



VENTANA SQUARE SHOPPING CENTER

FOR LEASE / 6501 Paradise Blvd NW, Albuquerque, NM 87114

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LEASE PRICE: \$21.00 PSF

NNN's : \$3.10 PSF

BUILDING SIZE +/-1,242 SF

LAND SIZE 1.051 Acres

ZONING MX-M

FEATURES

- Easy Access
- Abundant Parking
- Building Signage Available
- Established Trade Area
- Attractive, Well-Maintained Center



Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

RITA CORDOVA ANDRIA BARRENECHEA
(505) 489-8538 (505) 718-9548
rita@go-absolute.net andria@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owner in the lease of this beautiful space in this amazing shopping center centrally located in the heart of Paradise Hills. Excellently maintained property with awesome features.

Suite E was previously utilized as a Paletta Bar. Equipment is available for future tenants (Current owner willing to sell equipment separate of lease deal).

The center serves the spur of growth with its current tenants along with its popular location with easy access.

Mix of National Tenants include but are not limited to Taco Bell, Dollar Tree, O' Reilly, Walgreens as well as local Tenants such as Little Anitas and The Jerky Store.



VIEW WEBSITE >



VIDEO >

LOCATION

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PROPERTY SUMMARY

PROPERTY ADDRESS	6001 Paradise Blvd NW, Albuquerque, NM 87114
PROPERTY DESCRIPTION	Retail Outlet in Shopping Center
PROPERTY SIZE	+/-1.051 Acres
TOTAL BUILDING SIZE	+/- 1,242 SF
ZONING	MX-M
ACCESS	3 Access Points, 1 on Universe Blvd. and 2 on Paradise Blvd.
VISIBILITY	Excellent Visibility from Universe Blvd. and Paradise Blvd.
SIGNAGE	Monument and Building Signage

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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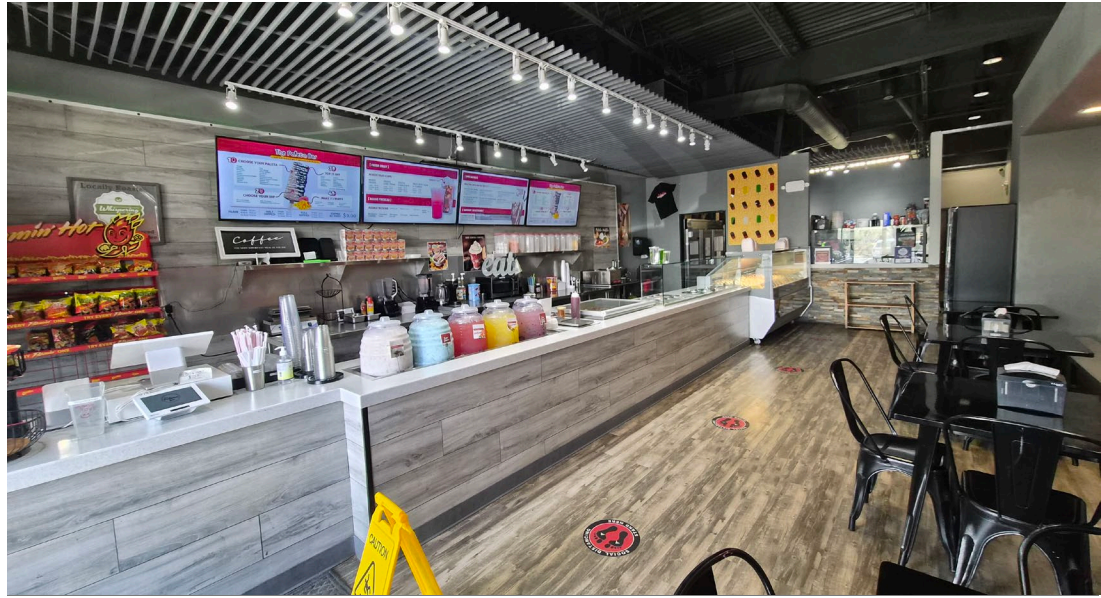
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PROPERTY PHOTOS



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SITE CLOSE UP



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TRADE AREA



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SITE



DEMOGRAPHICS

*provided by the Missouri Census Data Center



AVERAGE HOUSEHOLD INCOME

\$76k

ESTIMATED HOUSEHOLDS

5-Mile Radius
14,701

3-Mile Radius
12,353

1-Mile Radius
2,562



POPULATION



1-Mile Radius
6,166
Median Age
38.2

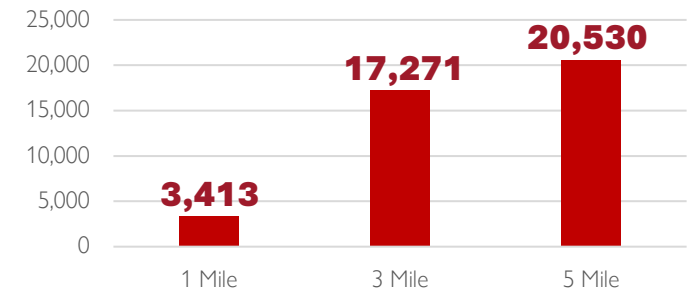


3-Mile Radius
24,729
Median Age
34.8



5-Mile Radius
36,879
Median Age
35.5

Estimated Workers



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

LOCATION

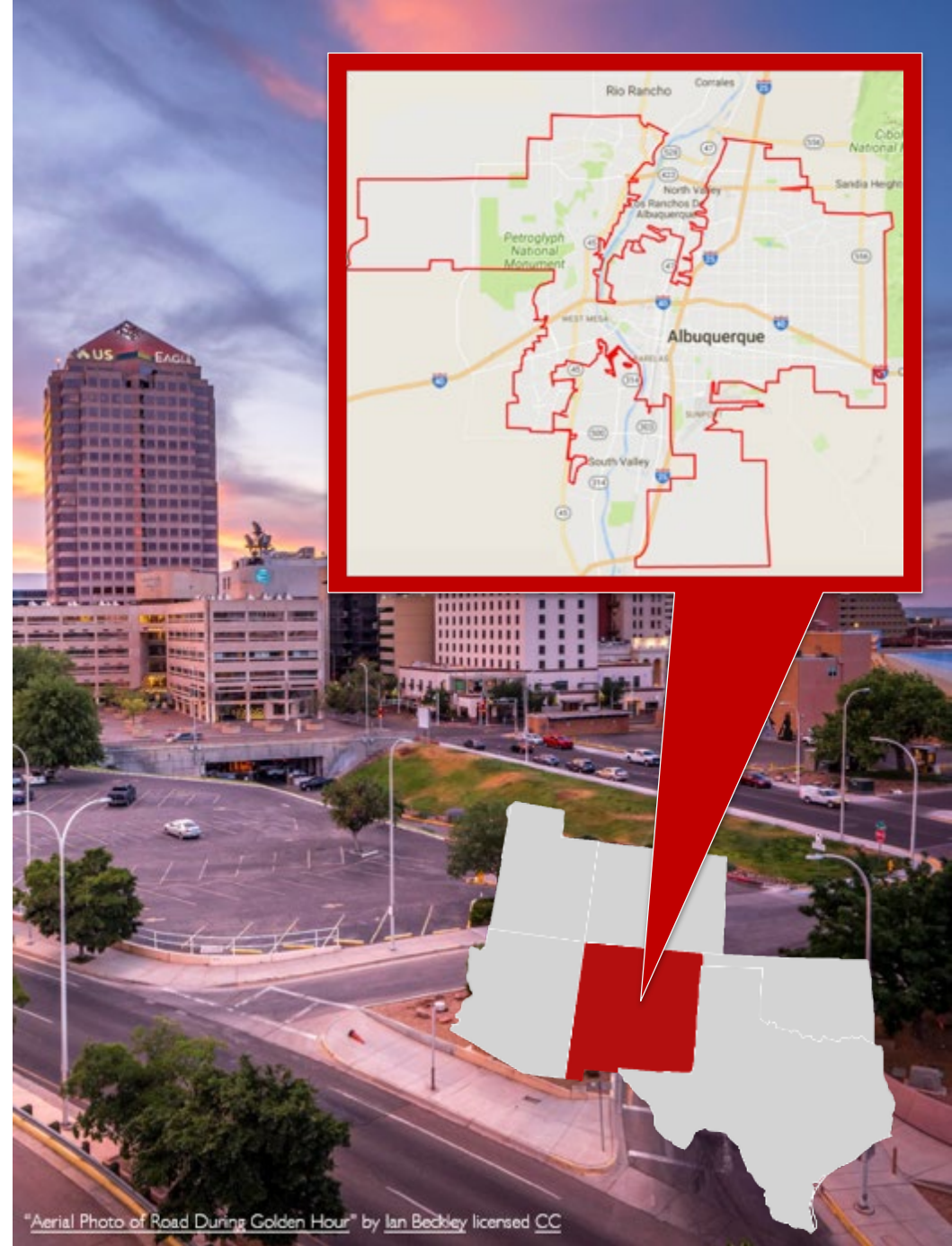
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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

BROKERS



ANDRIA BARRENECHEA Associate Broker
(505) 718-9548 / andria@go-absolute.net

Andria is a licensed real estate broker focused on office and retail commercial real estate. She has been in the real estate industry with Absolute Investment Realty for six years in various capacities. Some of her responsibilities have included: property and commercial portfolio management, transaction facilitator, marketing director and office manager. In addition to managing the property management and brokerage arms of Absolute Investment Realty she is growing her practice as a commercial real estate broker. Andria has developed excellent people skills and is an expert in the industry. She is excited to help meet the needs of every client who comes her way.



RITA CORDOVA Executive Vice President
(505) 489-8538 / rita@go-absolute.net

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

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