



# For Lease

9350 Eagle Ranch Rd  
Albuquerque, NM 87114

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# Property Profile

## Details

Lease Rate	See Broker
Lease Type	Modified Gross
Available Space	± 22,407 SF
Submarket	West Mesa
Zoning	MX-M

## Features

- Well located Junior Anchor box available with excellent frontage
- Situated in vibrant Cottonwood retail node with desirable demographics
- National co-tenancy with abundant national retailers, restaurants and entertainment in close proximity
- Exceptional Coors Blvd, Irving Blvd and Eagle Ranch Rd visibility with extremely high traffic counts
  - Coors Blvd: 65,500 VPD
  - Eagle Ranch Rd: 15,100 VPD
  - Irving Blvd: 19,200 VPD
- Prominent building and pylon signage
- Full movement access on Irving and Eagle Ranch
- Ample parking proximate to storefront



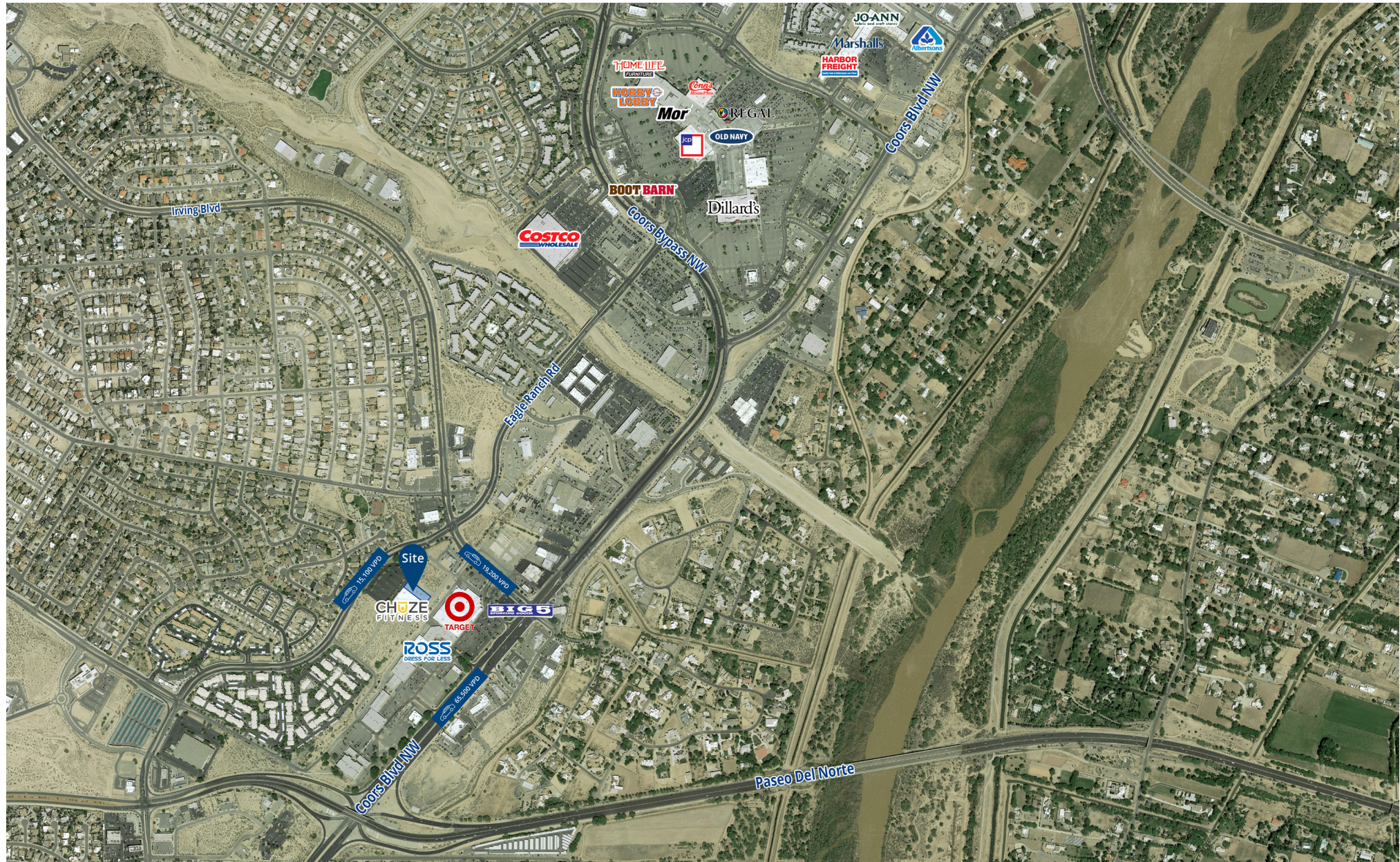
## Area Tenants





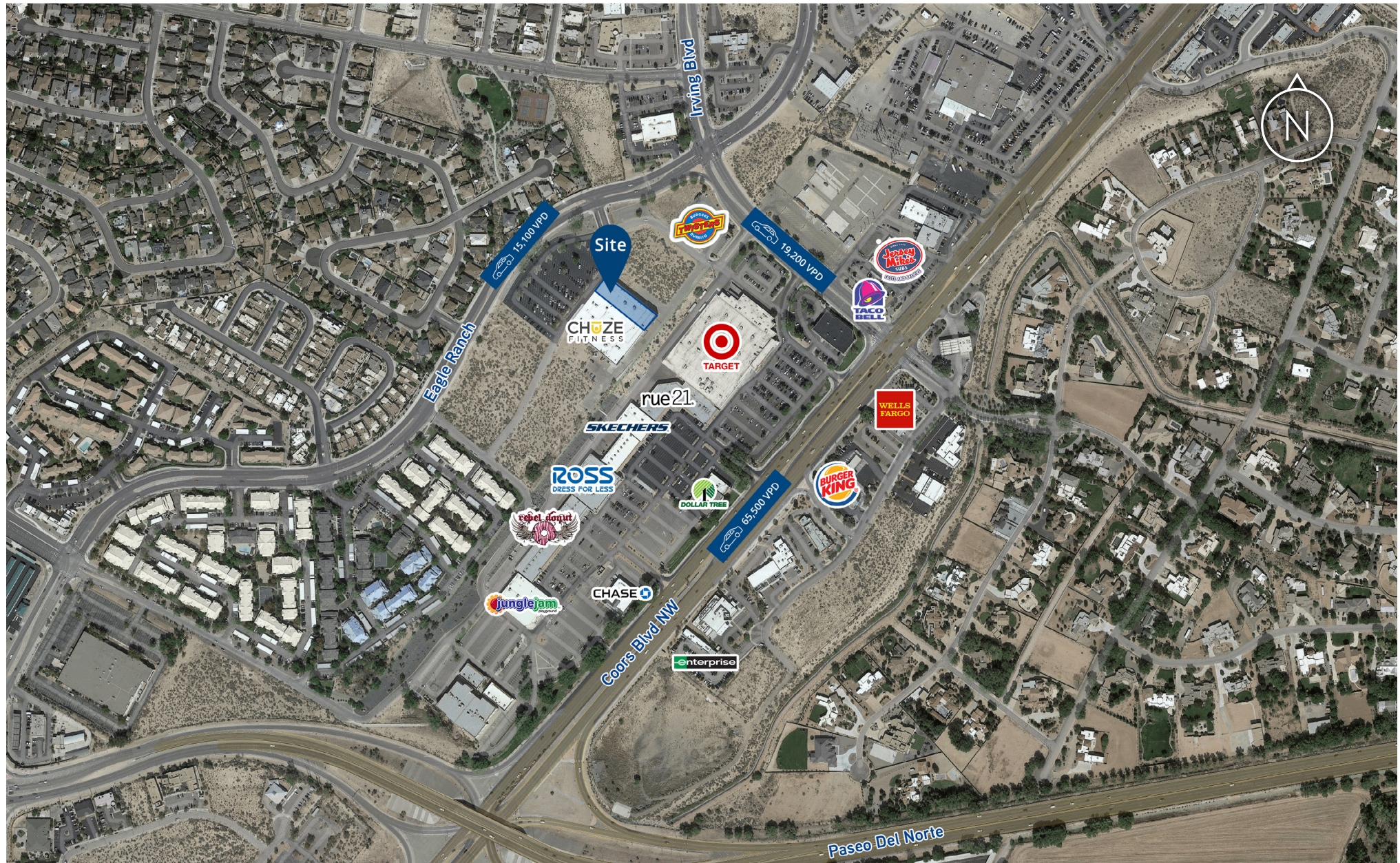
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# Trade Area Aerial



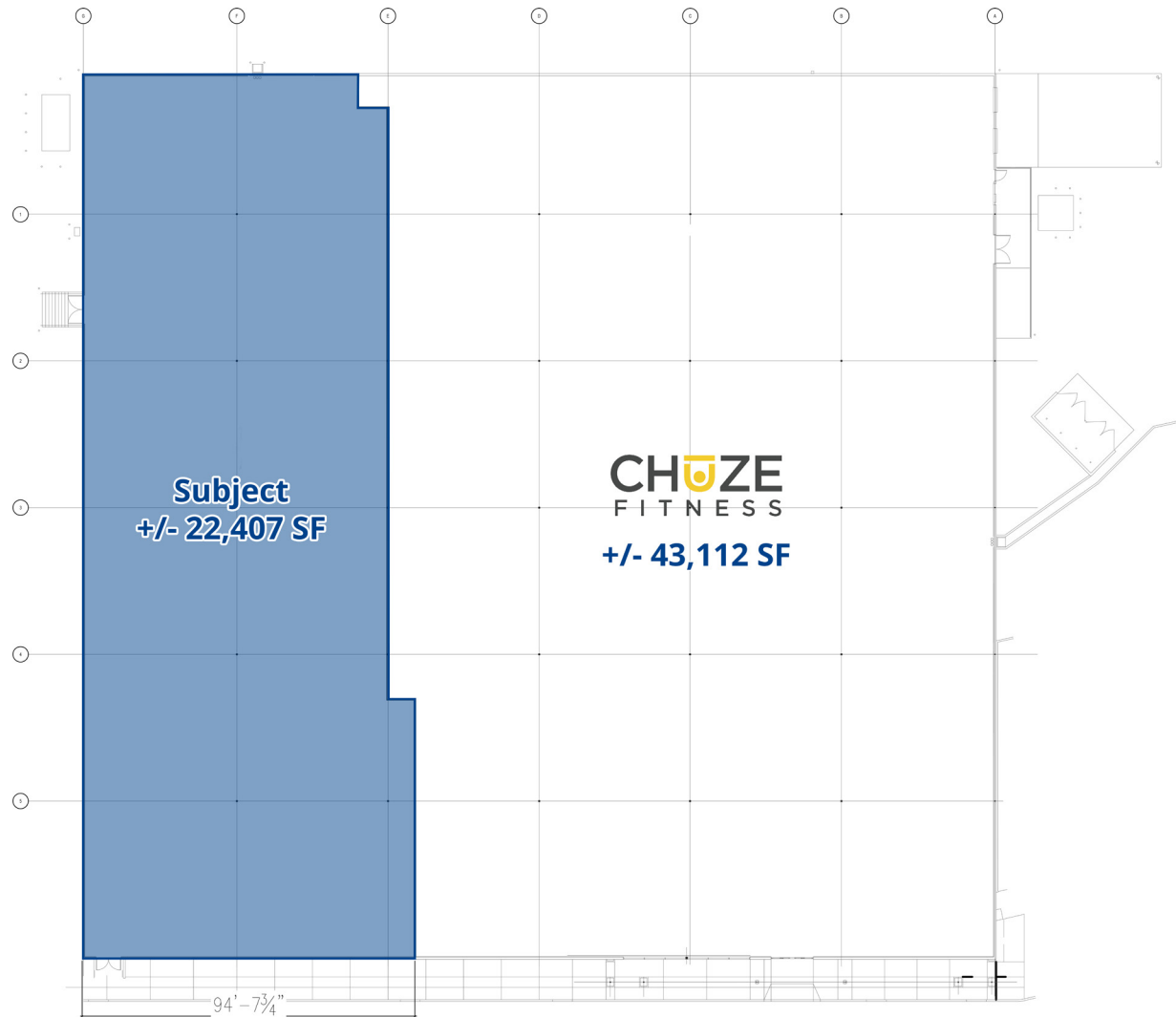


# Intersection Aerial



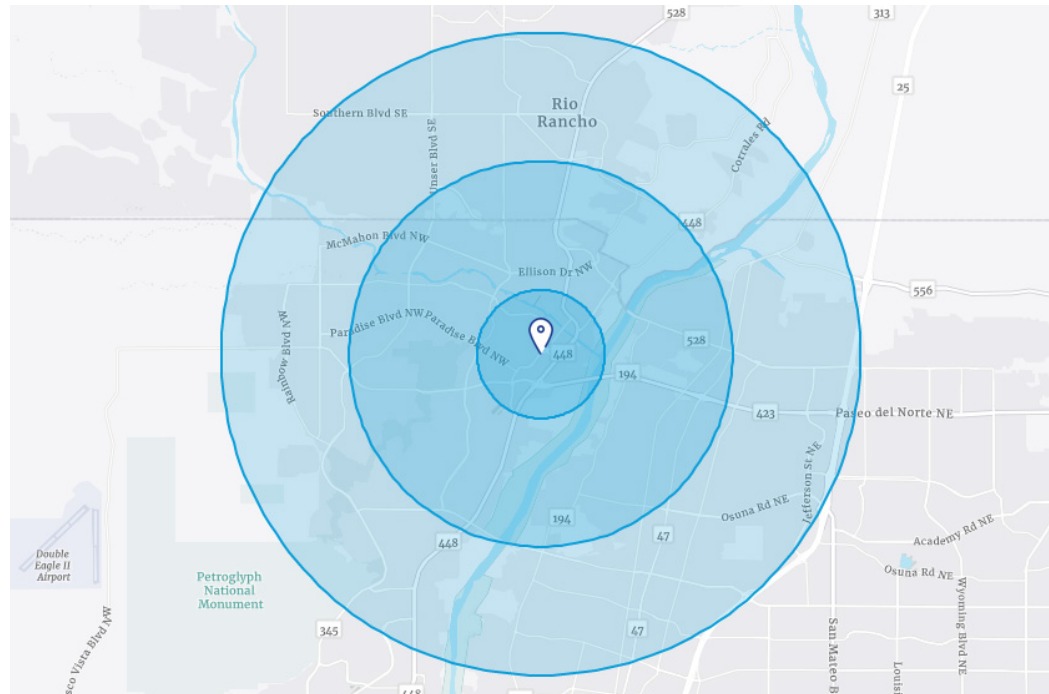


# Demising Plan



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	11,705	71,640	182,563
Households	4,843	29,537	74,405
Median HH Income	\$86,707	\$83,213	\$80,301
Average HH Income	\$117,576	\$115,220	\$108,839

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