

# High Performing Retail Destination Last Retail Spaces Available

**FOR LEASE OR  
BUILD TO SUIT**

SWC Unser Blvd. & Wellspring Rd.



**AVAILABLE:**

- ±4,600 SF

**LEASE PRICE:**

- See broker for details

**BENEFITS:**

- Now pre leasing ±4,600 SF of new retail/restaurant space
- Unser frontage
- Easy access
- Drive-thru available
- Built to suite - demisable space
- Join the following existing retail and restaurant tenants:

Sandia Laboratory  
Federal Credit Union

**PRIME**  
GOURMET SANDWICHES ETC.

**SUBWAY**

**WisePies**  
PIZZA



**NAI Maestas & Ward**

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**LOCATION**  
SWC Unser Blvd. & Wellspring Rd.

Unser – Westside Sign



Wellspring Sign



Monument Signage – Building 4

## DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2015 Population	13,872	87,605	155,836
2015 Average HH Income	\$83,205	\$77,829	\$81,465
2015 Daytime Employment	1,044	29,812	45,438

2015 Projected by Esri



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The information contained is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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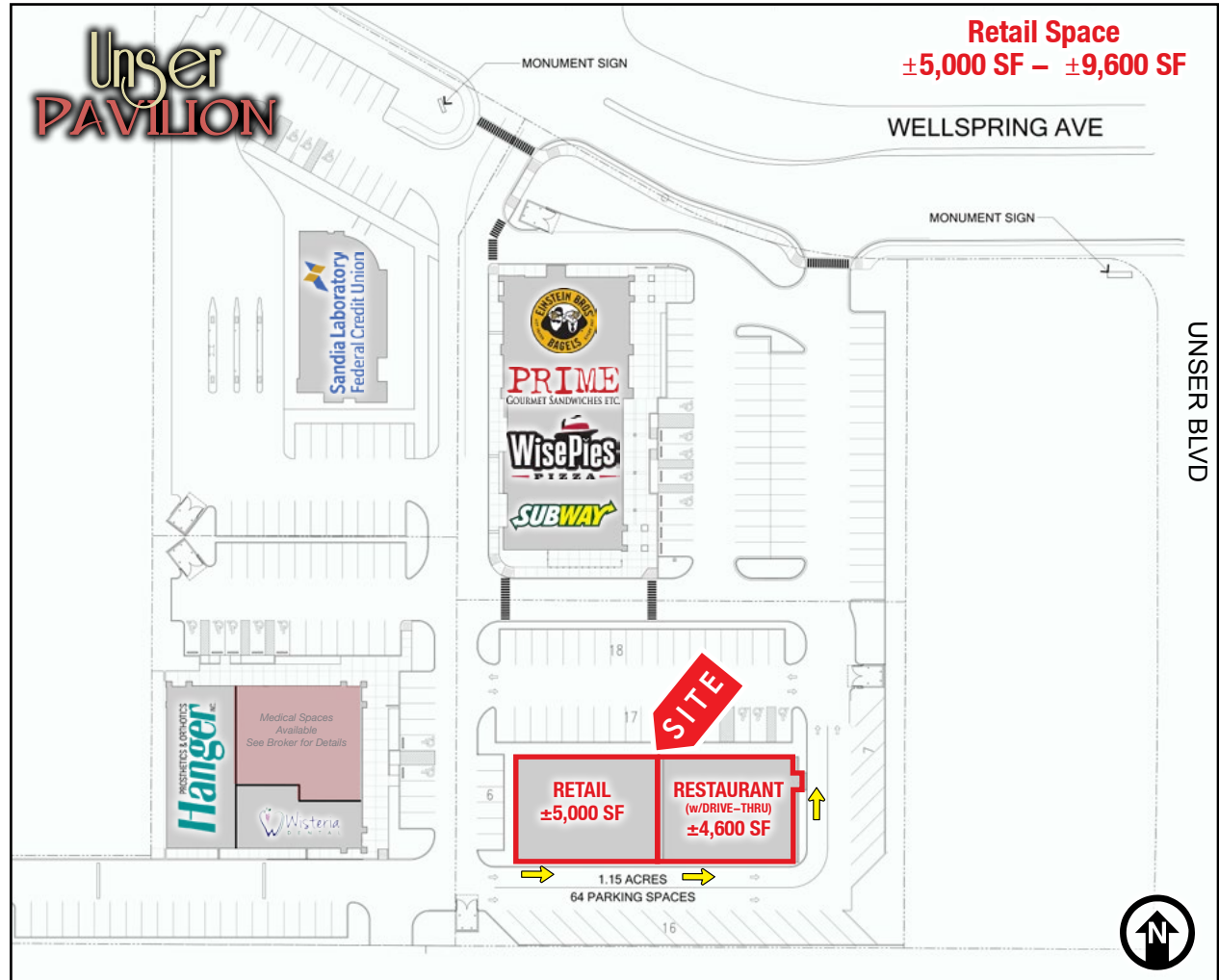
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## SITE PLAN

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