

West Bluff Center



Property Description:

Located on the hard corner of I-40 and Coors and anchored by Wal-Mart, Home Depot, Staples, Family Dollar and Pacific Dental Services, this power center has exceptional exposure to over 150,000 cars a day, providing your business with invaluable advertising/exposure at no additional cost. Opportunities for financial institutions (bank/credit union), insurance/financial advisors, real estate brokerage, travel agency, chiropractor/doctor/optical clinic, veterinary, yoga, martial arts, smoothie, and sandwich uses are available.

Traffic Counts:

Interstate 40	137,100
Coors Boulevard	41,000
Ouray Road	17,700

Availabilities:

829 SF, 1,691 SF, 2,450 SF (div)

Demographics 2010

	1 Mile	3 Miles	5 Miles
Population	14,609	89,284	198,293
Households	5,385	35,313	73,908
Avg. HHI	\$61,414	\$63,900	\$60,300
Daytime Pop	4,177	19,480	111,225



For more information
please contact:

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WEST BLUFF

COORS BOULEVARD NW & I-40



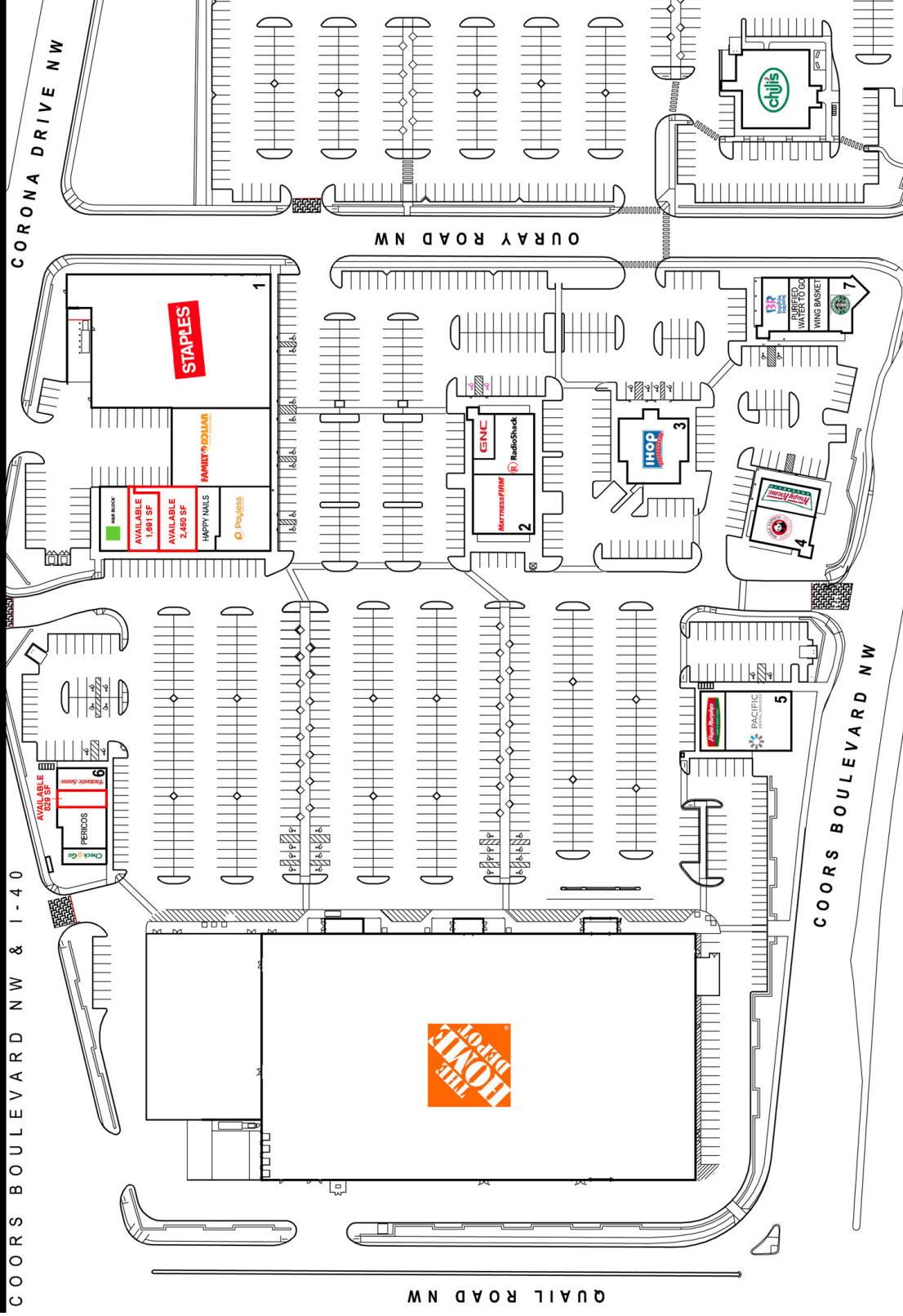
SITE PLAN 0 100' 200'

BUILDING 1	
GLA:	42,456 SF
LAND AREA:	3.2002 AC
PARKING:	216 SPACES
BUILDING 2	
GLA:	7,091 SF
LAND AREA:	2.3869 AC
PARKING:	126 SPACES
BUILDING 3	
GLA:	4,022 SF
LAND AREA:	2.3869 AC
PARKING:	126 SPACES
BUILDING 4	
GLA:	3,746 SF
LAND AREA:	0.3991 AC
PARKING:	16 SPACES
BUILDING 5	
GLA:	5,686 SF
LAND AREA:	0.7627 AC
PARKING:	40 SPACES
BUILDING 6	
GLA:	4,694 SF
LAND AREA:	0.8197 AC
PARKING:	49 SPACES
BUILDING 7	
GLA:	4,997 SF
LAND AREA:	2.3869 AC
PARKING:	126 SPACES

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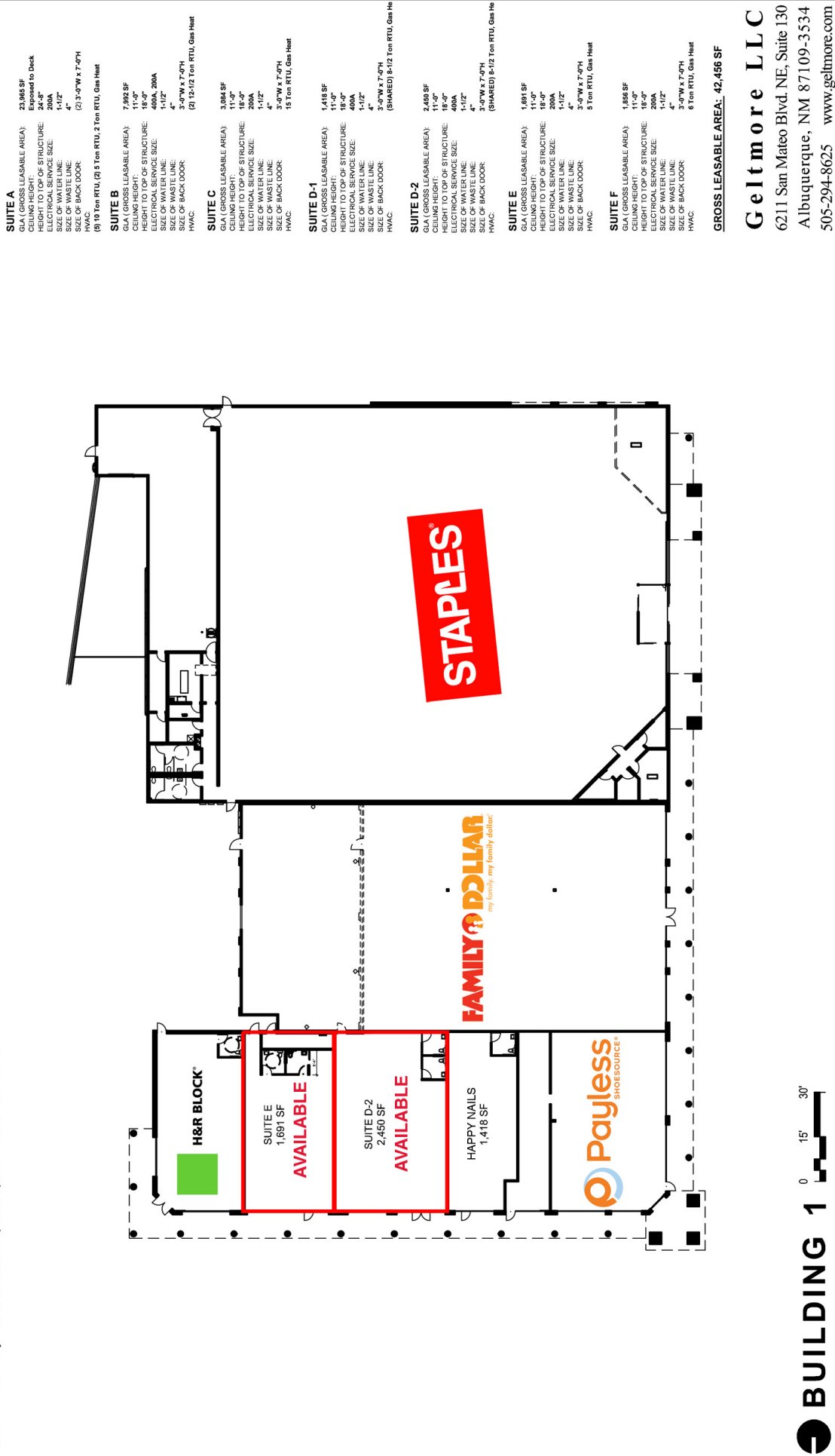


SITE PLAN 0 50' 100'

BUILDING 1	GLA: LAND AREA: PARKING:	42,456 SF 3.2002 AC 216 SPACES
BUILDING 2	GLA: LAND AREA: PARKING:	7,091 SF 2.3869 AC 126 SPACES
BUILDING 3	GLA: LAND AREA: PARKING:	4,022 SF 2.3869 AC 126 SPACES
BUILDING 4	GLA: LAND AREA: PARKING:	3,746 SF 0.3991 AC 16 SPACES
BUILDING 5	GLA: LAND AREA: PARKING:	5,886 SF 0.7627 AC 40 SPACES
BUILDING 6	GLA: LAND AREA: PARKING:	4,894 SF 0.8197 AC 49 SPACES
BUILDING 7	GLA: LAND AREA: PARKING:	4,997 SF 2.3869 AC 126 SPACES

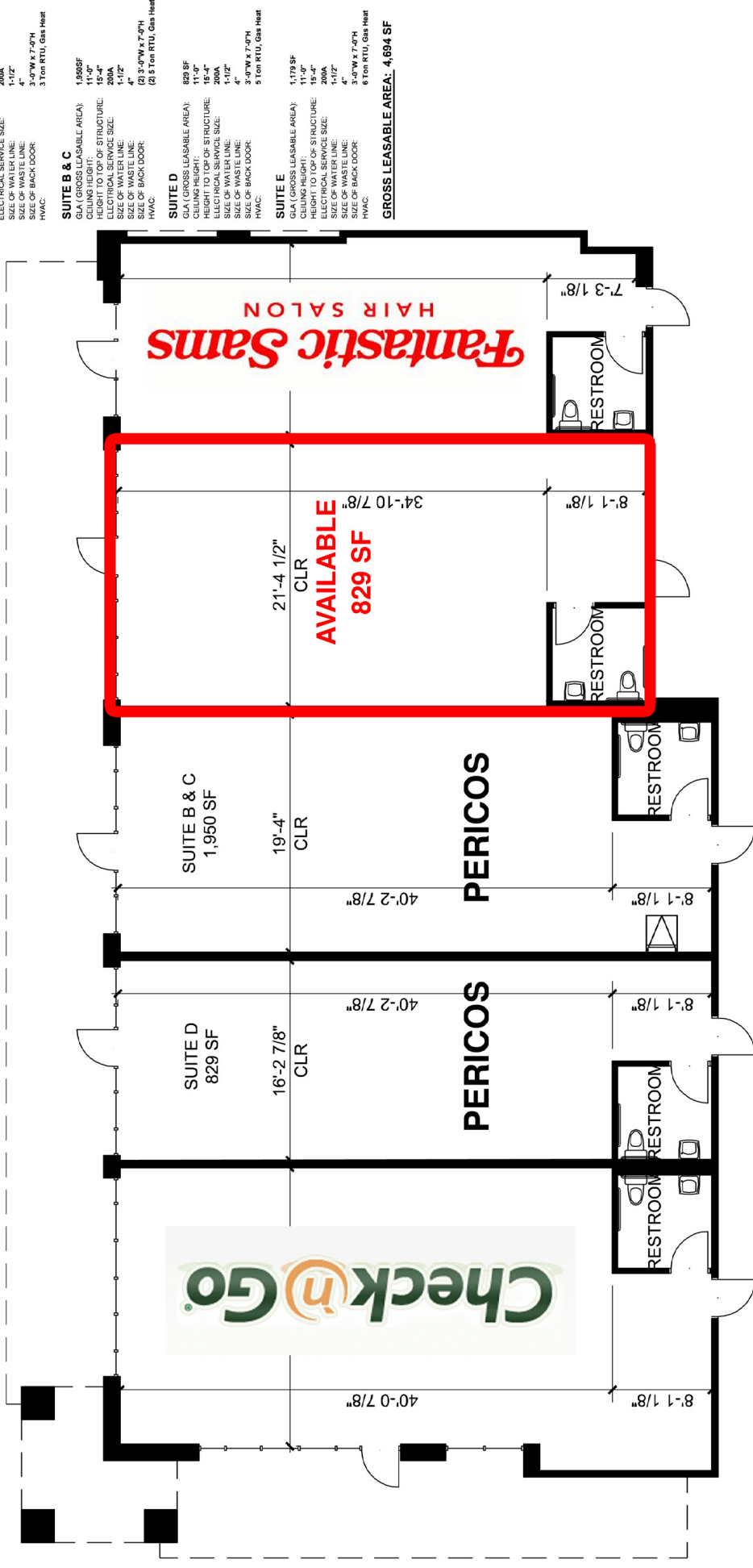
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2820 Coors Blvd. NW, Albuquerque NM, 87120



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BUILDING 6 0' 4' 8'

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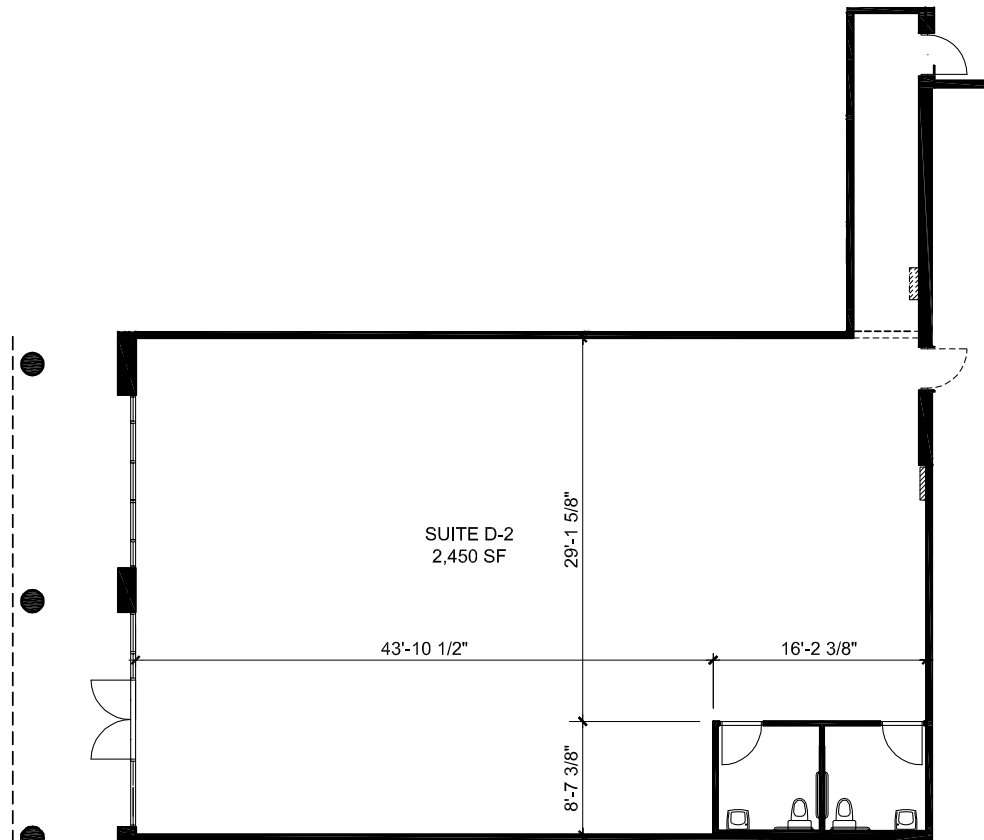
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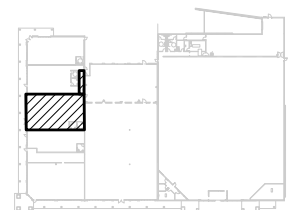
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0 4' 8'



SUITE INFORMATION

GLA (GROSS LEASABLE AREA): 2,450 SF
CEILING HEIGHT: 11'-0"
HEIGHT TO TOP OF STRUCTURE: 18'-0"
ELECTRICAL SERVICE SIZE: 400A
SIZE OF WATER LINE: 1-1/2"
SIZE OF WASTE LINE: 4"
SIZE OF BACK DOOR: 3'-0"W x 7'-0"H
HVAC: (SHARED) 8-1/2 Ton RTU, Gas
Heat



KEYPLAN



BUILDING

1 SUITE:D-2

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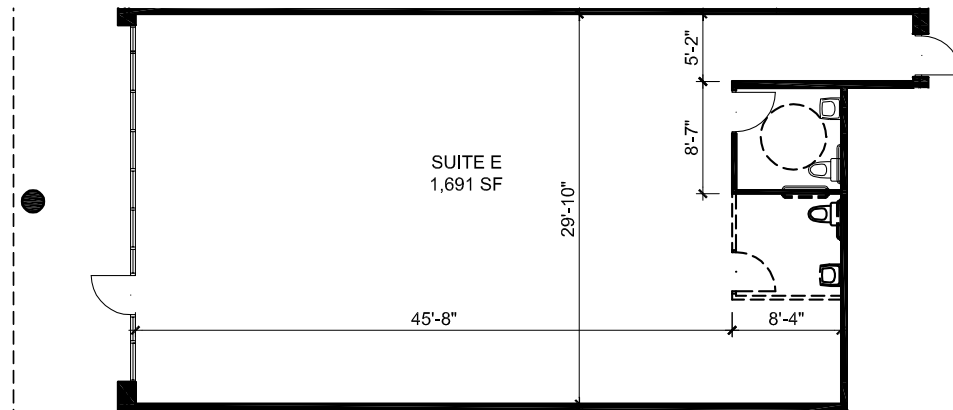
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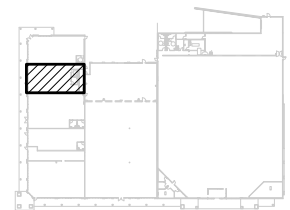
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SUITE INFORMATION

GLA (GROSS LEASABLE AREA): 1,691 SF
CEILING HEIGHT: 11'-0"
HEIGHT TO TOP OF STRUCTURE: 18'-0"
ELECTRICAL SERVICE SIZE: 200A
SIZE OF WATER LINE: 1-1/2"
SIZE OF WASTE LINE: 4"
SIZE OF BACK DOOR: 3'-0"W x 7'-0"H
HVAC: 5 Ton RTU, Gas Heat



KEYPLAN



BUILDING

1 SUITE: E

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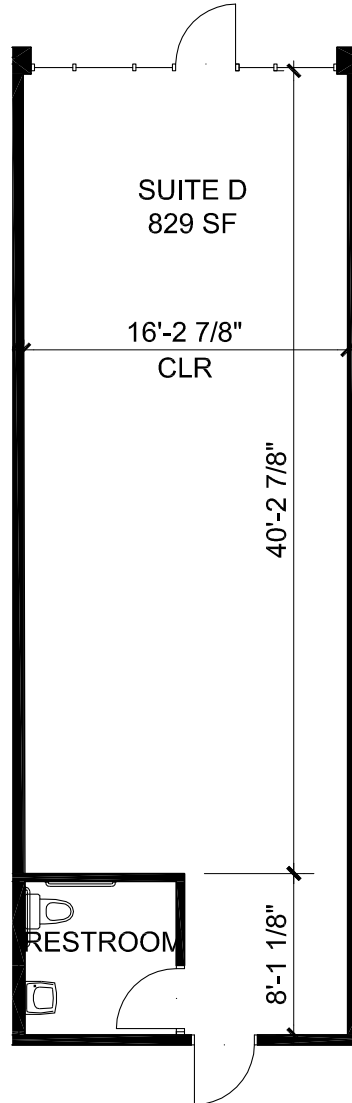
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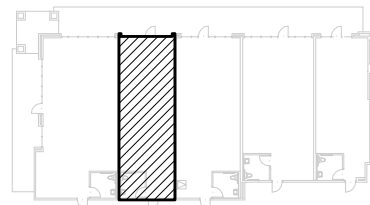
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0 2'-8" 5'-4"



SUITE INFORMATION

GLA (GROSS LEASABLE AREA): 829 SF
CEILING HEIGHT: 11'-0"
HEIGHT TO TOP OF STRUCTURE: 15'-4"
ELECTRICAL SERVICE SIZE: 200A
SIZE OF WATER LINE: 1-1/2"
SIZE OF WASTE LINE: 4"
SIZE OF BACK DOOR: 3'-0"W x 7'-0"H
HVAC: 5 Ton RTU, Gas Heat



KEYPLAN



BUILDING

6 SUITE:D

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