

# COTTONWOOD MALL OUTPARCEL #3 SALE OR LEASE

10000 COORS BYPASS NW | ALBUQUERQUE, NM 87114



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**Marcus & Millichap**  
LEVY RETAIL GROUP

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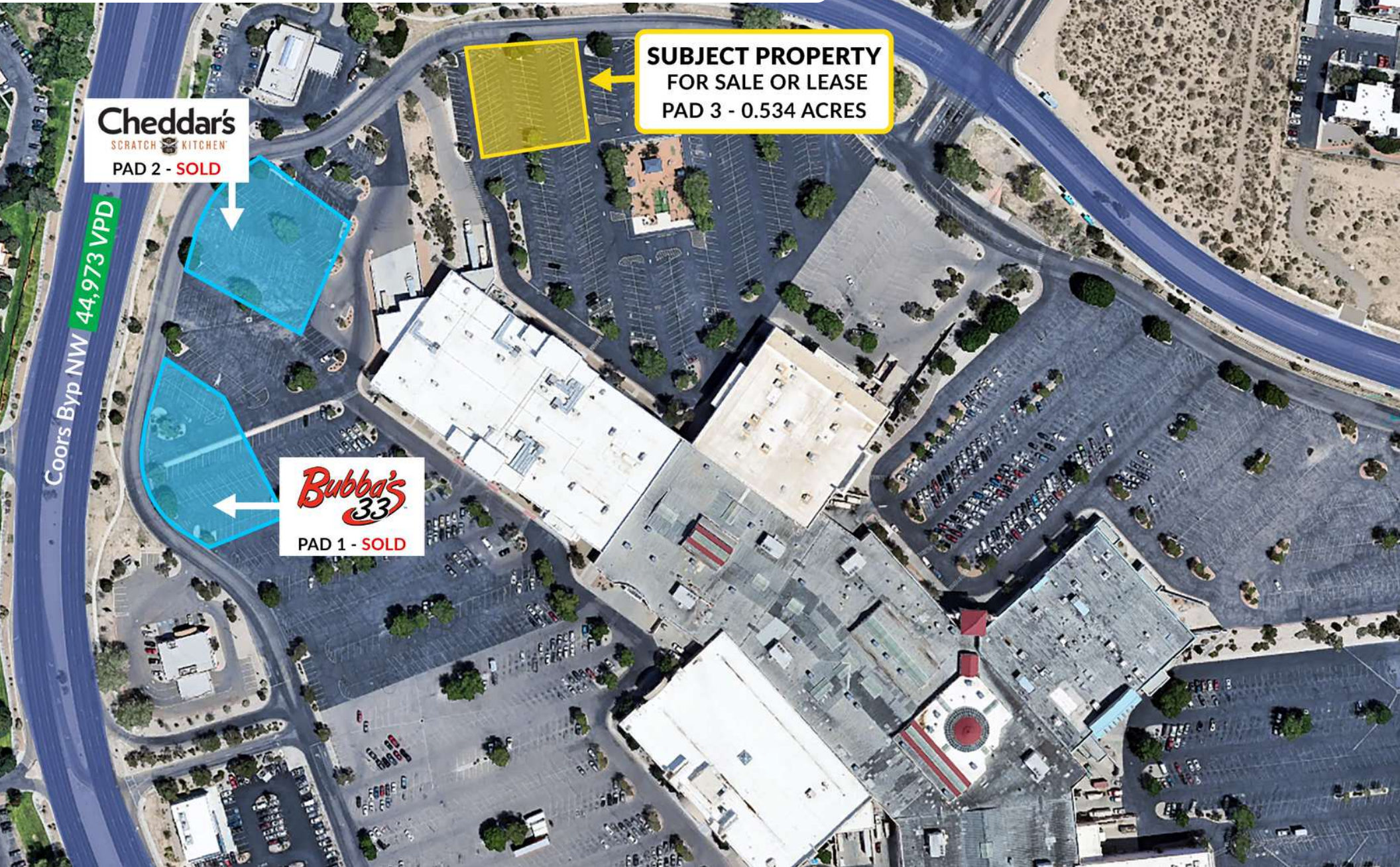
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# Section 1 PROPERTY INFORMATION



**Cheddar's**  
SCRATCH & KITCHEN  
PAD 2 - **SOLD**

**SUBJECT PROPERTY**  
FOR SALE OR LEASE  
PAD 3 - 0.534 ACRES

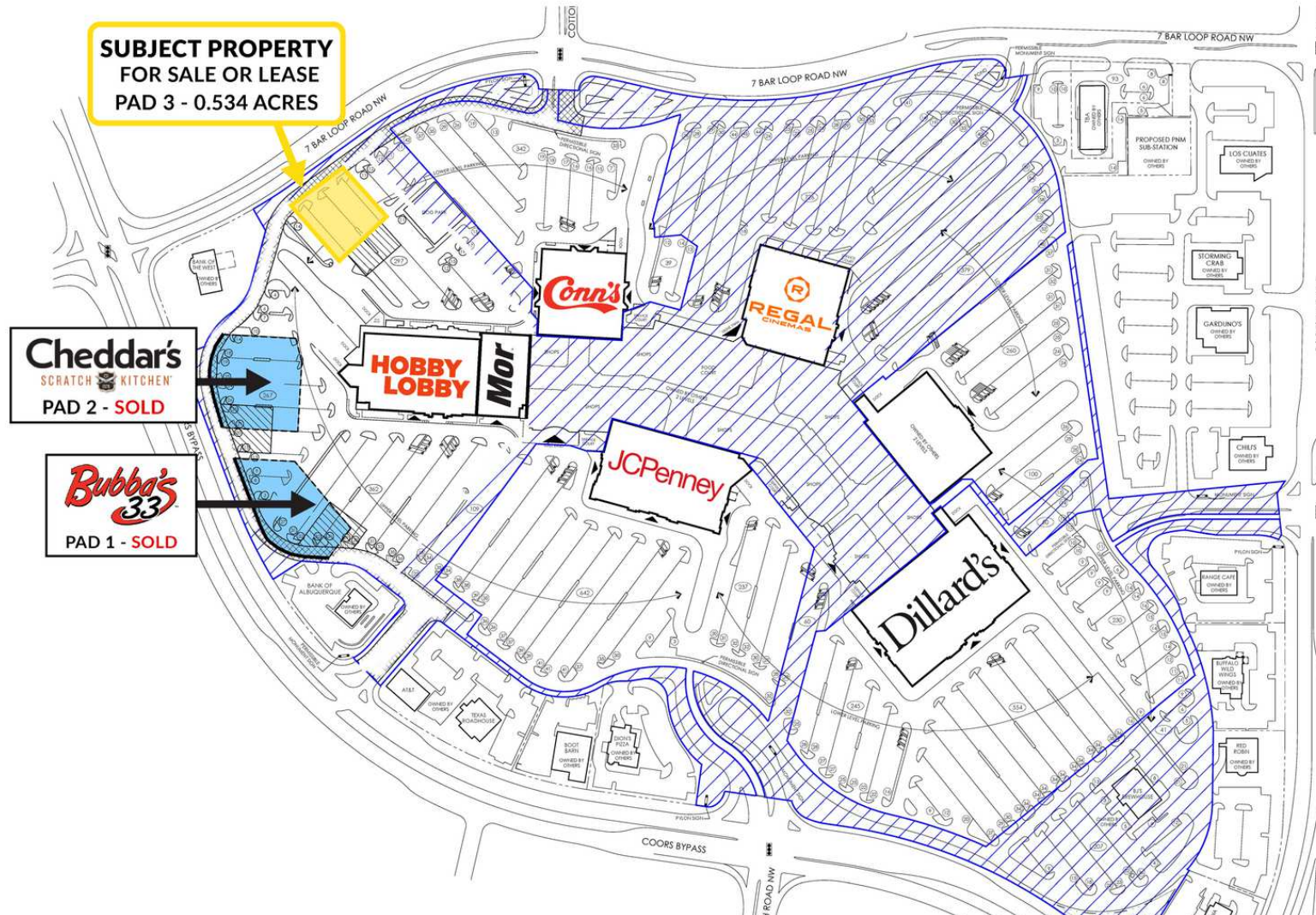
**Bubba's**  
33  
PAD 1 - **SOLD**

Coors Byp NW 44,973 VPD

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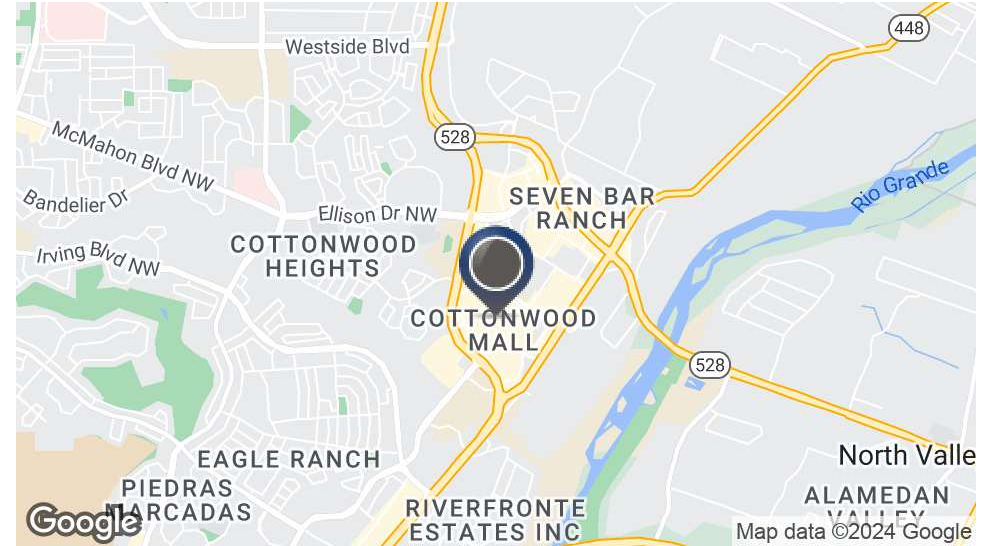
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## OFFERING SUMMARY

Sale Price: \$900,000  
 Lot Size\*: +/- 0.534 Acres  
 County: Bernalillo  
 Ownership Type: Fee Simple

\*Parcel Replat in Process. Final Lot Size TBD.

## PROPERTY OVERVIEW

Marcus & Millichap has been selected to exclusively market for sale the opportunity to acquire a 0.534-acre pad site located at Cottonwood Mall, Albuquerque, New Mexico.

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	25,593	68,615	238,634
Total Population	64,327	177,228	586,603
Average HH Income	\$98,209	\$95,480	\$84,063

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## Marcus & Millichap

LEVY RETAIL GROUP

### PROPERTY DESCRIPTION

Marcus & Millichap has been selected to exclusively market for sale or lease the fee simple interest in the subject property located at the intersections of State Highway 45 (Coors Bypass Boulevard), State Route 528, and Coors Road at Cottonwood Mall in Albuquerque, New Mexico. The offering includes an approximate 0.534-acre land parcel positioned near the mall loop road and in between anchor stores Hobby Lobby, Mor Furniture and Conn's HomePlus. Cottonwood Mall is a 1,051,846-square-foot, super regional mall, the state's second-largest shopping center serving over 350,000 consumers annually.

### LOCATION DESCRIPTION

The Property is a party to a Reciprocal Easement Agreement with Cottonwood Mall, a family friendly shopping destination anchored by Dillard's, JCPenney, Hobby Lobby, Mor Furniture, HomeLife Furniture, and Conn's HomePlus, with more than 130 retail, dining and entertainment options. The mall also features a state-of-the-art dog park and solar powered charging stations. The center is strategically located in one of Albuquerque's premier retail hubs in the Cottonwood submarket, and is easily accessible from multiple ingress and egress points from both State Highway 45 and Coors Road. Cumulative traffic counts exceed 73,400 vehicles per day. Numerous other national and regional retailers are in the surrounding area, including The Home Depot, PetSmart, Walmart, World Market, Lowe's Home Improvement, Costco, Sam's Club, Kohl's, At Home, Sprouts, and many more. Several school campuses are in close proximity, providing additional traffic to the area.

Albuquerque was ranked "Best Places To Visit In New Mexico" by U.S. News & World in 2021. The city is home to over 586,600 people; ranked as the fourth-largest city in the southwestern U.S., and is the location of the U.S. Department of Energy's Sandia National Laboratories, Center for Nuclear Science, Kirtland Air Force Base and the corporate headquarters of Intel New Mexico. The University of New Mexico, located approximately 14 miles southeast of the subject property, supports more than 32,340 students and employees. The International Balloon Fiesta, the largest event of its kind in the world, draws an estimated 828,800 visitors annually and generates \$203 million of total economic impact.

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## BUILDING INFORMATION - OUT-PARCEL

Street Address	10000 Coors Bypass NW
Lot Size	+/- 0.534
County	Bernalillo
Ownership Type	Fee Simple

## PROPERTY HIGHLIGHTS

- EXTRAORDINARY DEVELOPMENT OPPORTUNITY - Property Consists of an Approximate 0.534-Acre Pad Site | Prime Location with Frontage to the Mall Loop Road
- COMPETITIVELY PRICED - Land Priced at \$38.69 per Square Foot
- SUPERIOR LOCATION IN ONE OF THE CITY'S PREMIER RETAIL HUBS - Cottonwood Mall is the Second-Largest Shopping Center in the State of New Mexico - Serves 350K Consumers Annually
- STRONG ANCHOR TENANT LINEUP - The Mall Features Current Anchors Including Dillard's, JCPenney, Conn's HomePlus, HomeLife Furniture, Mor Furniture and Hobby Lobby
- HIGH TRAFFIC COUNTS - Within Preeminent Retail Corridor Inside State Highway 45 and Coors Road that Carries an Average Vehicle Count of Over 73,400 Vehicles per Day, Cumulatively
- DENSE RETAIL TRADE AREA - Numerous National and Regional Tenants in the Surrounding Area
- DESIRABLE DEMOGRAPHICS - Extremely Dense Residential Population Exceeding 586,600 People Within a 10-Mile Radius; Average Household Income is \$98,209 within One Mile, \$95,480 within Five Miles, and \$84,063 within 10 Miles



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INCOME SUMMARY	CURRENT	PER SF	PRO FORMA	PER SF
Out-Parcel Pad Rent	\$0	\$0.00	\$100,000	\$4.30
<b>GROSS INCOME</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$100,000</b>	<b>\$4.30</b>
<b>NET OPERATING INCOME</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$100,000</b>	<b>\$4.30</b>

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SUITE	TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	LEASE TYPE
	Potential Ground Lease Tenant		TBD	10 Years	\$100,000.00	-	Year 2	\$103,000.00	NNN
						-	Year 3	\$106,090.00	
						-	Year 4	\$109,272.70	
						-	Year 5	\$112,550.88	
						-	Year 6	\$115,927.41	
						-	Year 7	\$119,405.23	
						-	Year 8	\$122,987.39	
						-	Year 9	\$126,677.01	
						-	Year 10	\$130,477.32	
<b>TOTAL VACANT</b>		<b>0</b>							
<b>TOTAL OCCUPIED</b>		<b>0</b>							
<b>TOTAL</b>		<b>0</b>			<b>\$100,000</b>				

# Section 2 DEMOGRAPHICS



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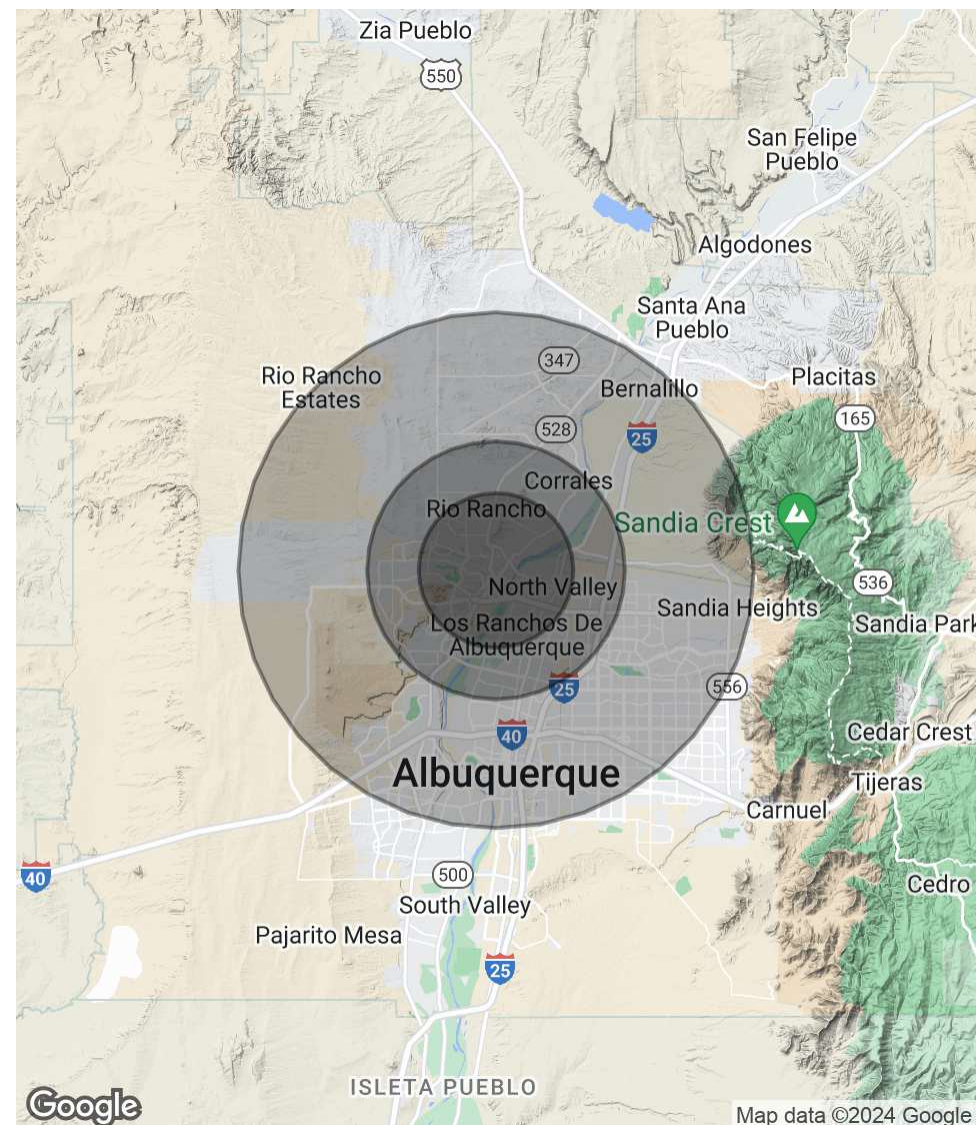
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	64,327	177,228	586,603
Average Age	41.0	40.8	40.6
Average Age (Male)	39.9	39.7	39.5
Average Age (Female)	42.0	41.9	41.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,593	68,615	238,634
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$98,209	\$95,480	\$84,063
Average House Value	\$275,152	\$248,513	\$235,760

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	45.4%	46.4%	47.8%

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	54,267	149,662	489,755
% White	84.4%	84.4%	83.5%
Total Population - Black	2,113	5,919	20,735
% Black	3.3%	3.3%	3.5%
Total Population - Asian	1,776	4,993	17,507
% Asian	2.8%	2.8%	3.0%
Total Population - Hawaiian	103	286	927
% Hawaiian	0.2%	0.2%	0.2%
Total Population - American Indian	3,794	10,085	37,196
% American Indian	5.9%	5.7%	6.3%
Total Population - Other	2,274	6,283	20,483
% Other	3.5%	3.5%	3.5%

\* Demographic data derived from 2023 Costar analytics.



7 Bar Loop Rd NW 6,377 VPD

**SUBJECT PROPERTY  
FOR SALE OR LEASE  
PAD 3 - 0.534 ACRES**

**Cheddar's**  
SCRATCH KITCHEN  
PAD 2 - SOLD

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**Bubba's**  
33  
PAD 1 - SOLD

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