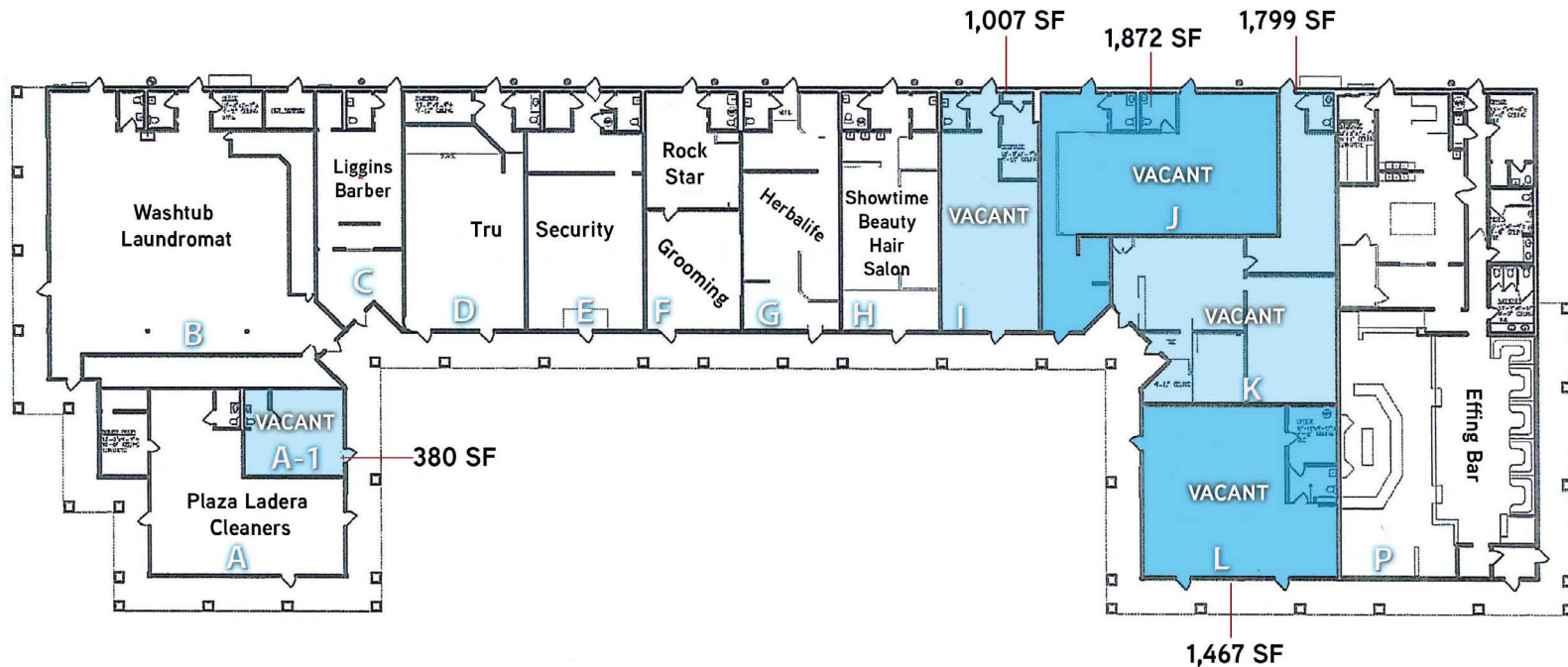
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Site Plan

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Suite	Available Space (SF)	Rate (per SF)
A	380	\$10-12
I	1,007	\$10-12
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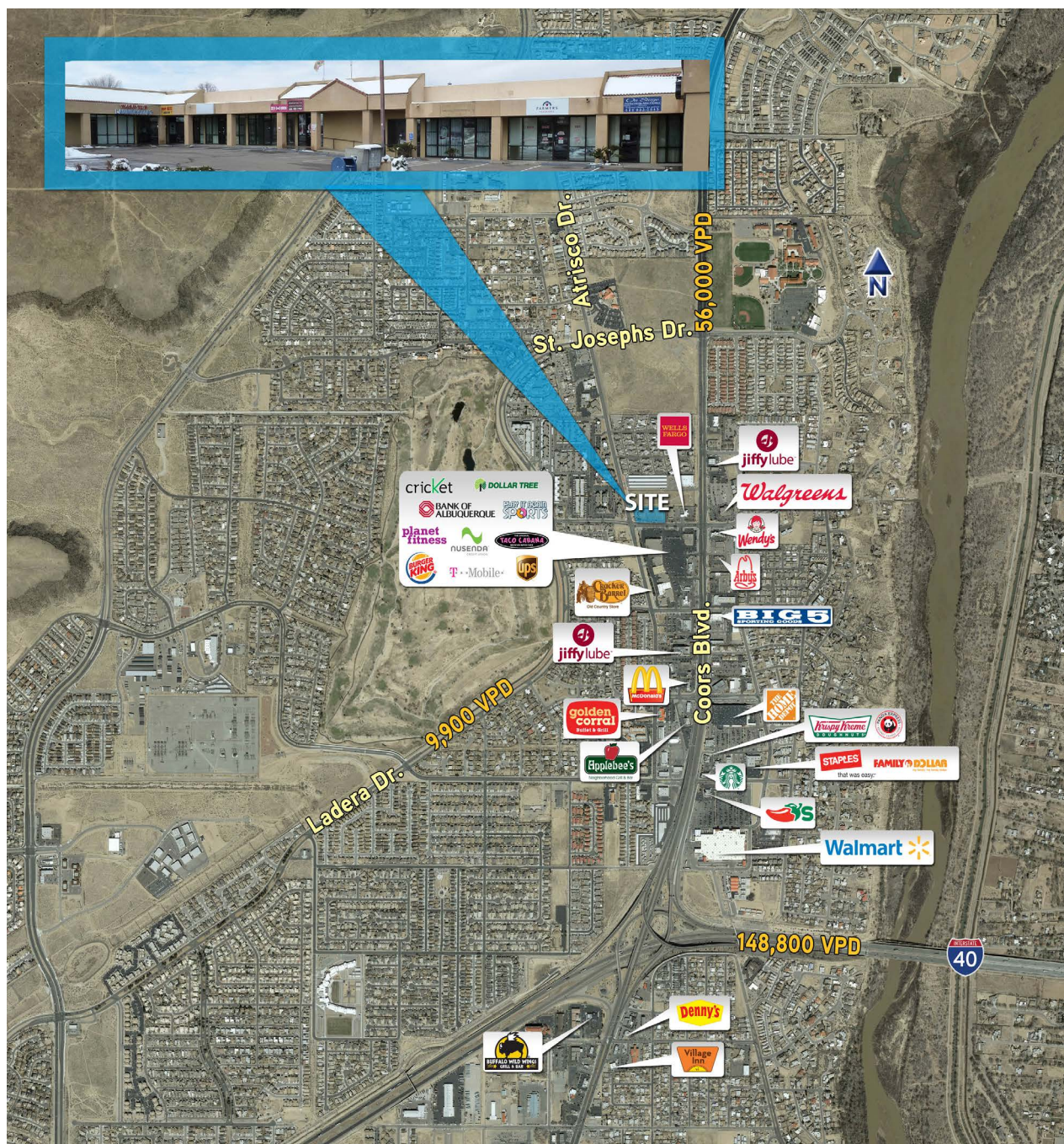
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Aerial

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