

# CACTUS PATCH PLAZA

LA MORADA PL & UNSER BLVD  
7801 La Morada Pl NW, Albuquerque, NM 87120



**FOR  
LEASE**

## AVAILABLE SPACE

Building A: 2,470 - 4,940 SF  
Building B: 1,805 - 12,000 SF  
Building C: 2,587 - 10,350 SF

## RATE

\$18.00 - \$25.00 PSF  
Modified Gross/Full Service

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**PROPERTY HIGHLIGHTS**

- New OWH & Office Development on Albuquerque’s westside
- Property being constructed in phases, Building A to commence construction in April 2024
- BTS available on pads
- 1,000 - 12,000 SF OWH spaces available
- 2,470 - 4,940 SF Stand-Alone Office/ Medical spaces available
- 2,587 - 10,350 professional office/ medical available
- Property Surrounded by new retail & rooftops
- Drive-Through Possible



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2023**

 **74,728**  
**POPULATION**  
3-MILE RADIUS

 **\$91,151.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **37,421**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
La Morada Pl: 327 VPD  
Unser Blvd: 15,822 VPD  
(Sites USA 2023)

**PROPERTY OVERVIEW**

Cactus Patch Plaza is a 22,000 SF mixed-use development featuring OWH, Office, & Medical spaces on Albuquerque’s westside. Albuquerque’s westside lacks small OWH spaces and lacks second-generation medical & banking buildings; we intend to satisfy that demand at Cactus Patch Plaza. The developer is a local developer and can be flexible regarding the delivery and segmentation of buildings on the property. Should a tenant require a different design, layout, or delivery conditions, the plan can be modified prior to groundbreaking. The intention is to start development with “Building A” or “Building C” and develop the middle OWH building after site construction has commenced. Tenant improvements and delivery of spaces are negotiable items based on tenants’ needs.

**LOCATION OVERVIEW**

Cactus Patch Plaza is located at 7801 La Morada PL on Albuquerque’s far west side. This area has been a hotbed of new home development, retail development, infrastructure developments, and even new employers like Amazon, Ben E Keith, etc. The area has an obvious lack of small warehouse spaces, and a lack of offices/medical spaces, we intend to satisfy the demand in the area. The property is visible from both North and Southbound Unser Blvd which is a major commuter thoroughfare on Albuquerque’s westside.

**PROPERTY OVERVIEW**

Space Size:	1,085 SF – 12,000 SF
Lease Rate:	\$18.00 – \$25.00 PSF
Submarket:	Westside
Zoning:	NR-C
Year Built:	2024





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**Building A**      **\$18.00 PSF**  
**(Modified Gross)**

Contracting/Office    2,470 - 4,940 SF

**Building B**      **\$18.00 PSF**  
**(Modified Gross)**
**Suite**              **Sq Ft**

A                      1,751 SF

B                      2,024 SF

C                      2,573 SF

D                      2,468 SF

E                      1,293 SF

F                      1,085 SF

G                      1,125 SF

H                      1,125 SF

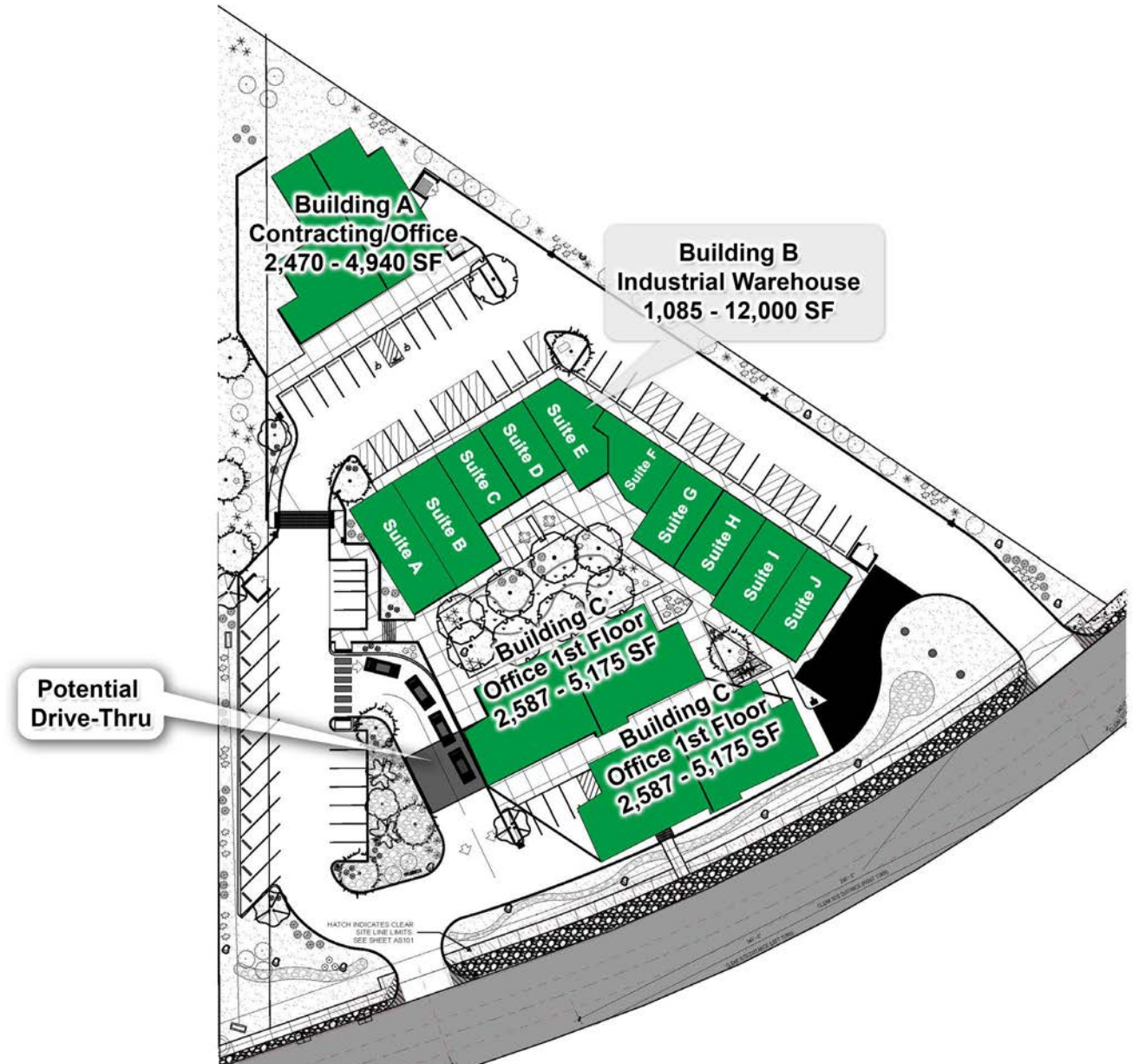
I                      1,250 SF

J                      1,250 SF

**Building C**      **\$25.00 PSF**  
**(Full Service)**

Office 1st Floor      2,587 - 5,175 SF

Office 2nd Floor      2,587 - 5,175 SF





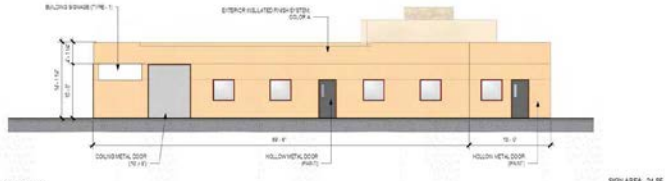
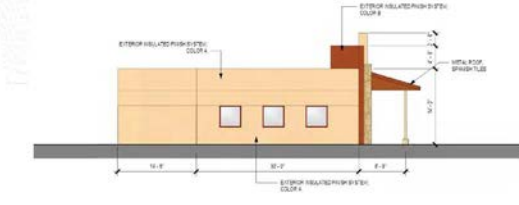
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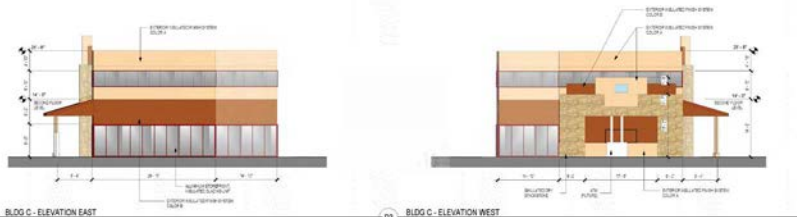
**B1** BLDG B - ELEVATION WEST-B  
1/8" = 1'-0"

SEE AREA 108 OF  
4% OF ELEVATION



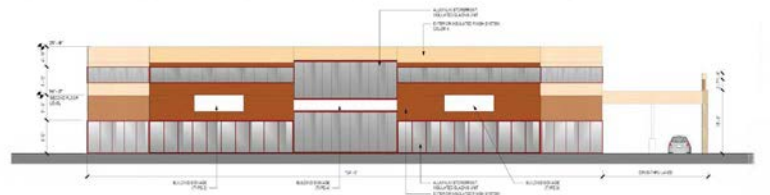
**A1** BLDG B - ELEVATION WEST-A  
1/8" = 1'-0"

SEE AREA 36 OF  
1/4% OF ELEVATION



**D1** BLDG C - ELEVATION EAST  
1/8" = 1'-0"

**D3** BLDG C - ELEVATION WEST  
1/8" = 1'-0"



**B1** BLDG C - ELEVATION NORTH  
1/8" = 1'-0"

SEE AREA 108 OF  
1/4% OF ELEVATION



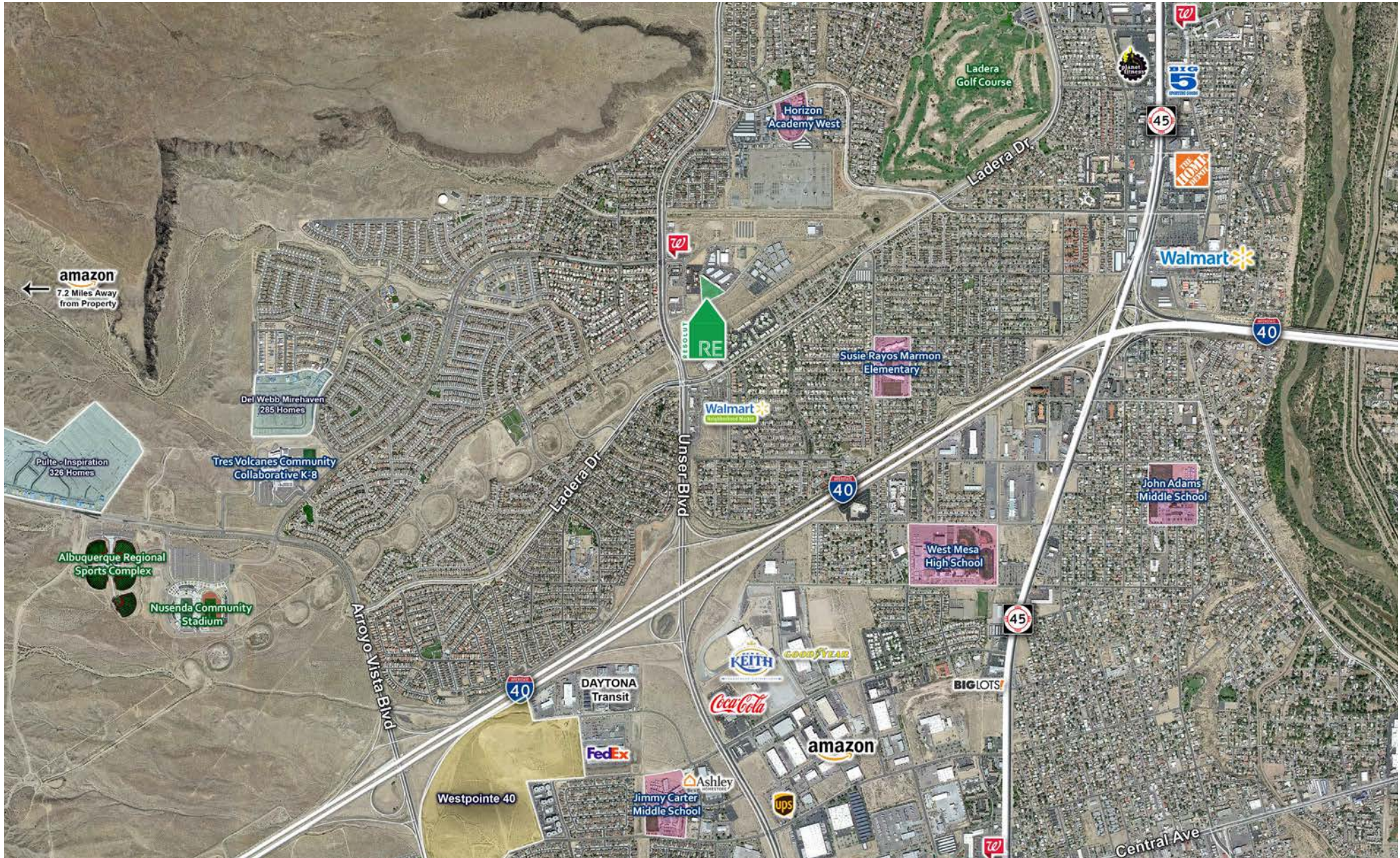
**A1** BLDG C - ELEVATION SOUTH  
1/8" = 1'-0"

SEE AREA 46 OF  
1/4% OF ELEVATION











## Placer AI Data

### METRICS

● **Walmart Neighborhood Market**

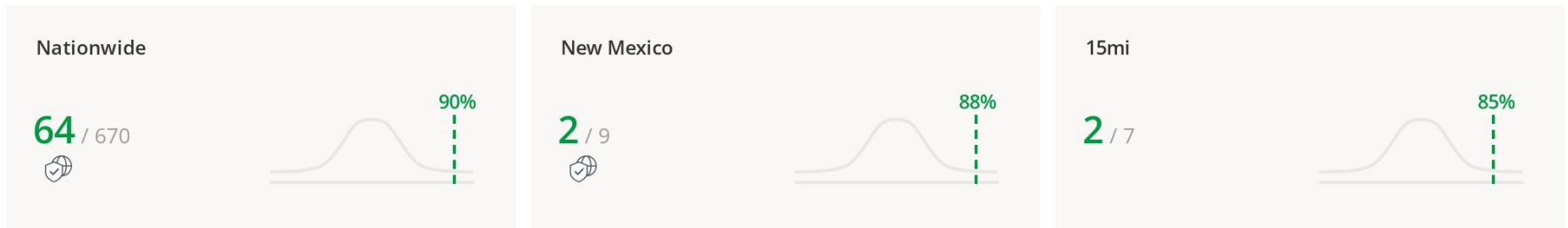
1820 Unser Blvd NW, Albuquerque... # 4676

Visits	937.7K	Avg. Dwell Time	29 min
Visits / sq ft	22	Visits YoY	+11.1%
Size - sq ft	42.6K	Visits Yo2Y	+14.4%
Visitors	159.8K	Visits Yo3Y	+14.8%
Visit Frequency	5.87		

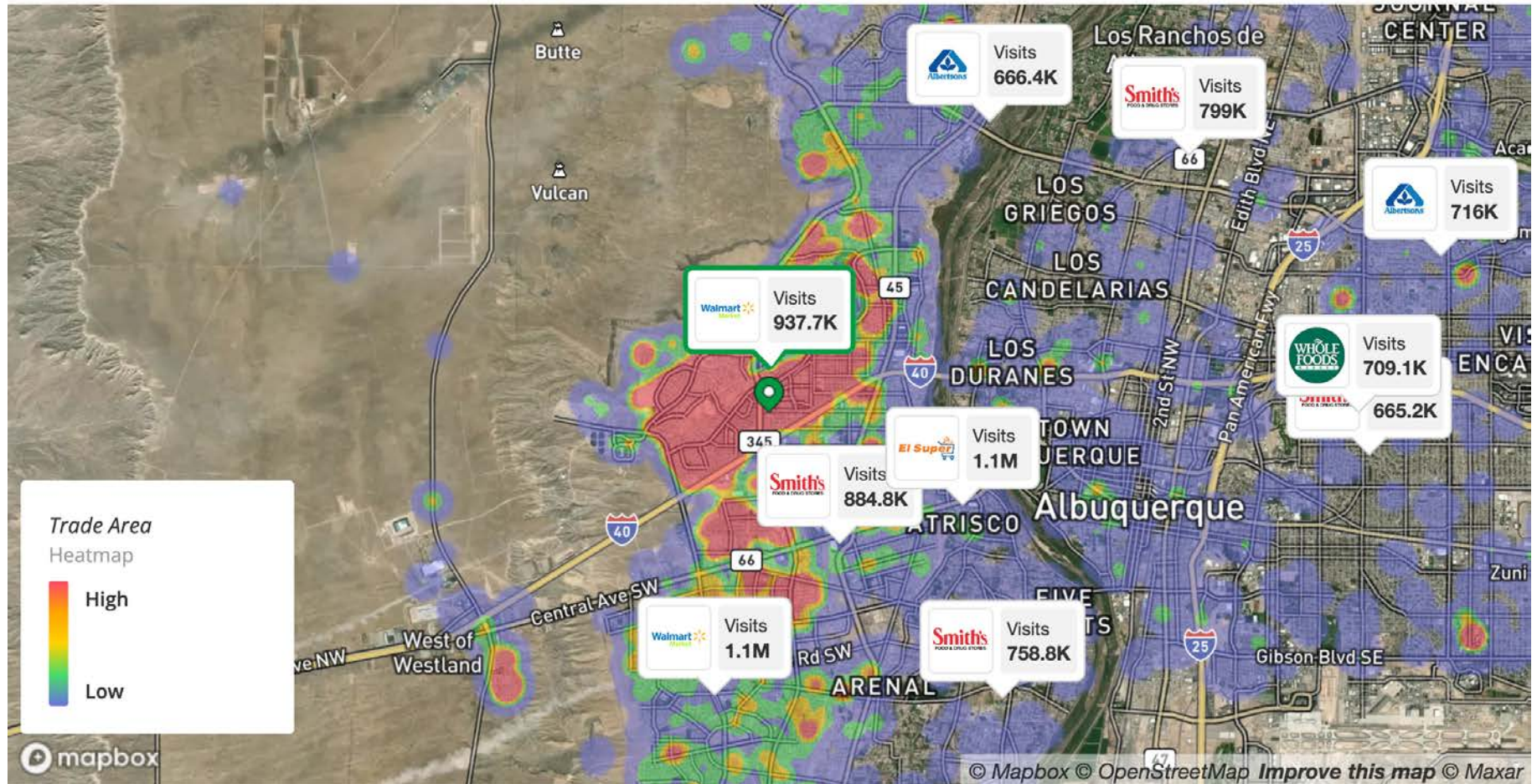
### RANKING OVERVIEW

● **Walmart Neighborhood Market**

1820 Unser Blvd NW, Albuquerque... # 4676



MARKET LANDSCAPE



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jun 1st, 2022 - May 31st, 2023

Data provided by Placer Labs Inc. (www.placer.ai)

