

13,813 SQUARE FEET

# FORMER CVS - ALBUQUERQUE

3821 Ellison Drive NW, Albuquerque, NM 87114



**BENDERSON**  
DEVELOPMENT

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# FORMER CVS - ALBUQUERQUE

## PROPERTY SUMMARY

**ADDRESS:**

3821 Ellison Drive NW, Albuquerque, NM

**BUILDING SIZE:**

13,813 Square Feet

**PARKING:**

69 Spaces



### EXCELLENT ACCESS & VISIBILITY

This site offers excellent access and visibility on a hard corner at the signalized intersection of Ellison Dr NW and Coors Bypass NW (45) (combined traffic count: 77,094 VPD), which provides direct access to New Mexico State Road 45 (NM-45).



### STRATEGIC LOCATION

The property is strategically positioned adjacent to Total Wine, Chick-fil-A and Best Buy and across from Walmart. Located in the growing Cottonwood submarket, the site benefits from 29,700 rooftops within 3 miles.



### STRONG COMMERCIAL COORIDOR IN DENSE RESIDENTIAL

Centrally located in Albuquerque's densest retail hub that includes: Walmart, The Home Depot, Homegoods, Best Buy, Total Wine, Kohls, Barnes & Noble, Sam's Club, Lowe's, Dick's Sporting Goods, Bed Bath & Beyond, Starbucks, Hobby Lobby, Ulta Beauty and Regal Cinemas, among a multitude of others.



### ALBUQUERQUE, NEW MEXICO'S LARGEST CITY

Ranked among Livability's Top 100 Best Places to Live, Albuquerque is the most populous city in New Mexico. The city is home to Kirtland Air Force Base, Sandia National Laboratories, Lovelace Respiratory Research Institute, Presbyterian Health Services, and the main campuses for University of New Mexico and Central New Mexico Community College. Albuquerque is the center of the New Mexico Technology Corridor, a concentration of high-tech institutions, including Intel's Fab 11X and a Facebook Data Center. It is also well known for its natural beauty, attractions and activities.

# FORMER CVS - ALBUQUERQUE

## MARKET AERIAL



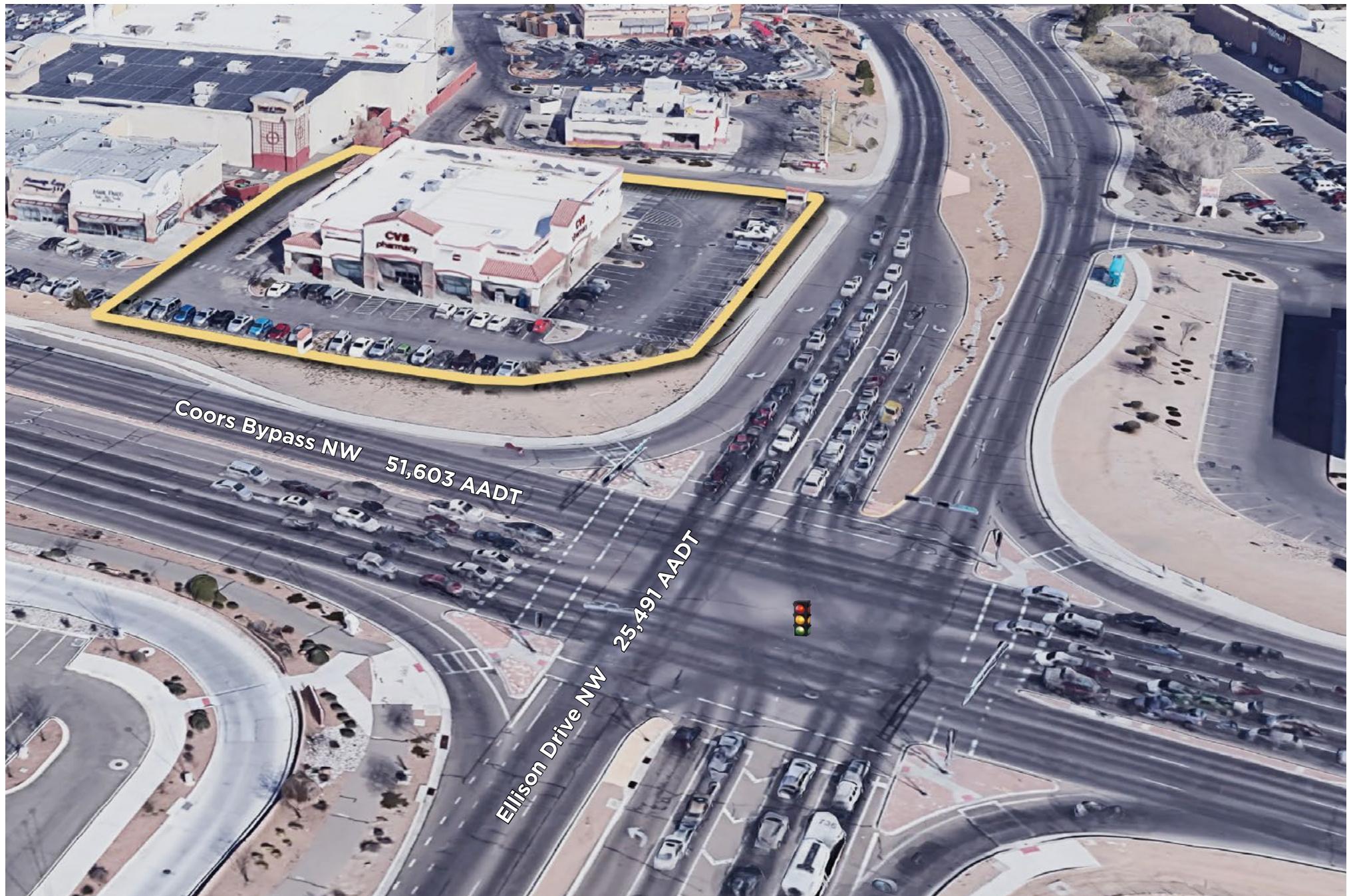
# FORMER CVS - ALBUQUERQUE

## SITE PLAN



# FORMER CVS - ALBUQUERQUE

## SITE AERIAL



# FORMER CVS - ALBUQUERQUE

## AREA DEMOGRAPHICS

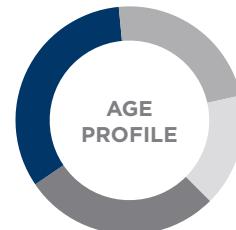
POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	9,931	74,770	175,449
2025 Projected	10,394	77,266	187,344
<b>HOUSEHOLDS</b>			
2020 Households	4,429	29,758	68,137
2025 Projected	4,639	30,737	72,431
<b>INCOME</b>			
2020 Average HHI	\$70,284	\$86,997	\$84,136
2025 Projected HHI	\$75,040	\$93,654	\$91,230
2020 HHI over \$75K	1,583	13,582	31,218
2020 HHI over \$100K	1,067	9,651	21,724
<b>2020 AVG NET WORTH</b>	\$317,428	\$596,412	\$570,232
<b>MEDIAN AGE</b>	34.7	38.7	38.7
<b>DAYTIME POPULATION</b>	12,072	72,204	175,201

5 Mile Population

**175+  
THOUSAND**

Average Net Worth  
within 5 Miles

**\$570+  
THOUSAND**

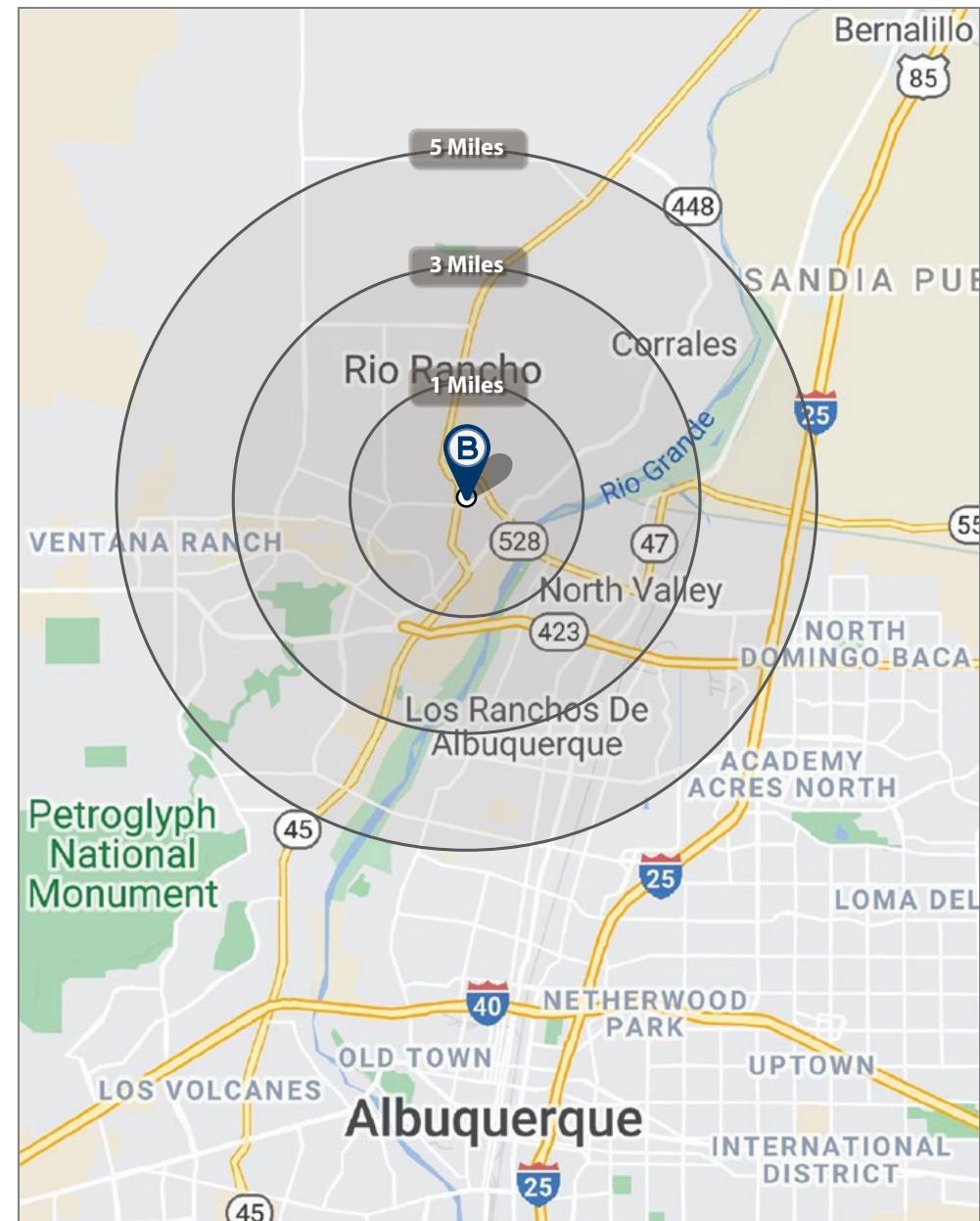


23%  
Under 20

41%  
20-44

23%  
45-64

13%  
65 +



RETAIL :: OFFICE :: INDUSTRIAL :: HOTEL :: RESIDENTIAL

**KIM FIEDLER**

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