

# RETAIL SPACE FOR LEASE | PLAZA LADERA

5300 SEQUOIA RD NW | ALBUQUERQUE, NM 87120



## LEASE DETAILS

› Lease Rate	\$10 - 12/SF
› NNN:	\$3.00/SF
› Building Size:	+/- 18,500 SF
› Land Size:	1.85 Acres
› Zoning	SU-1 for C-1

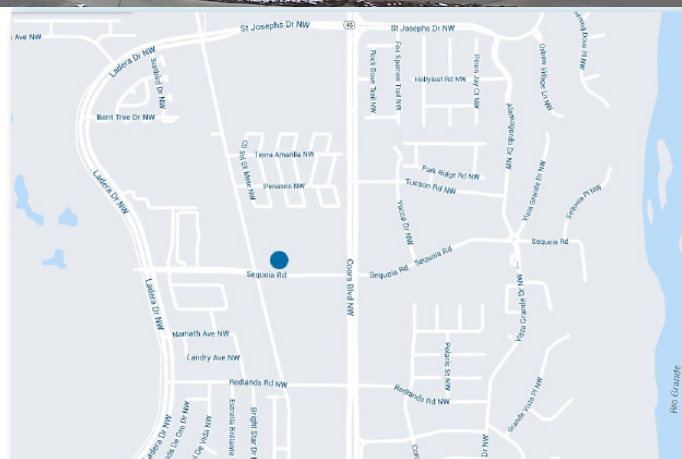
## AVAILABILITY

Suite	Available Space (SF)	Rate (per SF)
A	380	\$10-12
H	1,006	\$10-12
I	1,007	\$10-12
K	1,799	\$10-12

## BUILDING AMENITIES

- › Located West of Coors Blvd.
- › Traffic counts: Coors 51,800 VPD, Ladera Dr. 9,600 VPD
- › 90 parking spaces 5:1,000 parking ratio
- › Area tenants include: Well's Fargo, Wendy's, T-Mobile, Dollar Tree, Planet Fitness, The UPS Store, Burger King, Taco Cabana, Arby's and Walgreens.
- › Suite H is built out as a salon

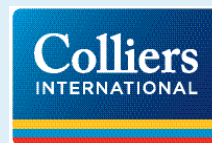
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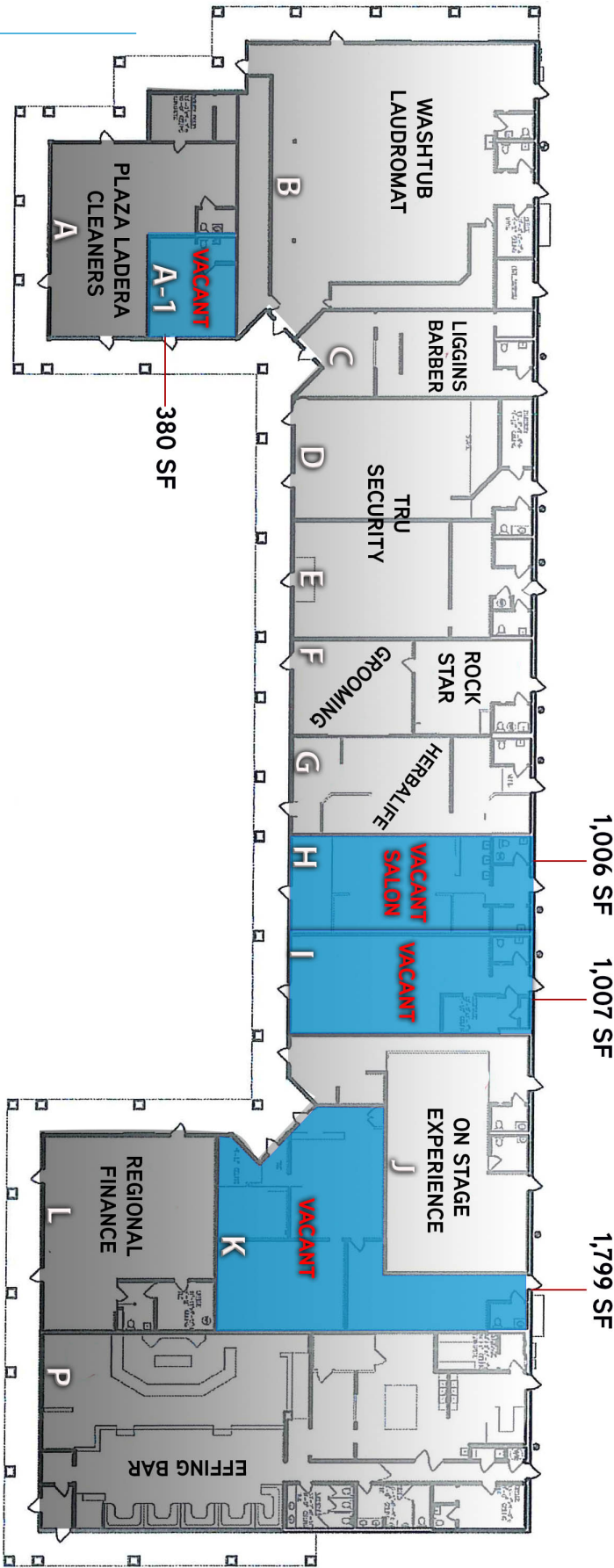


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## SITE PLAN





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AERIAL

