

FOR GROUND LEASE OR BUILD TO SUIT

PAD SITES

MACY'S AT CORONADO CENTER

6600 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

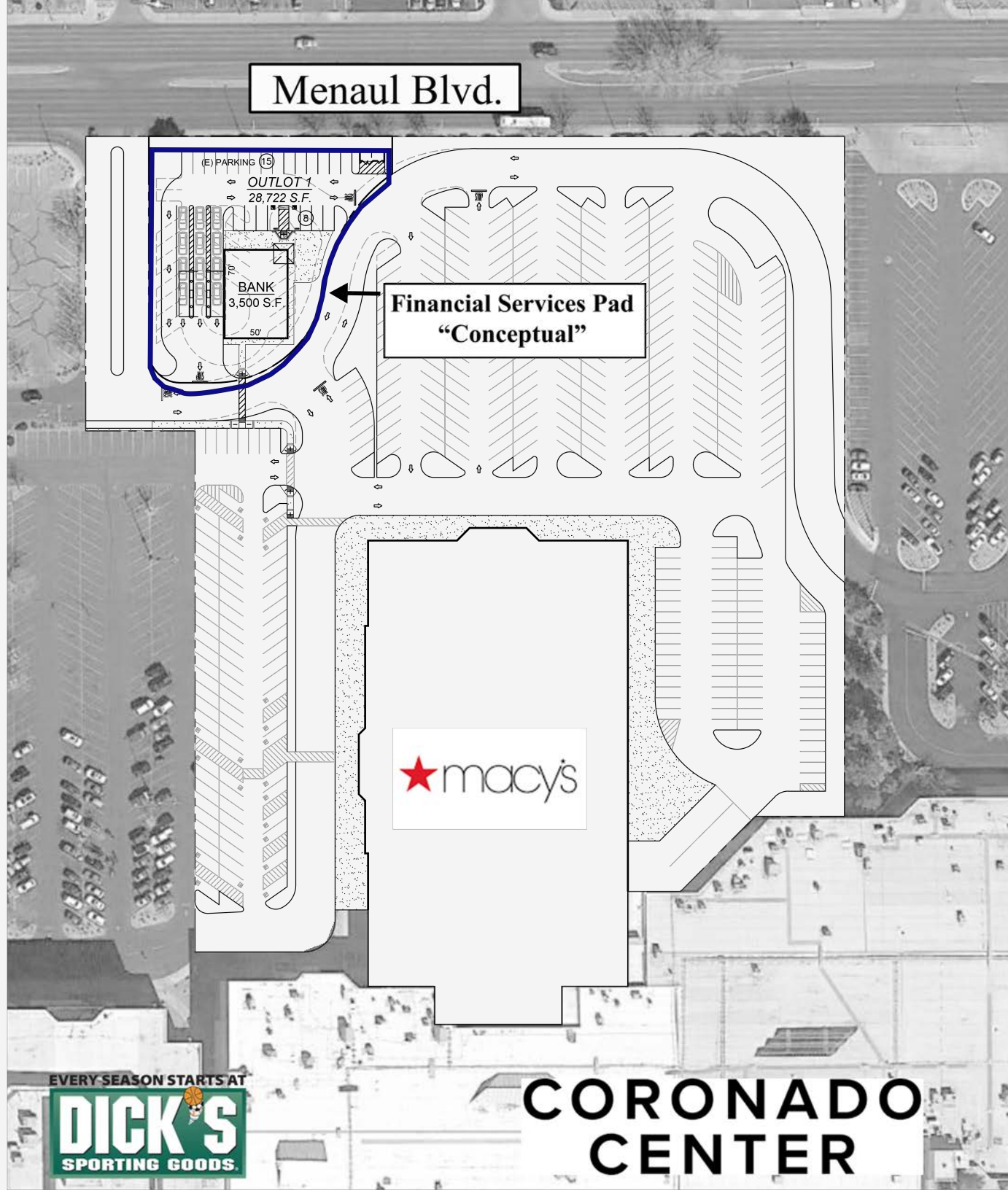
PRESENTED BY:

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EVERY SEASON STARTS AT



CORONADO CENTER



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	33,000- 65,000 SF
LOT SIZE:	.75 - 1.5 Acres
ZONING:	MX-H
MARKET:	Albuquerque
SUBMARKET:	Uptown
TRAFFIC COUNT:	28,400

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PROPERTY OVERVIEW

Ground lease or Build to Suit available.

Zoning allows for a wide range of uses. Full access to Coronado Center along Menaul Blvd.

Ingress/egress point is in front of Macy's, Dick's Sporting Goods, and Round One Entertainment. Two potential pad carve outs. Please see concept site plans.

PROPERTY HIGHLIGHTS

- Excellent visibility.
- Pads positioned along full access point and along mall "ring road".
- Ground lease or build-to-suit opportunity.
- Regional trade area draw of over 1 million residents.
- Strong employment density with over 127,000 employees within a 3 mile radius.

PAD CARVE OUTS IN FRONT OF MACY'S AT CORONADO 6600 Menaul Blvd NE Albuquerque, NM 87110

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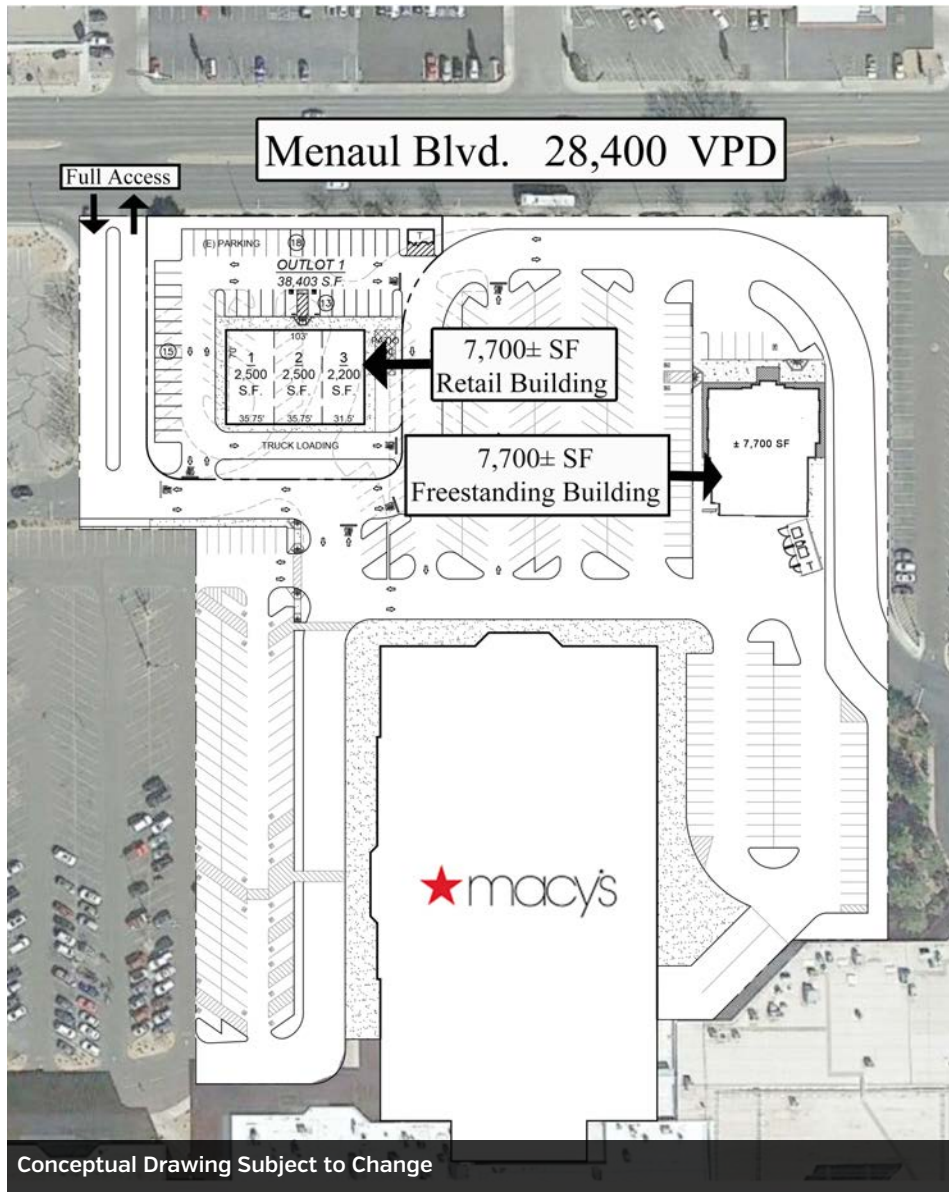


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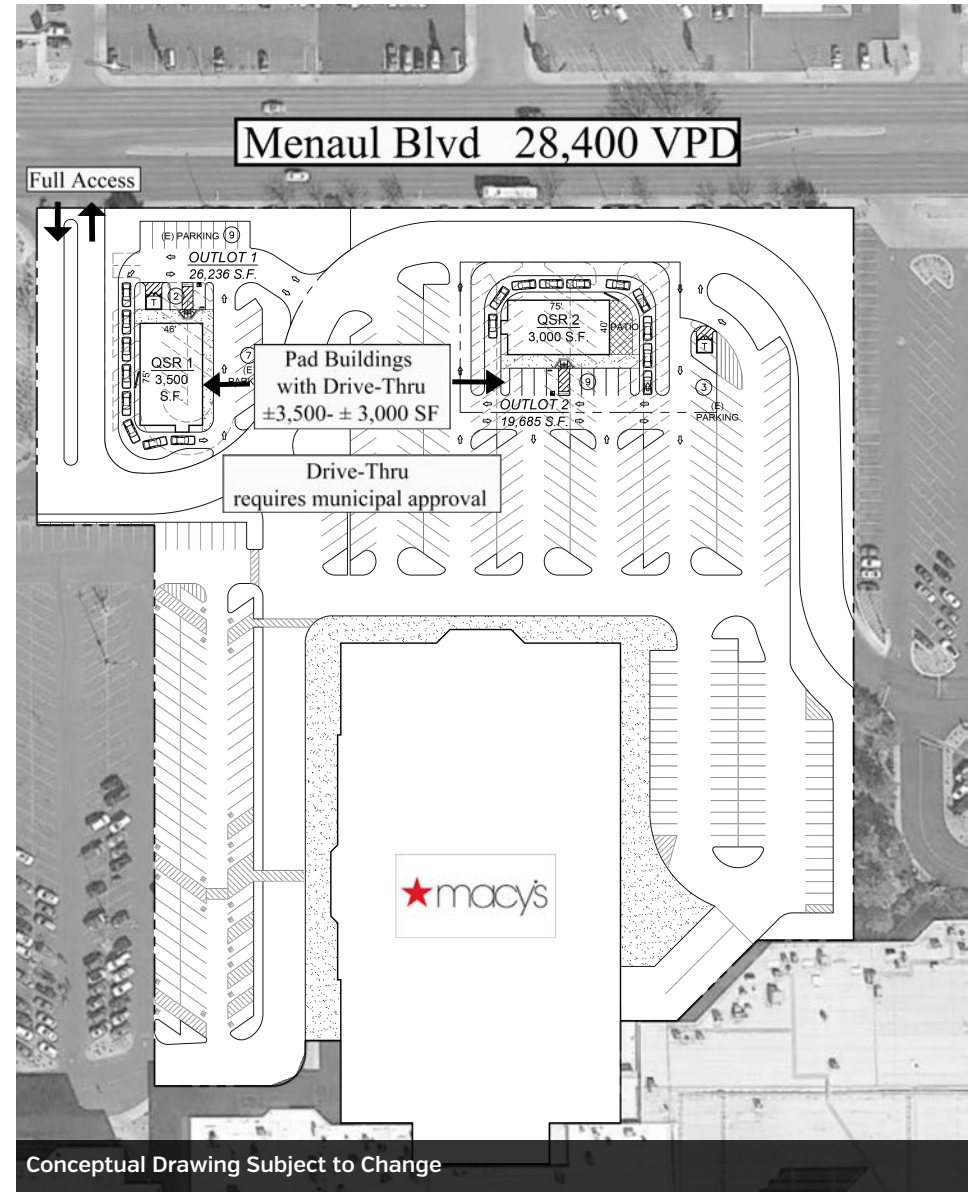


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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,005	133,710	306,678
AVERAGE AGE	42.1	38.3	38.3
AVERAGE AGE (MALE)	41.6	36.8	36.7
AVERAGE AGE (FEMALE)	42.2	39.9	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,830	61,361	137,176
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$56,069	\$53,464	\$55,432
AVERAGE HOUSE VALUE	\$182,618	\$194,376	\$199,057

RACE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	9,533	89,201	212,578
TOTAL POPULATION - BLACK	321	4,200	9,544
TOTAL POPULATION - ASIAN	385	3,446	8,803
TOTAL POPULATION - AMERICAN INDIAN	674	7,608	14,937
TOTAL POPULATION - OTHER	1,700	24,090	48,827

TRAFFIC COUNTS

SAN PEDRO AT MENAUL BLVD	28,400/day
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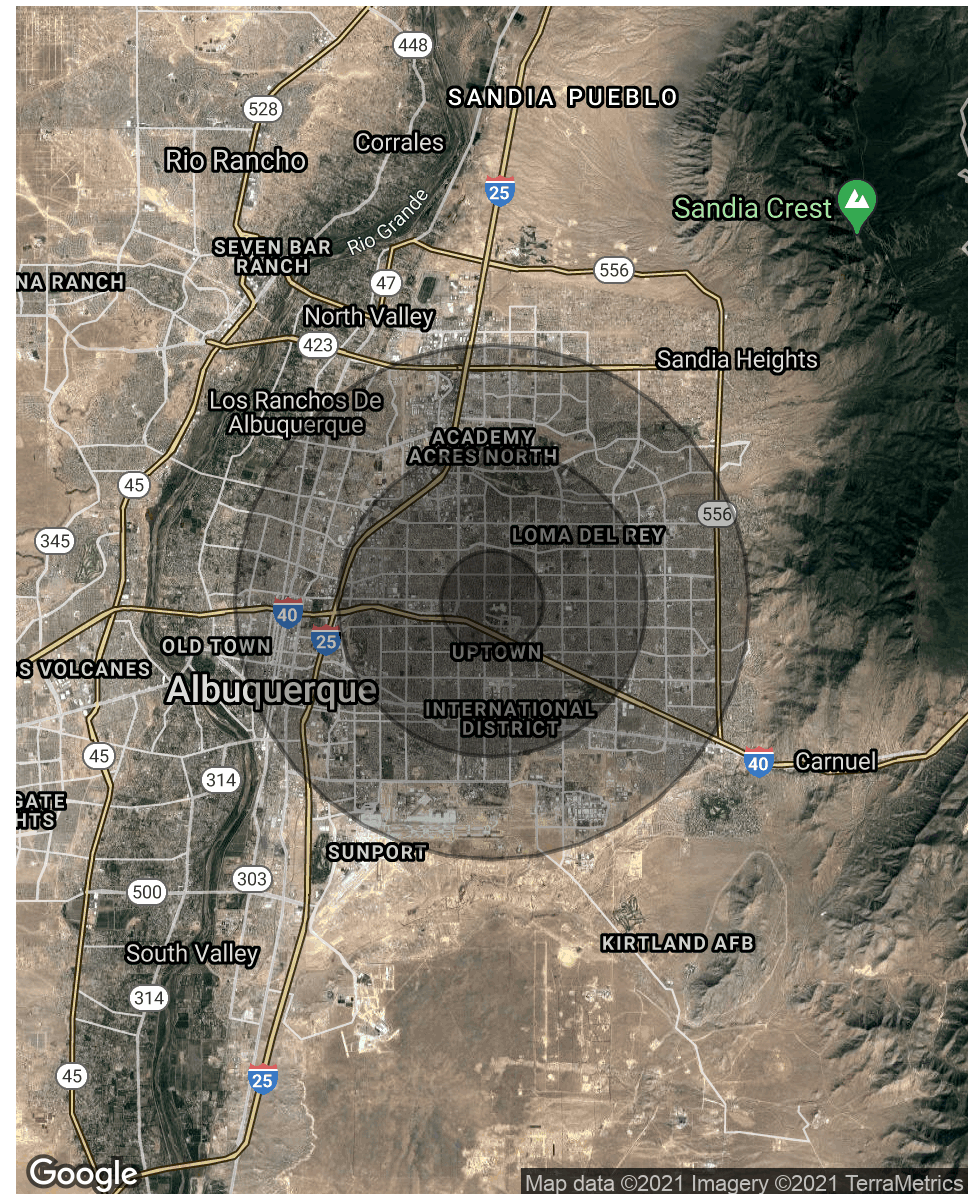
* Demographic data derived from 2010 US Census

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