



COTTONWOOD WEST SHOPPING CENTER

NWQ OF COORS BLVD & 7 BAR LOOP RD
10131 Coors Blvd NW, Albuquerque, NM 87114



**FOR
LEASE**

AVAILABLE SPACE
1,400 SF
10,000 - 19,200 SF

RATE
\$11.50 - \$20.00 PSF NNN
NNNs* \$3.81
* Estimate provided by Landlord and subject to change

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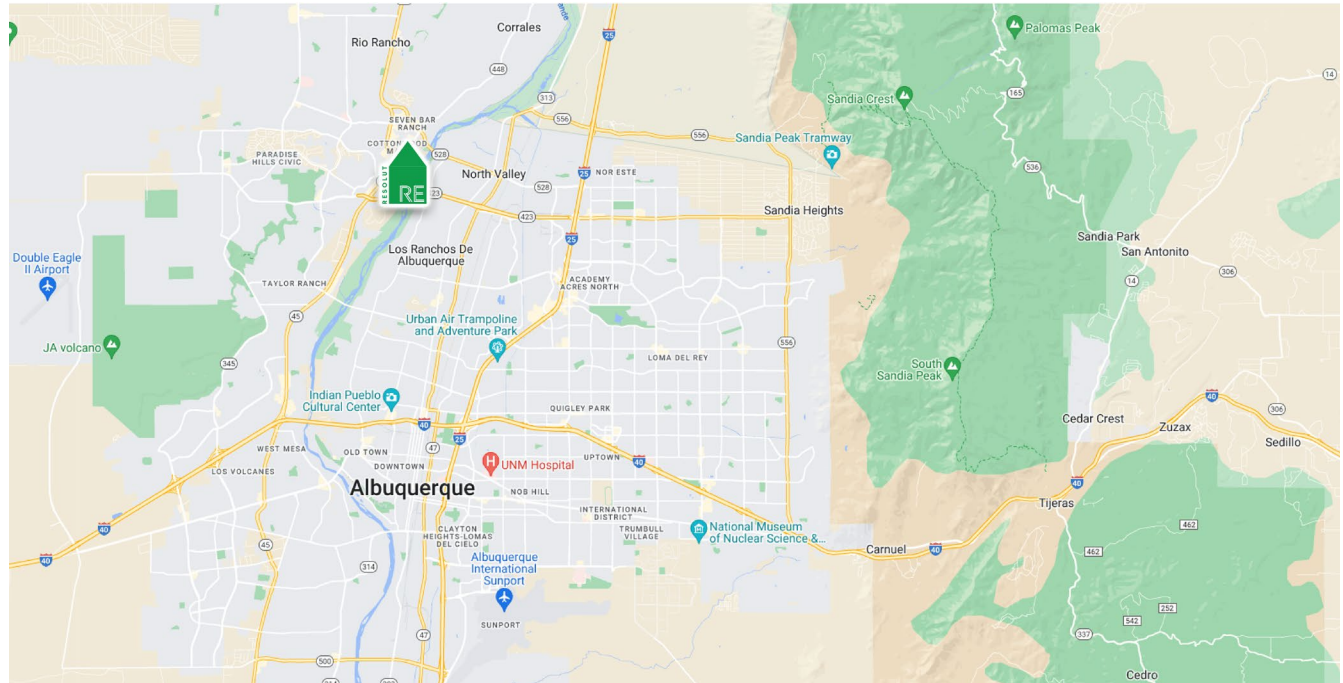
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PROPERTY HIGHLIGHTS

- Located on Hard Corner of Coors & 7-Bar (Total VPD: 26,000)
- Adjacent to Cottonwood Mall - Regional Mall ±1,041,000 SF
- Anchored by high volume national retails; Albertsons, Marshalls, Joanns, Harbor Freight.
- Property is 100% occupied with exception of Jr. Anchor space.
- Other major tenants include; Bahama Bucks, State Farm, Wecks, Brookline College, Paleta Bar, Meraki Solar, Burn Boot Camp.
- Higher than average income in surrounding area.
- New development on corner includes +/- 5,500 SF Restaurant/Bar (Opening Q3 2023)
- Jr. Anchor, Anchor and Shop Space Available



AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2023

 **65,196**
POPULATION
3-MILE RADIUS

 **\$117,678.00**
AVG HH INCOME
3-MILE RADIUS

 **43,409**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Coors Blvd: 20,813 VPD
7 Bar Loop Rd: 5,352 VPD
(Costar 2022)

PROPERTY OVERVIEW

Located on Hard Corner of Coors & 7-Bar the Cottonwood West Shopping Center is anchored by Albertsons, Marshalls, Joanns Fabrics, Burkes Outlet, Harbor Freight, and Wecks. The center has visibility to a total of 26,000 VPD. Recently the center has changed hands to a new owner who has deployed capital in updating the common areas and facade of the property. Sales at the property are above average per tenants reporting. Pad site opportunities are available for sale/lease at multiple locations at the property. Owner has availability to construct an additional Jr. Anchor Building up to 23,000 SF.

PROPERTY DETAILS

Lease Rate:	Anchor \$11.50 SF/yr (NNN) Suite C-07 \$20.00 PSF
Suite Size:	Anchor 10,000 - 19,247 SF Suite C-07 1,400 SF
Building Size:	191,293 SF
Market:	Cottonwood
Fire Suppression:	Fire Sprinklers throughout suite
Clear Height:	12'
Columb Spacing:	30'
HVAC:	Installed in 2017
Stock Room:	8'x10' grade level door

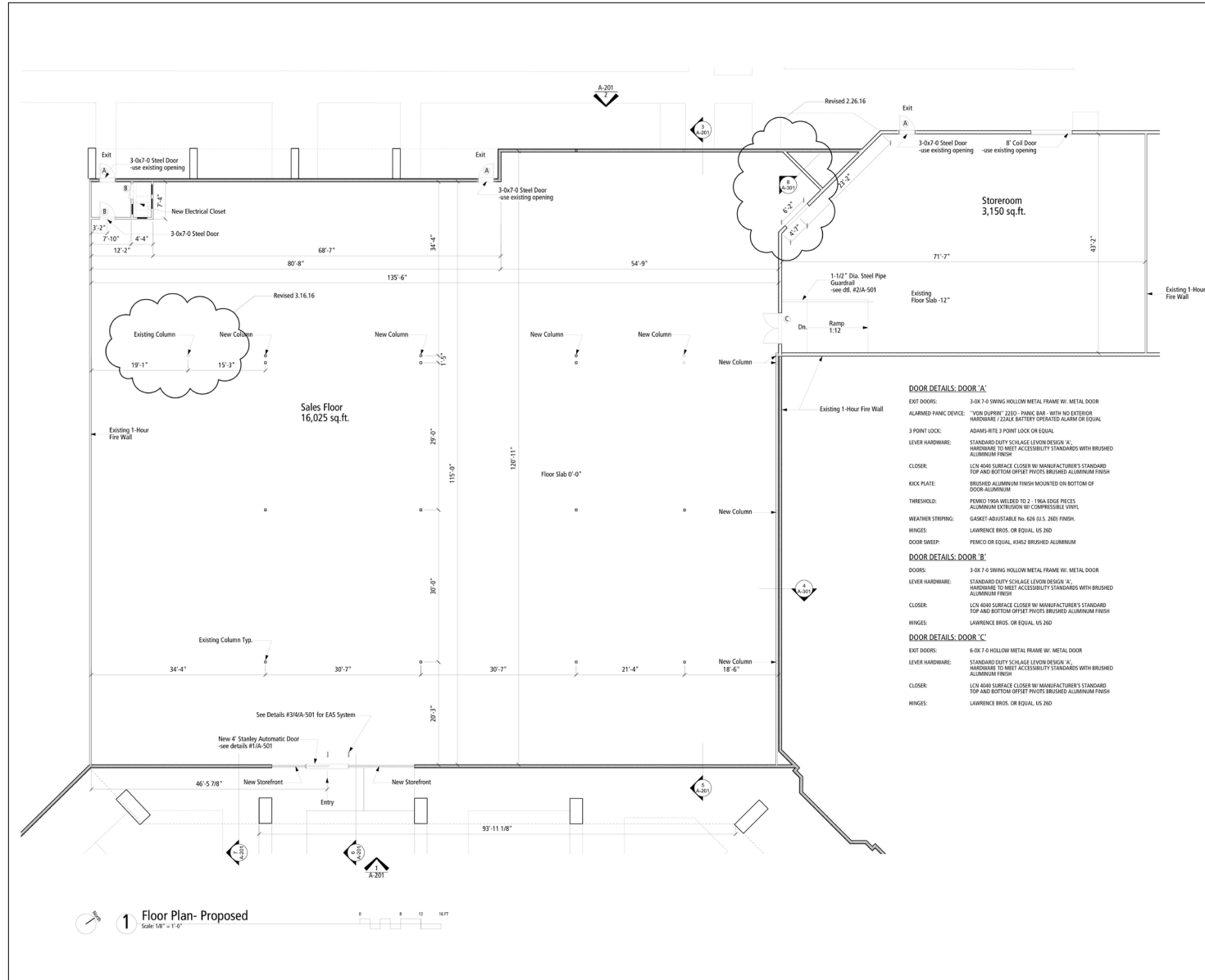


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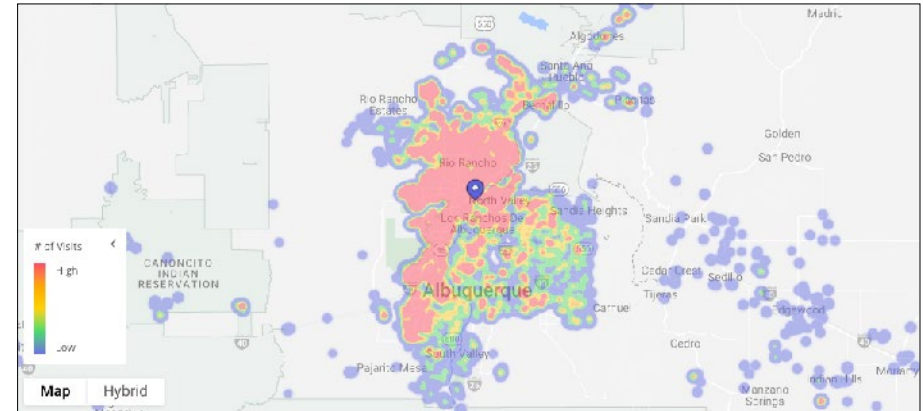




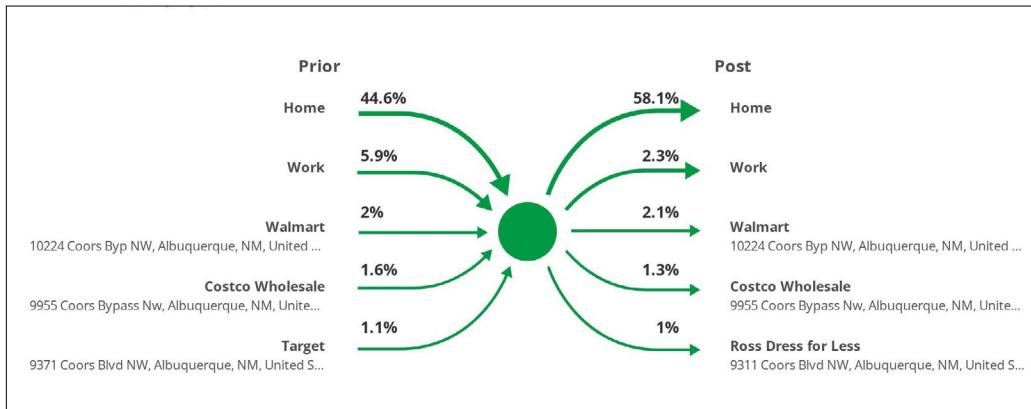
METRICS

Metrics			
<p>Alameda West 10131 Coors Blvd, Albuquerque, NM...</p>			
Visits	1.8M	Visit Frequency	4.22
Visits / sq ft	9.47	Avg. Dwell Time	49 min
Visitors	429.2K		
<p>Jun 1st, 2022 - May 31st, 2023 Data provided by Placer Labs Inc. (www.placer.ai)</p>			

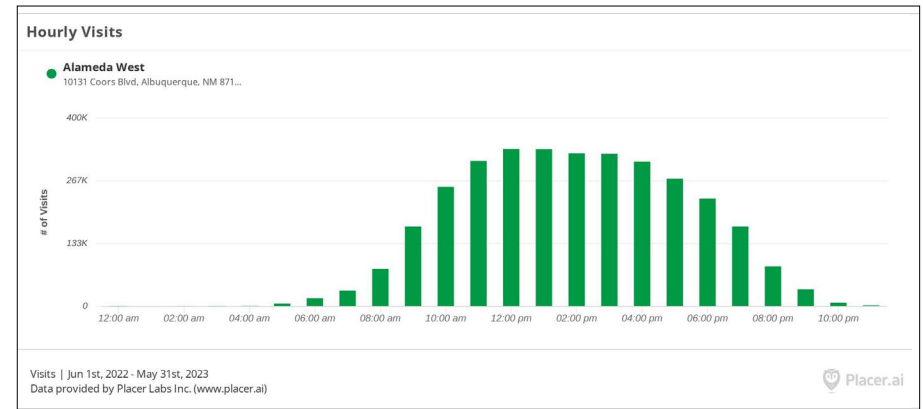
TRADE AREA HEAT MAP



CUSTOMER JOURNEY ROUTES



HOURLY VISITS



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