



# COTTONWOOD PROFESSIONAL OFFICE

ELLISON RD NW AND ALAMEDA BLVD NW  
3730 Ellison Rd NW, Albuquerque, NM 87114



**FOR LEASE**

**AVAILABLE SPACE**  
2,806 SF

**RATE**

\$23.00 PSF NNN

NNNs\* \$4.85

\* Estimate provided by Landlord and  
subject to change

**Jeremy Salazar**

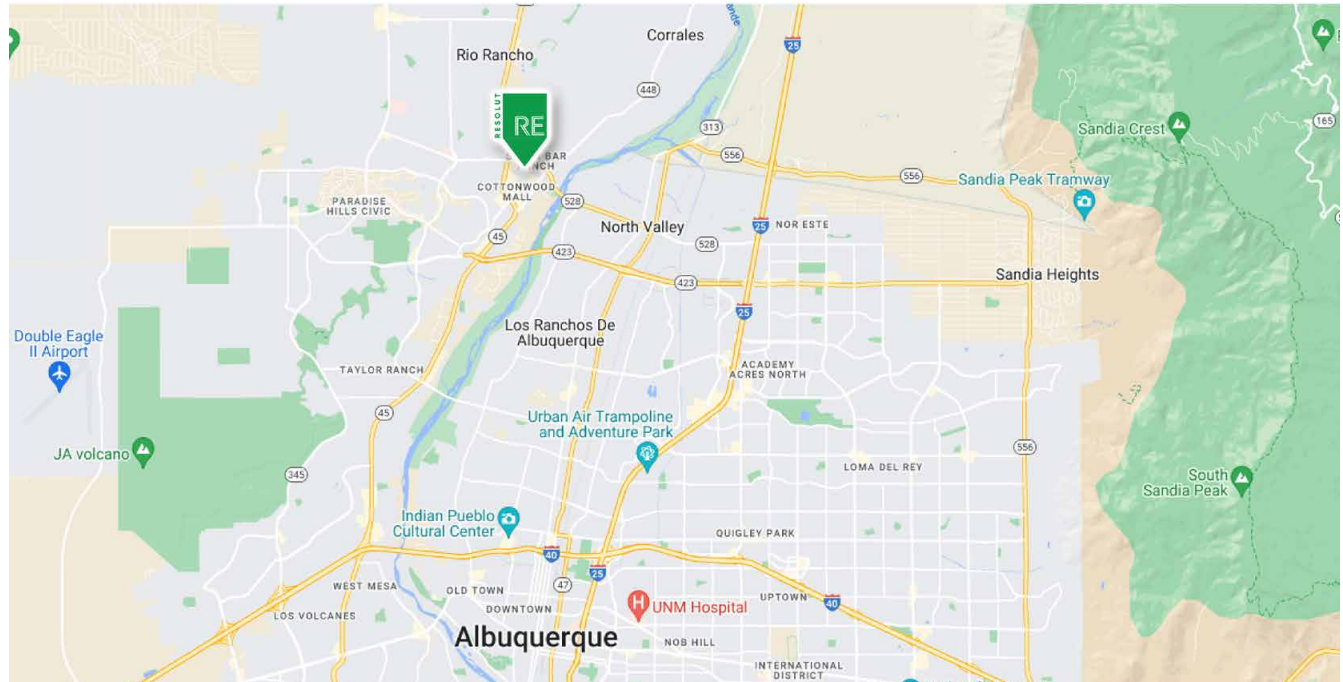
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**PROPERTY HIGHLIGHTS**

- Prime Cottonwood Location
- Standalone Building
- Suite in Cold Shell Condition, Ready for Tenant’s Build Out
- Tenant Improvement Allowance Available
- Monument and Building Signage Opportunity on Ellison Rd.
- Great Location for Professional/ Medical Office, Retail




**AREA TRAFFIC GENERATORS**




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**DEMOGRAPHIC SNAPSHOT 2023**

 **70,047**  
**POPULATION**  
3-MILE RADIUS

 **\$120,230.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **43,939**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Ellison Rd NW: 17,015 VPD  
Alameda Blvd NW: 34,006 VPD  
(Sites USA 2023)

**PROPERTY OVERVIEW**

3730 Ellison Rd NW, Suite A consists of 2,800 SF, currently in cold shell condition and ready for a tenant’s build out. This prime Cottonwood location features the availability of a monument sign along Ellison Rd NW near The Salt Yard. Co-tenancy with an established orthodontics practice provides synergy and a referral base for dental specialists and pediatric dentists. Landlord is open to all types of office and retail uses.

**LOCATION OVERVIEW**

The Cottonwood trade area is the retail hub of Albuquerque’s west side and features some of the highest traffic counts within the city. This medical office is perfectly positioned to provide convenient access for the west side population. This area features some of the top retailers such as Dick’s Sporting Goods, Petco, World Market, Savers, and Best Buy.

**PROPERTY DETAILS**

Available SF:	2,806 SF
Zoning:	NR-BP
Lot Size:	1.049 AC
Submarket:	Cottonwood
Year Built:	2006





















