



Colliers

± 2,233 SF
AVAILABLE

For Lease

6911 Taylor Ranch Dr NW
Albuquerque, NM 87120

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Vierra Makai

Licensed Transaction Coordinator
+1 505 880 7016
vierra.makai@colliers.com
Lic. No. 2025-0046

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

6911 Taylor Ranch Dr NW | For Lease

Property Profile

Details

Lease Rate	\$21.00 PSF + NNN
NNN	\$5.31 PSF
Space Available	± 2,233 SF
Lot Size	5.88 Acres
Submarket	West Mesa
Zoning	MX-M

Features

- Second generation medical/dental office
- Attractive, well-maintained neighborhood strip center with strong local tenancy
- Monument signage available for excellent visibility
- Located in an established Taylor Ranch trade area with strong demographics
- Easy access and convenient circulation for patients and staff

Area Tenants



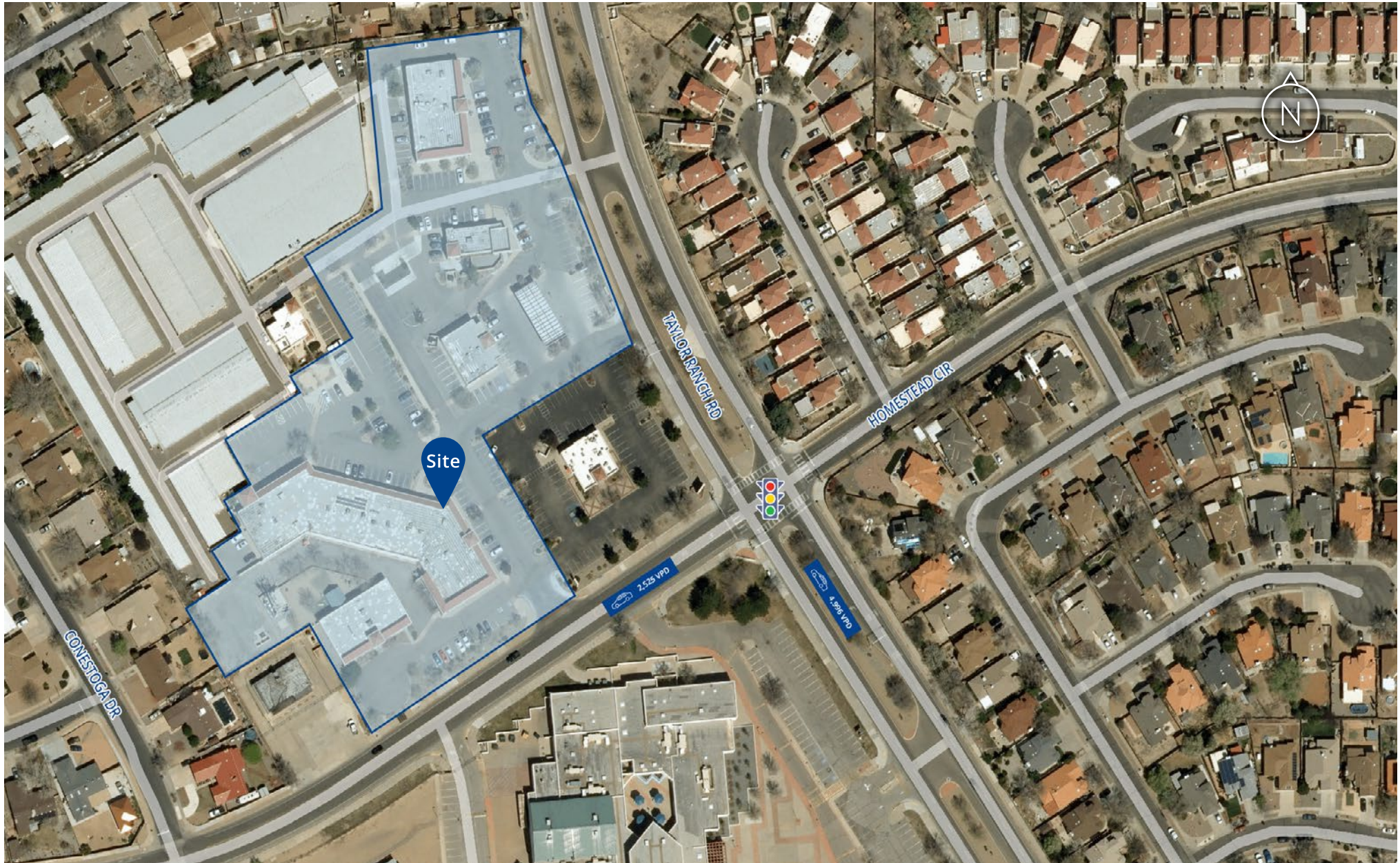
6911 Taylor Ranch Dr NW | For Lease

Trade Area Aerial

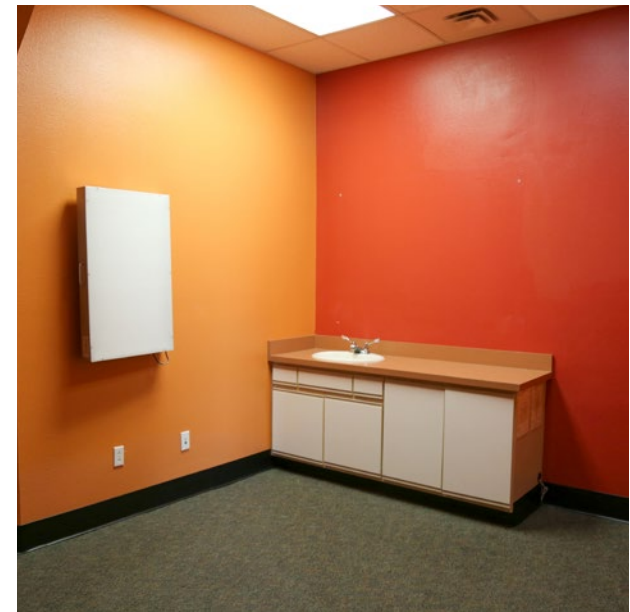
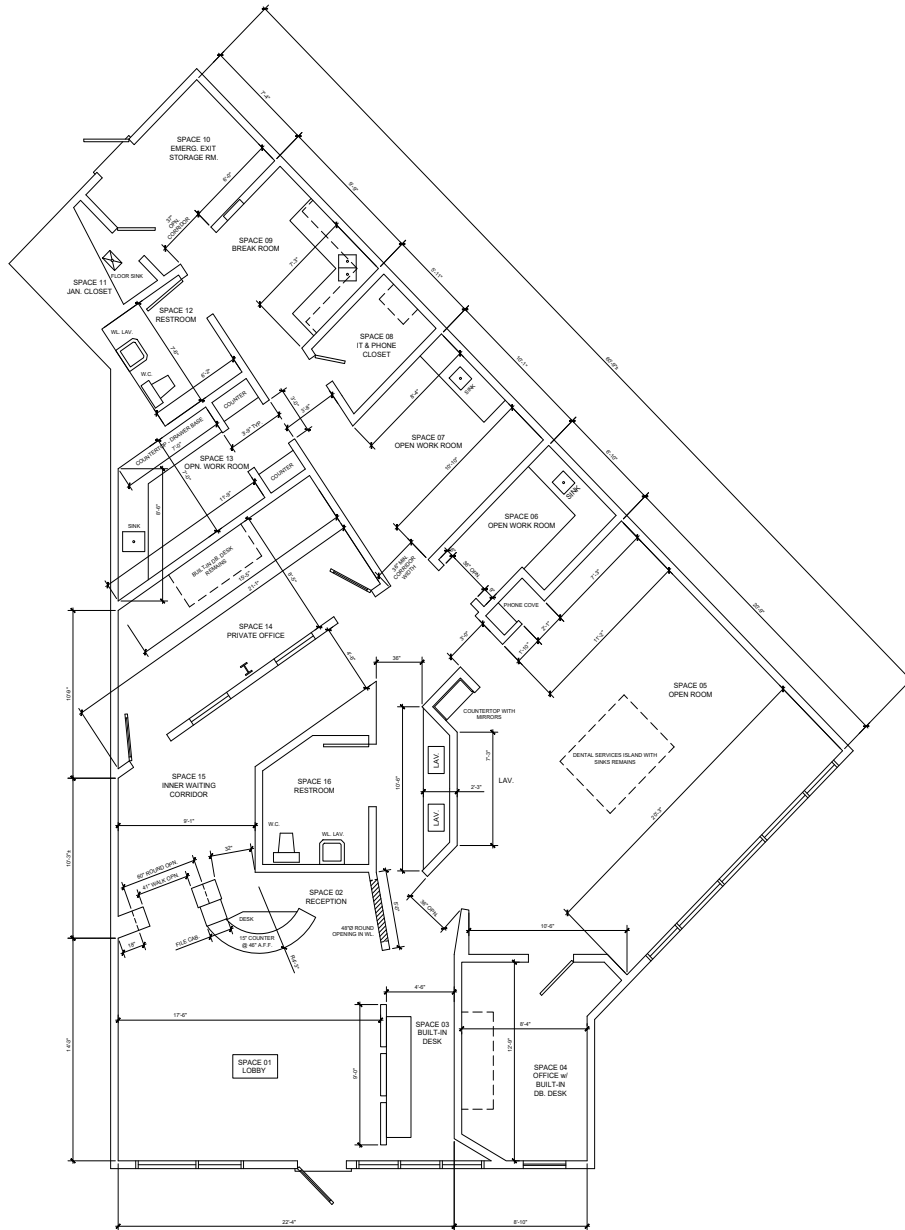


6911 Taylor Ranch Dr NW | For Lease

Intersection Aerial



As-Built Floor Plan - Former Dental Office

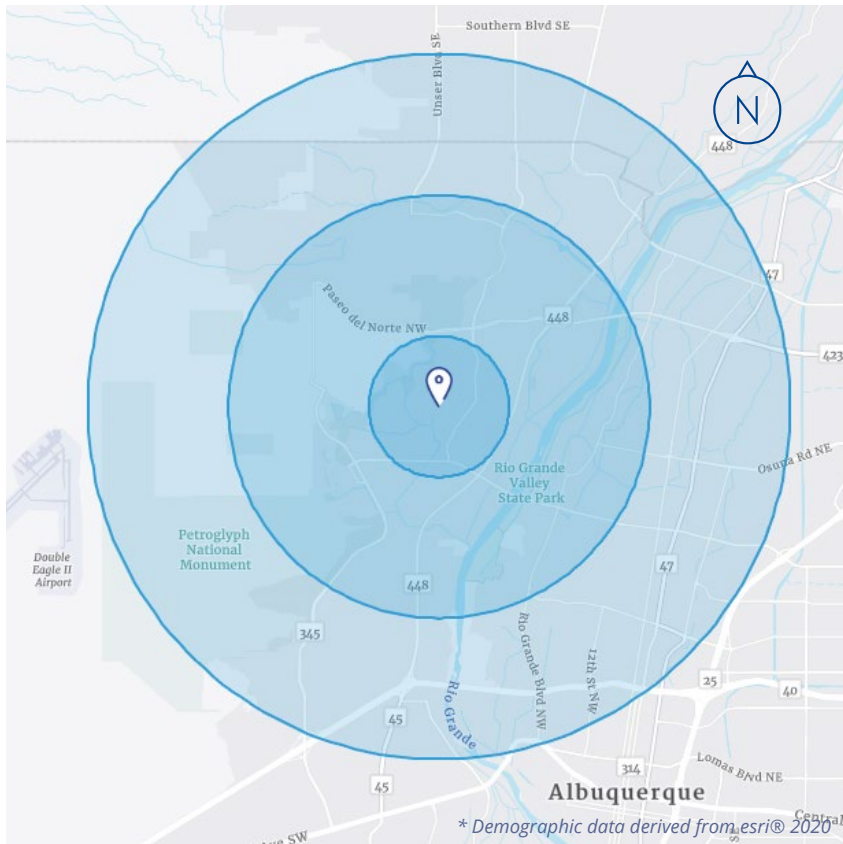


6911 Taylor Ranch Dr NW | For Lease

Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	13,015	71,987	183,963
Households	5,453	29,437	74,897
Median Age	42.2	40.8	40.4
Average HH Income	\$106,382	\$115,542	\$109,739
Per Capita Income	\$45,444	\$47,392	\$44,782
Daytime Population	7,798	52,656	157,087
College Education	60.7%	58.6%	55.6%



Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Vierra Makai

Licensed Transaction Coordinator
+1 505 880 7016
vierra.makai@colliers.com
Lic. No. 2025-0046



This document has been prepared by Colliers International for advertising and informational purposes only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.