

West Bluff Center



Property Description:

Located on the hard corner of I-40 and Coors and anchored by Walmart, Home Depot, Chili's, 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:

2,700 SF (div)

Demographics 2016 *

	1 Miles	3 Miles	5 Miles
Population	12,427	93,472	205,720
Households	5,273	37,945	79,523
Avg. HHI	\$58,640	\$68,912	\$64,723
Est. Daytime Pop	4,648	27,937	116,078

* Information gathered is from Sites USA and was produced using private and government sources. The information is provided without representation or warranty.



For more information,
please contact:

David Silverman
Qualifying Broker #19054
619.838.4088
david@geltmore.com

Adam Silverman
951.966.8816
adam@geltmore.com



Geltmore Real Estate Advisory Team, LLC
201 Coal Avenue SW
Albuquerque, NM 87102
505.294.8625
www.geltmore.com

West Bluff Center

I-40 and Coors Boulevard
Albuquerque, NM 87120
Page 1

WEST BLUFF

COORS BOULEVARD NW & I-40



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

SITE PLAN

0 100' 200'



Geltmore Real Estate Advisory Team, LLC
201 Coal Avenue SW
Albuquerque, NM 87102
505.294.8625
www.geltmore.com

West Bluff Center

I-40 and Coors Boulevard
Albuquerque, NM 87120
Page 2

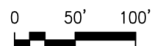
WEST BLUFF

COORS BOULEVARD NW & I-40



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

SITE PLAN



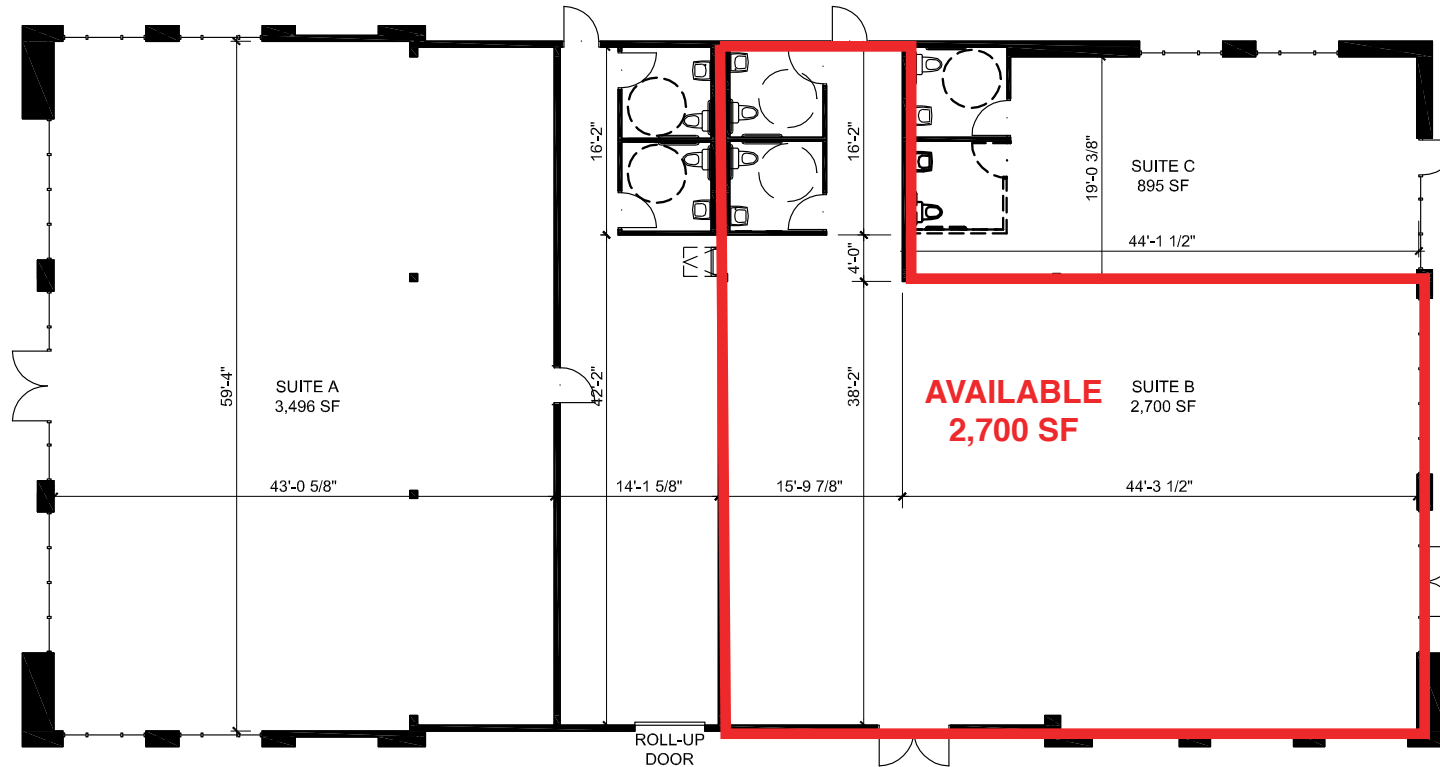
Geltmore Real Estate Advisory Team, LLC
 201 Coal Avenue SW
 Albuquerque, NM 87102
 505.294.8625
 www.geltmore.com

West Bluff Center

I-40 and Coors Boulevard
 Albuquerque, NM 87120
 Page 3

WEST BLUFF

5211 Ouray NW, Albuquerque NM, 87120



SUITE A

GLA (GROSS LEASABLE AREA): 3,496 SF
 CEILING HEIGHT: 11'-0"
 CLEAR HEIGHT: 14'-6-1/2"
 HEIGHT TO TOP OF STRUCTURE: 15'-8-1/2"
 ELECTRICAL SERVICE SIZE: 200A
 SIZE OF WATER LINE: 1"
 SIZE OF WASTE LINE: 4"
 SIZE OF BACK DOOR: 3'-0"W X 7'-0"H
 SIZE OF FRONT DOOR: 1 Pair of 3'-0"W X 7'-0"H
 SIZE OF SIDE DOOR: None
 SIZE OF TRUCK DOOR: 6'-0"W X 10'-0"H (Roll-Up Door)
 HVAC: (2) 6 Ton RTU, Gas Heat

SUITE B

GLA (GROSS LEASABLE AREA): 2,700 SF
 CEILING HEIGHT: 11'-0"
 CLEAR HEIGHT: 14'-6-1/2"
 HEIGHT TO TOP OF STRUCTURE: 15'-8-1/2"
 ELECTRICAL SERVICE SIZE: 200A
 SIZE OF WATER LINE: 1"
 SIZE OF WASTE LINE: 4"
 SIZE OF BACK DOOR: 3'-0"W X 7'-0"H
 SIZE OF FRONT DOOR: 1 Pair of 3'-0"W X 7'-0"H
 SIZE OF SIDE DOOR: 1 Pair of 3'-0"W X 7'-0"H
 SIZE OF TRUCK DOOR: None
 HVAC: 10 Ton RTU, Gas Heat

SUITE C

GLA (GROSS LEASABLE AREA): 895 SF
 CEILING HEIGHT: 11'-0"
 CLEAR HEIGHT: 14'-6-1/2"
 HEIGHT TO TOP OF STRUCTURE: 15'-8-1/2"
 ELECTRICAL SERVICE SIZE: 200A
 SIZE OF WATER LINE: 1"
 SIZE OF WASTE LINE: 4"
 SIZE OF BACK DOOR: None
 SIZE OF FRONT DOOR: 3'-0"W X 7'-0"H
 SIZE OF SIDE DOOR: None
 SIZE OF TRUCK DOOR: None
 HVAC: 5 Ton RTU, Gas Heat

GROSS LEASABLE AREA: 7,091 SF

BUILDING 2 0 5' 10'

Geltmore LLC

6211 San Mateo Blvd. NE, Suite 130
 Albuquerque, NM 87109-3534
 505-294-8625 www.geltmore.com



Geltmore Real Estate Advisory Team, LLC
 201 Coal Avenue SW
 Albuquerque, NM 87102
 505.294.8625
 www.geltmore.com

West Bluff Center

I-40 and Coors Boulevard
 Albuquerque, NM 87120
 Page 4