

FOR SALE AND FOR LEASE > RETAIL SPACE

Retail/Restaurant



10041 COORS BLVD NW, ALBUQUERQUE, NM 87114



Property Highlights

- > Sale Price: \$3,250,000
- > Lease Rate: \$215,000/YR
- > Lease Type: NNN
- > Building Size: +/- 7,262 SF Plus 833 SF Patio
- > Lot Size: 2.25 Acres
- > Zoning: SU-1 For IP Users

Building Amenities

- > Freestanding restaurant opportunity in Cottonwood retail node
- > Cottonwood Mall Outparcel – A Simon Regional Mall
- > Located in major regional retail corridor with substantial national area co-tenancy
- > Mall Outparcel Restaurant Cotenancy: BJ's Brewhouse, Red Robin, Buffalo Wild Wings, Chili's, Texas Roadhouse, Dion's, Garduno's
- > High traffic counts: Coors Bypass - 55,590 VPD Coors - 20,700 VPD
- > Ample parking with 137 +/- parking spaces
- > Includes all FF&E

Contact Us

JOHN RANSOM, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505.880.7011
NM LIC.#11451
ALBUQUERQUE, NM 87109
John.Ransom@colliers.com

TIM WITH, CCIM, SIOR
SR. VP/PRINCIPAL
+1 505.880.7092
NM LIC.#36272
ALBUQUERQUE, NM 87109
Tim.With@colliers.com

Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

COLLIERS INTERNATIONAL
+1 505 883 7676 Main
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Property Aerial

10041 COORS BLVD NW, ALBUQUERQUE, NM 87114



JOHN RANSOM, CCIM, SIOR
+1 505.880.7011
John.Ransom@colliers.com
NM Lic.#11451

TIM WITH, CCIM, SIOR
+1 505.880.7092
Tim.With@colliers.com
NM Lic.#36272

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

10041 COORS BLVD NW, ALBUQUERQUE, NM 87114



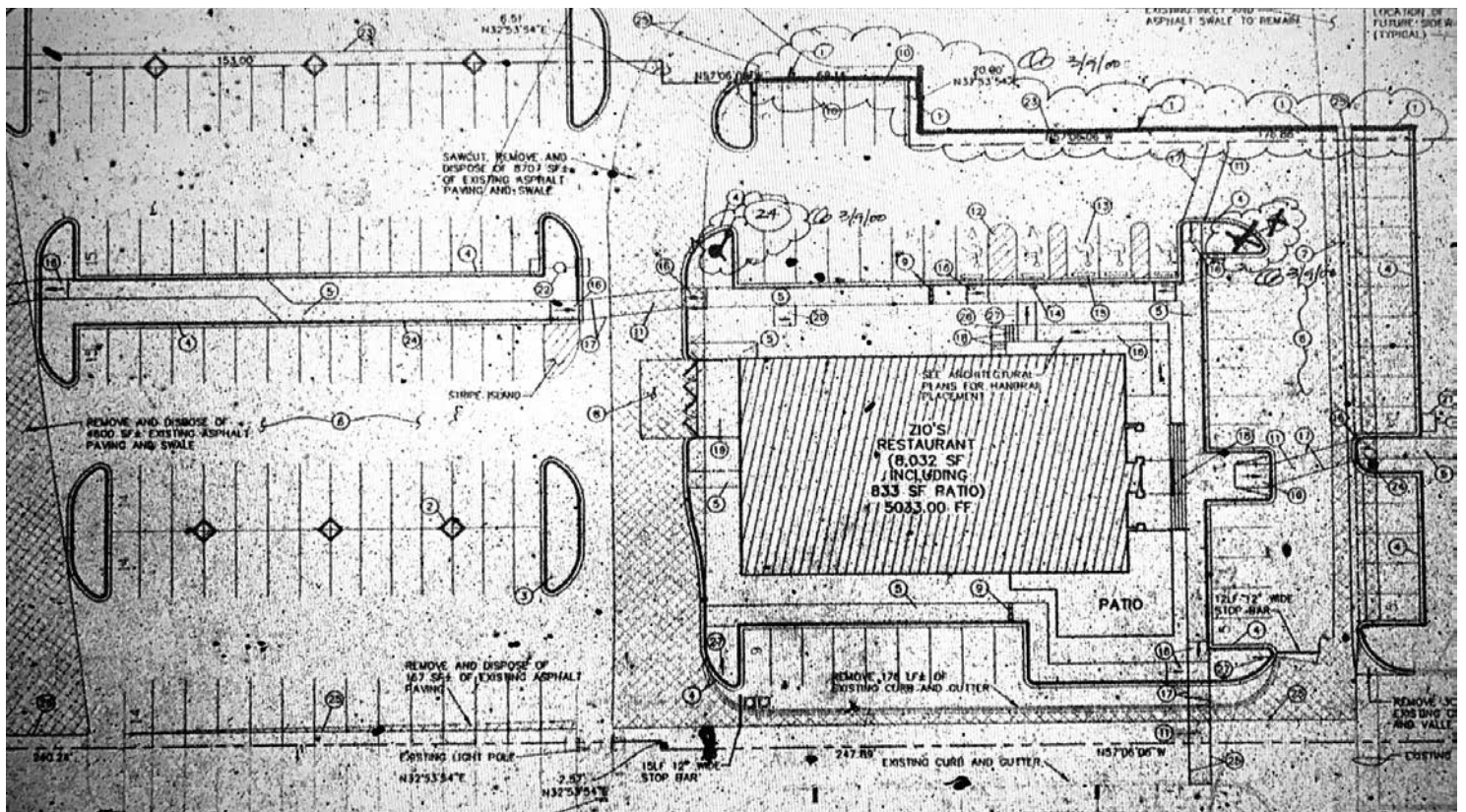
JOHN RANSOM, CCIM, SIOR
+1 505.880.7011
John.Ransom@colliers.com
NM Lic.#11451

TIM WITH, CCIM, SIOR
+1 505.880.7092
Tim.With@colliers.com
NM Lic.#36272

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Site Plan

10041 COORS BLVD NW, ALBUQUERQUE, NM 87114



JOHN RANSOM, CCIM, SIOR
+1 505.880.7011
John.Ransom@colliers.com
NM Lic.#11451

TIM WITH, CCIM, SIOR
+1 505.880.7092
Tim.With@colliers.com
NM Lic.#36272

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

10041 Coors Blvd NW

10041 COORS BLVD NW, ALBUQUERQUE, NM 87114



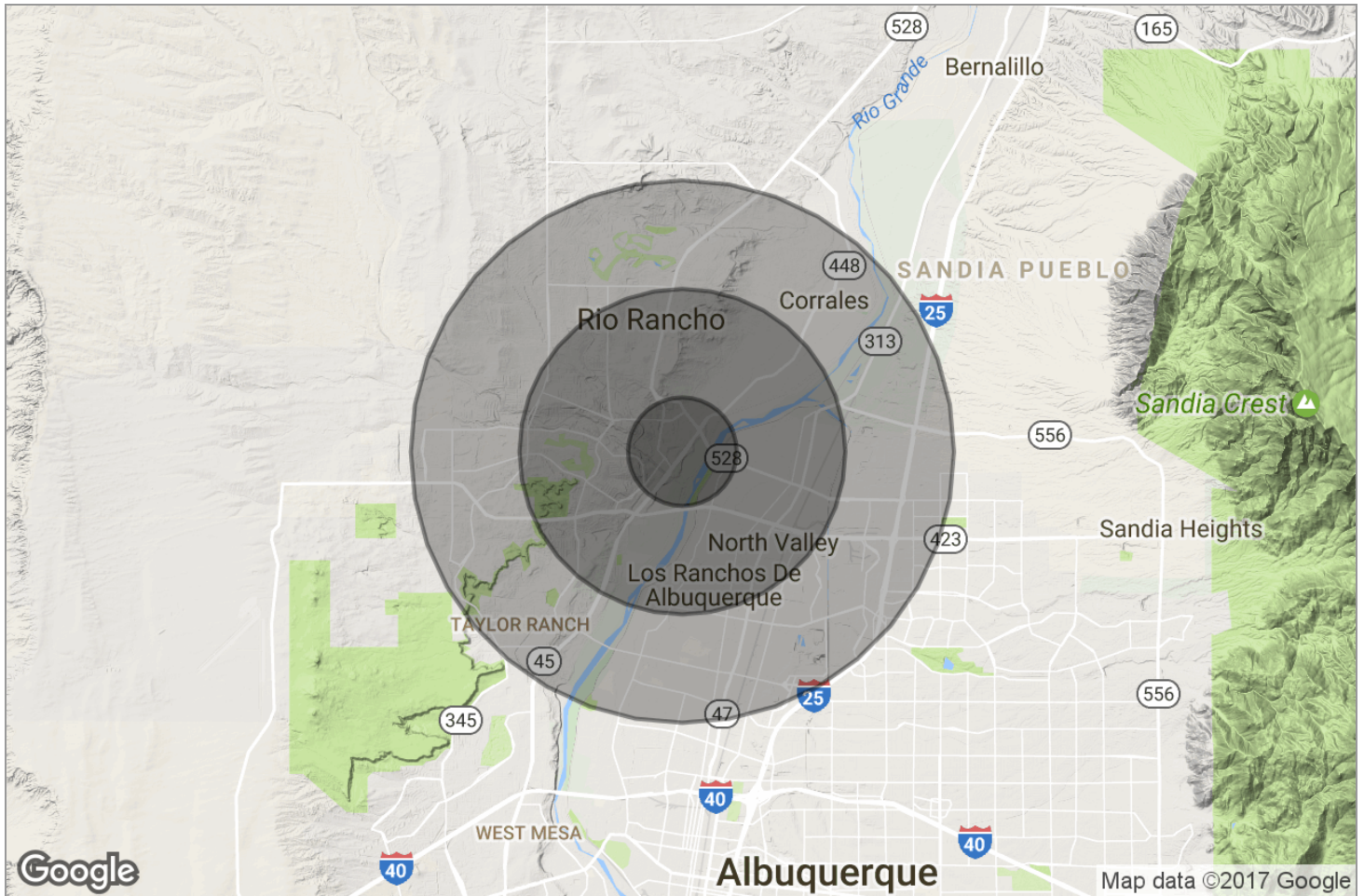
JOHN RANSOM, CCIM, SIOR
+1 505.880.7011
John.Ransom@colliers.com
NM Lic.#11451

TIM WITH, CCIM, SIOR
+1 505.880.7092
Tim.With@colliers.com
NM Lic.#36272

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Demographics

10041 COORS BLVD NW, ALBUQUERQUE, NM 87114



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,962	62,598	154,733
MEDIAN AGE	36.2	38.4	38.6
MEDIAN AGE (MALE)	36.6	37.9	37.7
MEDIAN AGE (FEMALE)	35.5	39.3	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,935	24,822	61,405
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$75,232	\$79,653	\$76,427
AVERAGE HOUSE VALUE	\$282,278	\$272,805	\$251,426
MEDIUM HH INCOME			

* Demographic data derived from 2010 US Census

JOHN RANSOM, CCIM, SIOR
+1 505.880.7011
John.Ransom@colliers.com
NM Lic.#11451

TIM WITH, CCIM, SIOR
+1 505.880.7092
Tim.With@colliers.com
NM Lic.#36272

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico