

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:

Suite B: 966 SF – Restaurant Space – DO NOT DISTURB TENANT

Demographics *

Zip Code 87110	
Total Population	65,565
Daytime Population	48,865
Average Household Income	\$105,817



For more information,
please contact:

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* source* Realtors Property Resource



Geltmore Real Estate Advisory Team, LLC
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505.294.8625
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West Bluff Center

I-40 and Coors Boulevard
Albuquerque, NM 87120

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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**



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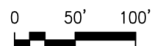
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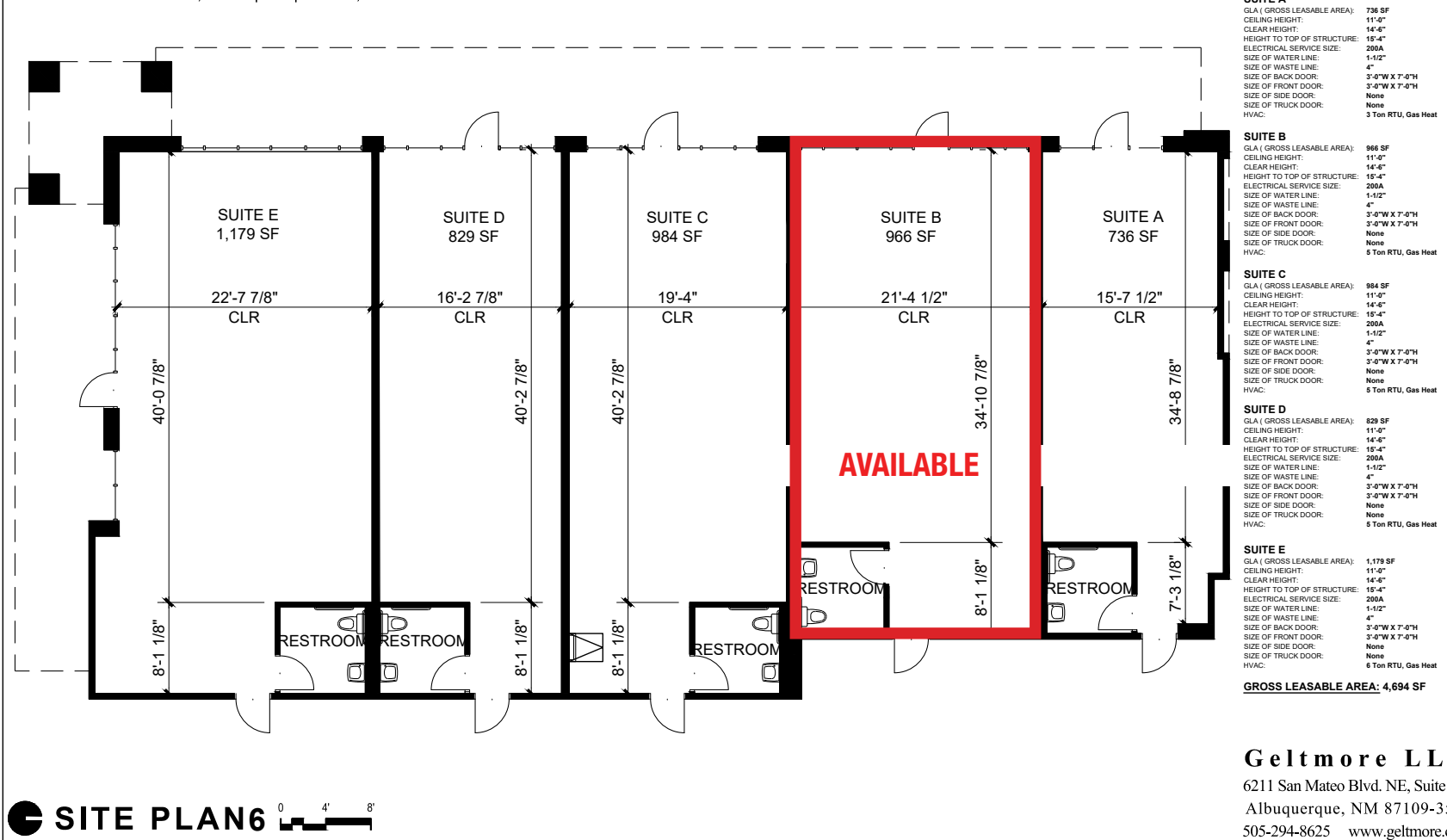
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2820 Coors Blvd. NW, Albuquerque NM, 87120



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