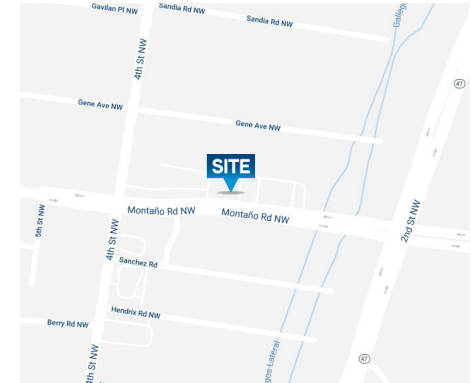


211 Montañó Blvd | Office, Retail or Restaurant

211 MONTAÑO BLVD NW, ALBUQUERQUE, NM 87107

Accelerating success.



CONTACT US

BO GALLES
ASSOCIATE BROKER
+1 505 880 7051
ALBUQUERQUE, NM
LICENSE #48318
bo.galles@colliers.com

Details

- > Price per SF: \$11.00 / SF
- > NNN: \$4.00 / SF
- > Available Suites:
 - Suite 211 A: +/- 2,293 SF
 - Suite 223 A: +/- 800 SF
 - Suite 223 B: +/- 1,161 SF
- > Zoning: MX-M

Property Features

- > Direct exposure on Montañó Blvd.
- > 28,600 vehicles per day at this location
- > Perfect for office, retail or restaurant
- > New monument signage available

Area Tenants



Property Photos

211 MONTAÑO BLVD NW, ALBUQUERQUE, NM 87107

Accelerating success.



Contact Us

BO GALLES
ASSOCIATE BROKER
+1 505 880 7051
ALBUQUERQUE, NM
LICENSE #48318
bo.galles@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 | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
www.colliers.com

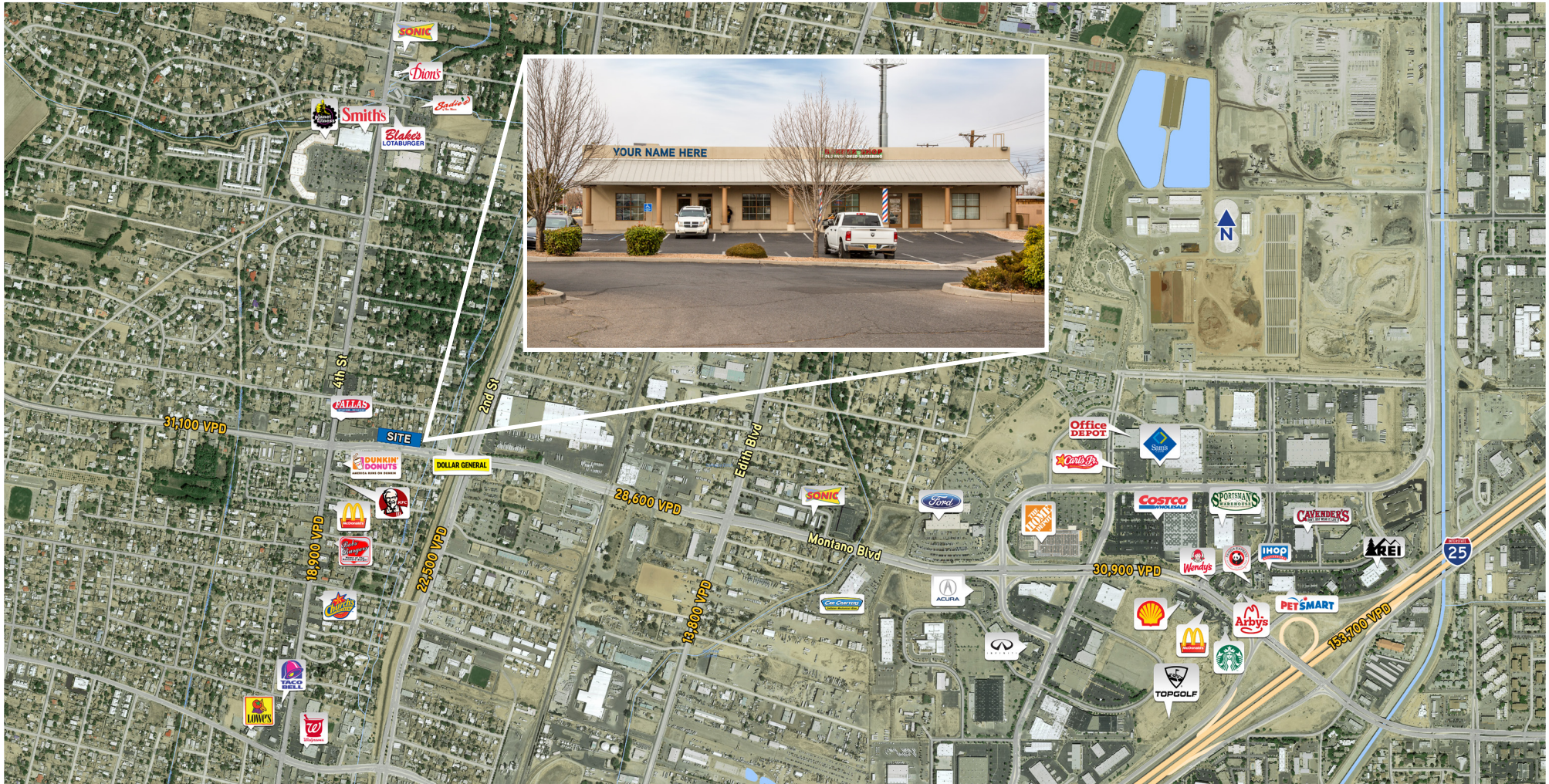
LEASE > RETAIL

Colliers
INTERNATIONAL

Trade Area Aerial

211 MONTAÑO BLVD NW, ALBUQUERQUE, NM 87107

Accelerating success.



Contact Us

BO GALLES
ASSOCIATE BROKER
+1 505 880 7051
ALBUQUERQUE, NM
LICENSE #48318
bo.galles@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 | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
www.colliers.com

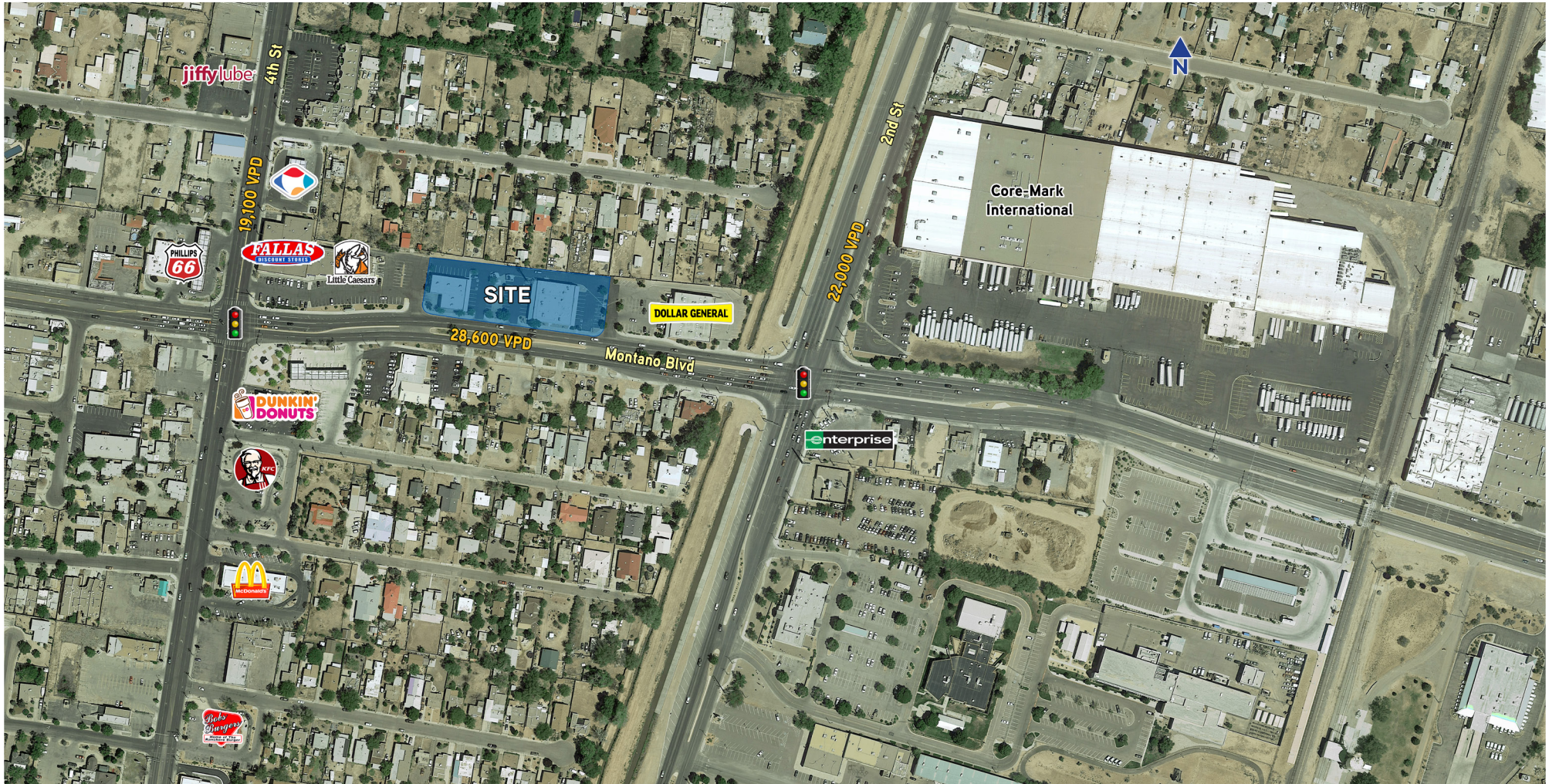
LEASE > RETAIL



Intersection Aerial

211 MONTAÑO BLVD NW, ALBUQUERQUE, NM 87107

Accelerating success.



Contact Us

BO GALLES
ASSOCIATE BROKER
+1 505 880 7051
ALBUQUERQUE, NM
LICENSE #48318
bo.galles@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.

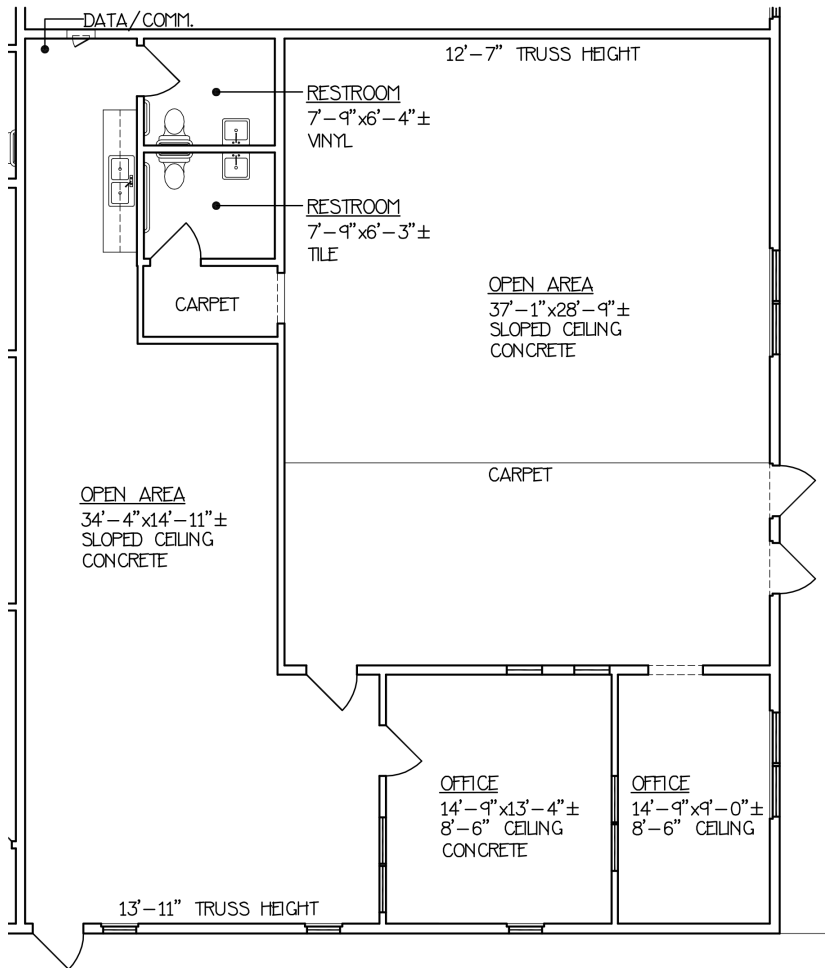
COLLIERS INTERNATIONAL | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
www.colliers.com

Site Plan - Suite 211A

211 MONTAÑO BLVD NW, ALBUQUERQUE, NM 87107



Accelerating success.



Contact Us

BO GALLES
ASSOCIATE BROKER
+1 505 880 7051
ALBUQUERQUE, NM
LICENSE #48318
bo.galles@colliers.com

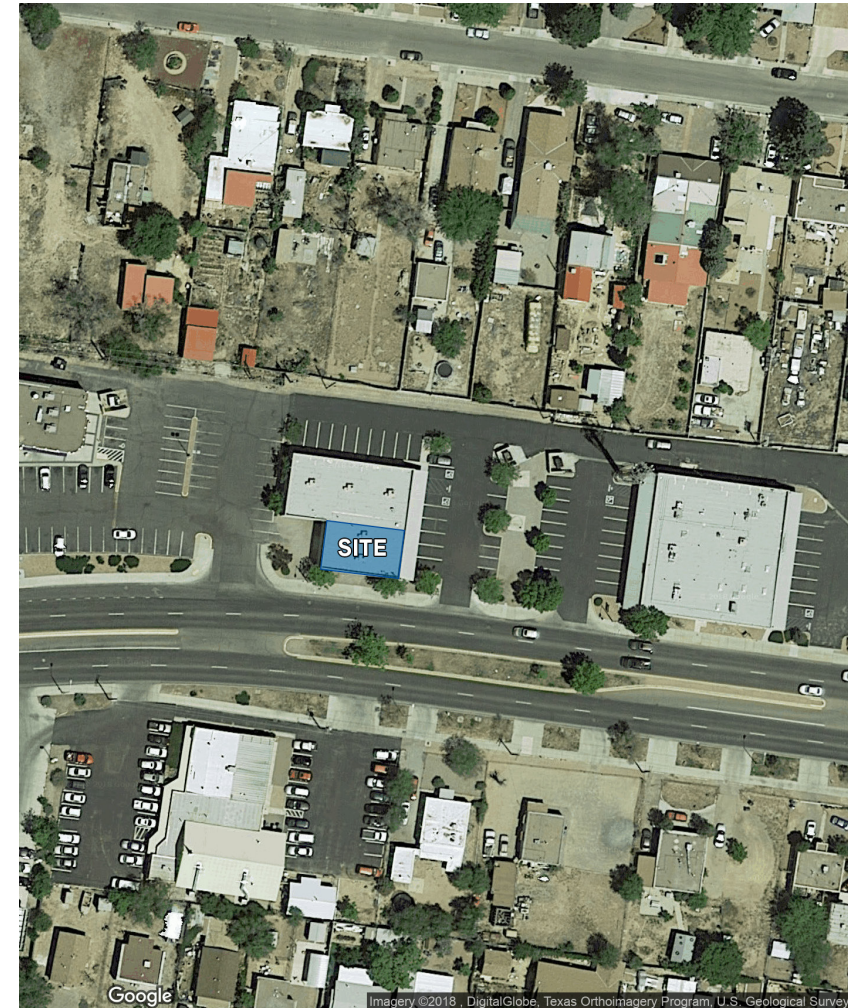
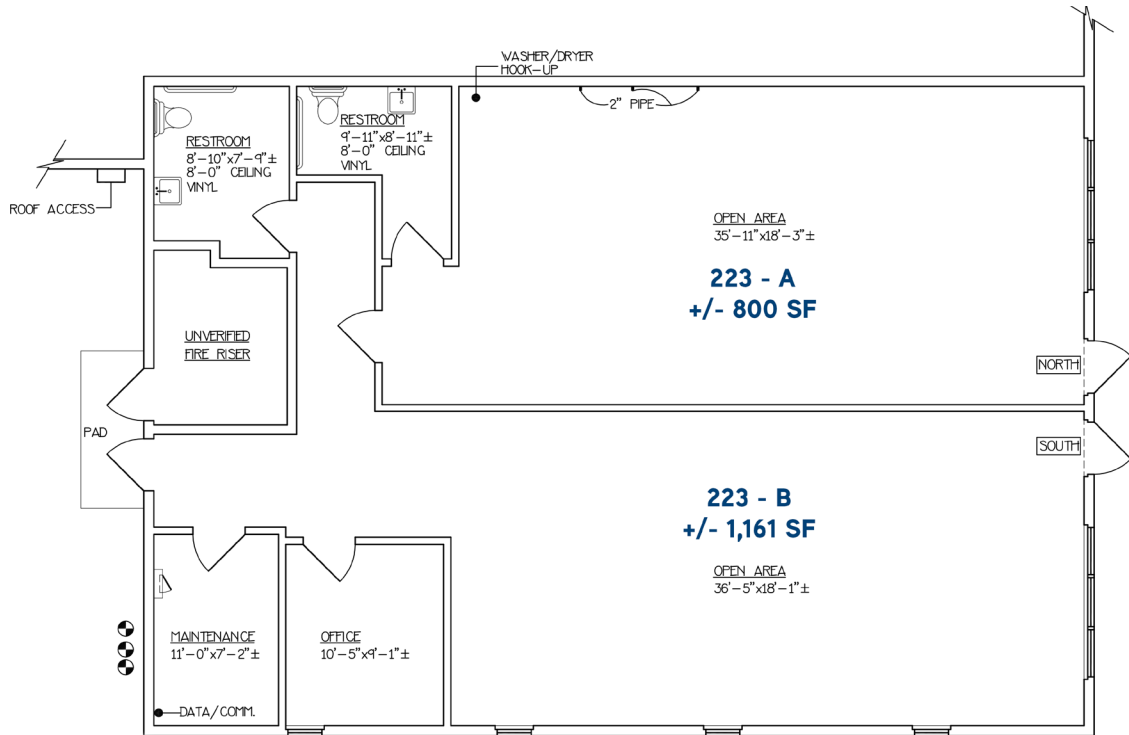
Independently Owned and Operated - The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors,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

COLLIERS INTERNATIONAL | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
www.colliers.com

Site Plan - Suite 223-A & 223-B

211 MONTAÑO BLVD NW, ALBUQUERQUE, NM 87107

Accelerating success.



Contact Us

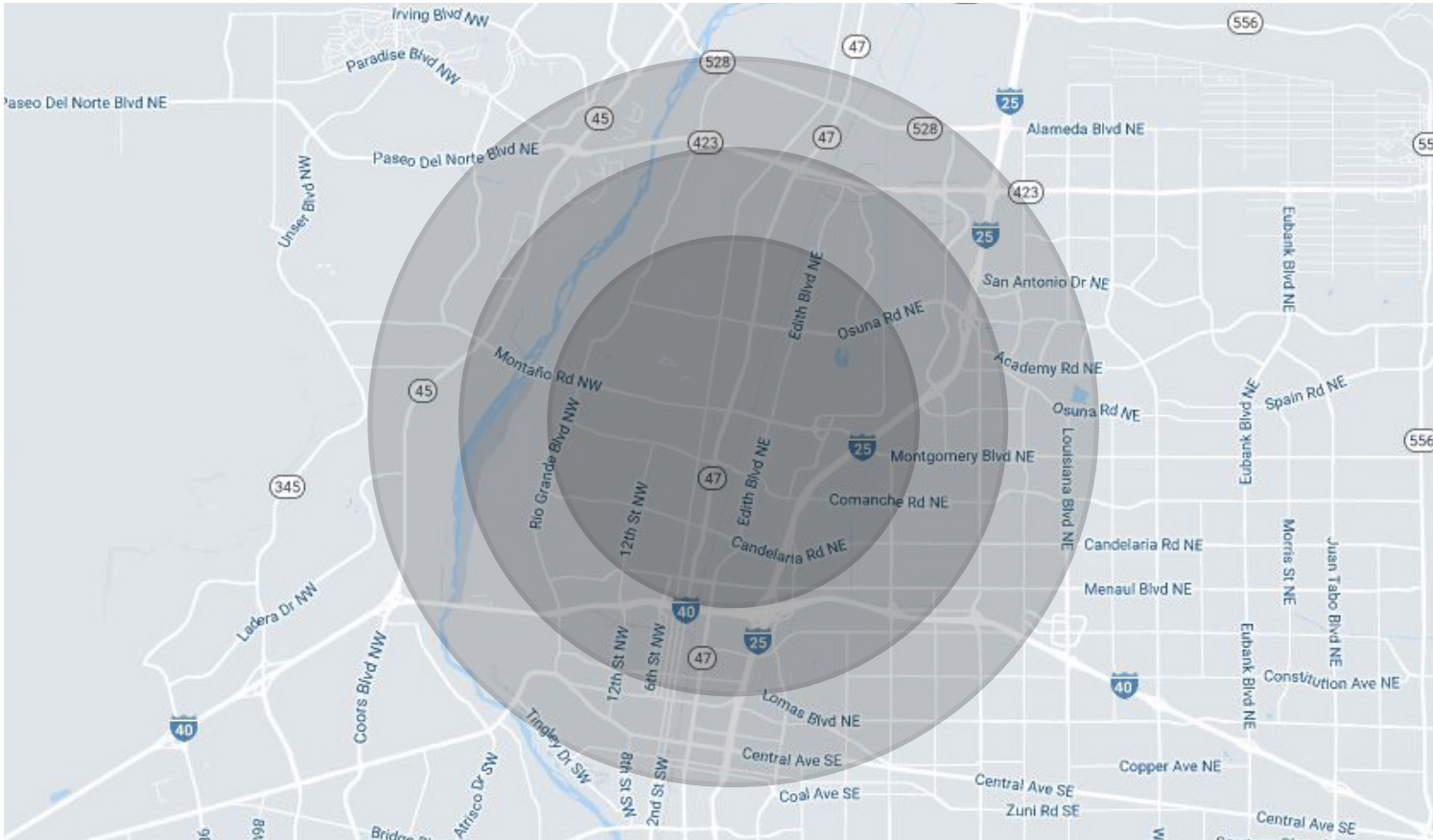
BO GALLES
ASSOCIATE BROKER
+1 505 880 7051
ALBUQUERQUE, NM
LICENSE #48318
bo.galles@colliers.com

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 | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
www.colliers.com

Demographics

211 MONTAÑO BLVD NW, ALBUQUERQUE, NM 87107



CONTACT US

BO GALLES
 ASSOCIATE BROKER
 +1 505 880 7051
 ALBUQUERQUE, NM
 LICENSE #48318
bo.galles@colliers.com

Population Demographics

	1-Mile	3-Mile	5-Mile
Population	8,770	65,842	240,885
Households	3,633	27,980	104,629
Average Household Income	\$58,119	\$62,826	\$64,687
Median Household Income	\$39,680	\$41,811	\$46,005

COLLIERS INTERNATIONAL | NM
 MAIN +1 505 883 7676
 5051 Journal Center Blvd. NE, Suite 200
 Albuquerque, NM 87109
www.colliers.com