

 **DOLLAR TREE**

RACK ROOM SHOES

ROSS
DRESS FOR LESS

T.J. maxx

Burlington Walgreens



MONTGOMERY PLAZA

5001 MONTGOMERY BLVD • ALBUQUERQUE, NM 87121

 **GOODMAN**
REALTY GROUP

INQUIRIES: SHEILA SMITH
505-259-7024
SMITH@GOODMANREALTY.COM



MONTGOMERY PLAZA FOR LEASE

NWC San Mateo & Montgomery
Albuquerque NM 87110



- PENDING
- AVAILABLE



SUBJECT

Sheila Smith - 505-259-7024
smith@goodmanrealty.com



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1 MILE	3 MILE	5 MILES
18,585	99,917	291,385



1 MILE	3 MILE	5 MILES
\$55,665	\$68,188	\$73,448



1 MILE	3 MILE	5 MILES
16,034	123,391	248,872



San Mateo (35,700 VPD)
Montgomery (41,700 VPD)
TOTAL 77,400 VPD

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Montgomery Plaza is a major shopping destination for the Albuquerque MSA. It is positioned at the hard corner of San Mateo and Montgomery, one of the highest traffic intersections in the City of ABQ.

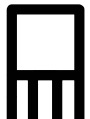
Property Highlights:



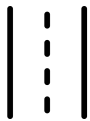
Traffic: Total of 77,400 VPD at Intersection



Anchors: Ross, Burlington, TJ Maxx, Walgreens, Rack Room Shoes, and Dollar Tree



Signage: Five massive 20+ foot tall pylon signs prominently showcased for anchor/national tenants



Access: Exceptional access points throughout the property, including a signalized intersection from San Mateo



Location: NE Heights trade area, at one of the most established retail intersections in the City



Population: The site has a large trade area draw with over 291,000 population in a 5-mile area

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