



GOLF COURSE MARKETPLACE

SWQ GOLF COURSE RD & MCMAHON BLVD
10401 GOLF COURSE RD NW, ALBUQUERQUE, NM 87114

AVAILABLE
1,200 SF



FOR LEASE

AVAILABLE SPACE
1,200 SF

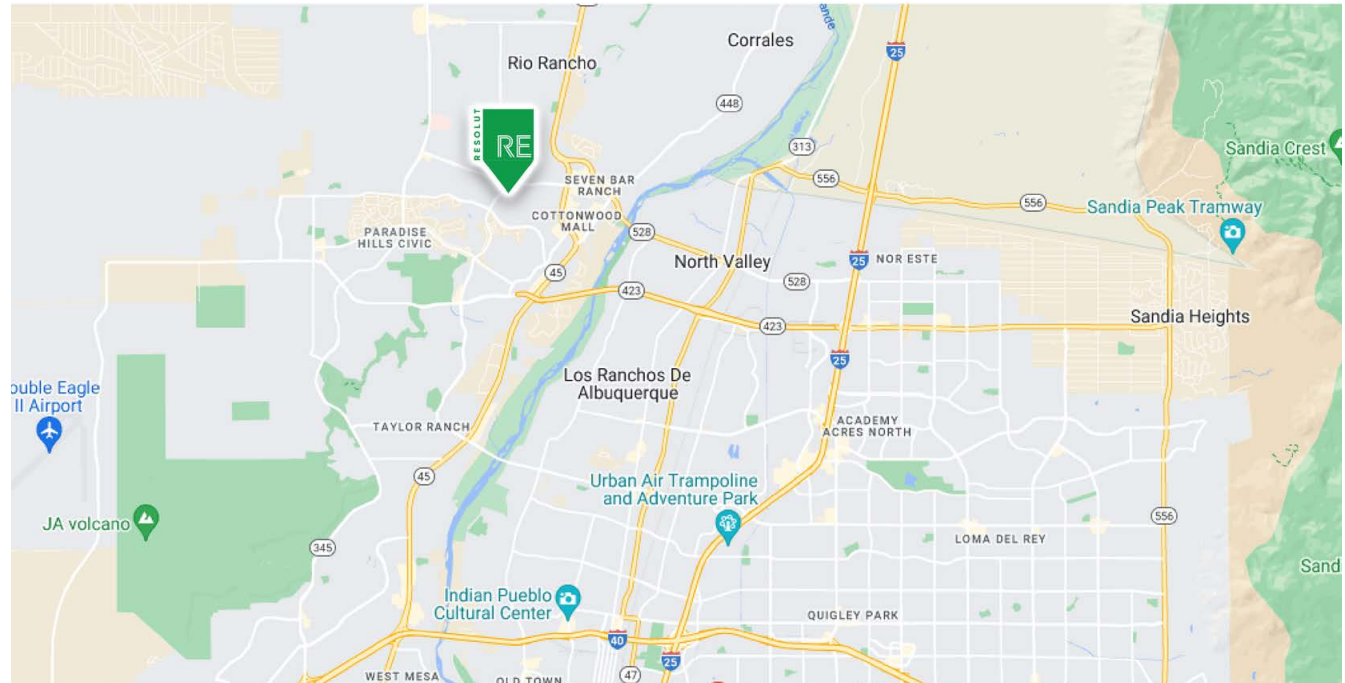
RATE
Contact Broker
for Details

Remsa Troy
rtroy@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Smith’s grocery anchored retail center on the westside of Albuquerque
- Prominent end-cap suite available - former MVD office
- Great signage opportunity on north & south building faces and on both monument signs
- Join top producing Wingstop, Subway, Perico’s & Burger King
- Exceptional natural lighting



AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2023

 **80,624**
POPULATION
3-MILE RADIUS

 **\$114,150.00**
AVG HH INCOME
3-MILE RADIUS

 **44,340**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Golf Course Rd: 27,199 VPD
Ellison: 25,892 VPD
(Costar 2022)

PROPERTY OVERVIEW

The Golf Course Marketplace is made up of a Smith's grocery, Burger King and a multi-tenant retail strip with Wingstop, Subway & Perico's. The retail strip features restaurant row with a great opportunity to join the lineup here on the westside. Suite 107 is the prominent end-cap space with unbelievable city views and natural lighting, along with great visibility from Golf Course Rd. Signage opportunities available on both monument signs visible from Golf Course and McMahon.

LOCATION OVERVIEW

Golf Course Marketplace is surrounded by residential neighborhoods with higher income family that has made Smiths a staple for their grocery needs. Within 3 miles, population density is approximately 80,624 with an average income sitting at \$114,000. Golf Course Marketplace is located at the intersection of Golf Course & McMahon which is a highly trafficked intersection for the Rio Rancho community with over 50,000 cars passing per day. The property is located less than 5 minutes from Cibola High School and Coors Bypass. This shopping center is located less than 10 minutes away from the new retail development on Unser & McMahon & the newly developed McMahon Marketplace.

PROPERTY OVERVIEW

Lease Rate:	Contact Broker for Details
Available SF:	1,200 SF
Zoning:	MX-M
Submarket:	West Mesa
Lot Size:	0.98 AC
Year Built:	1980



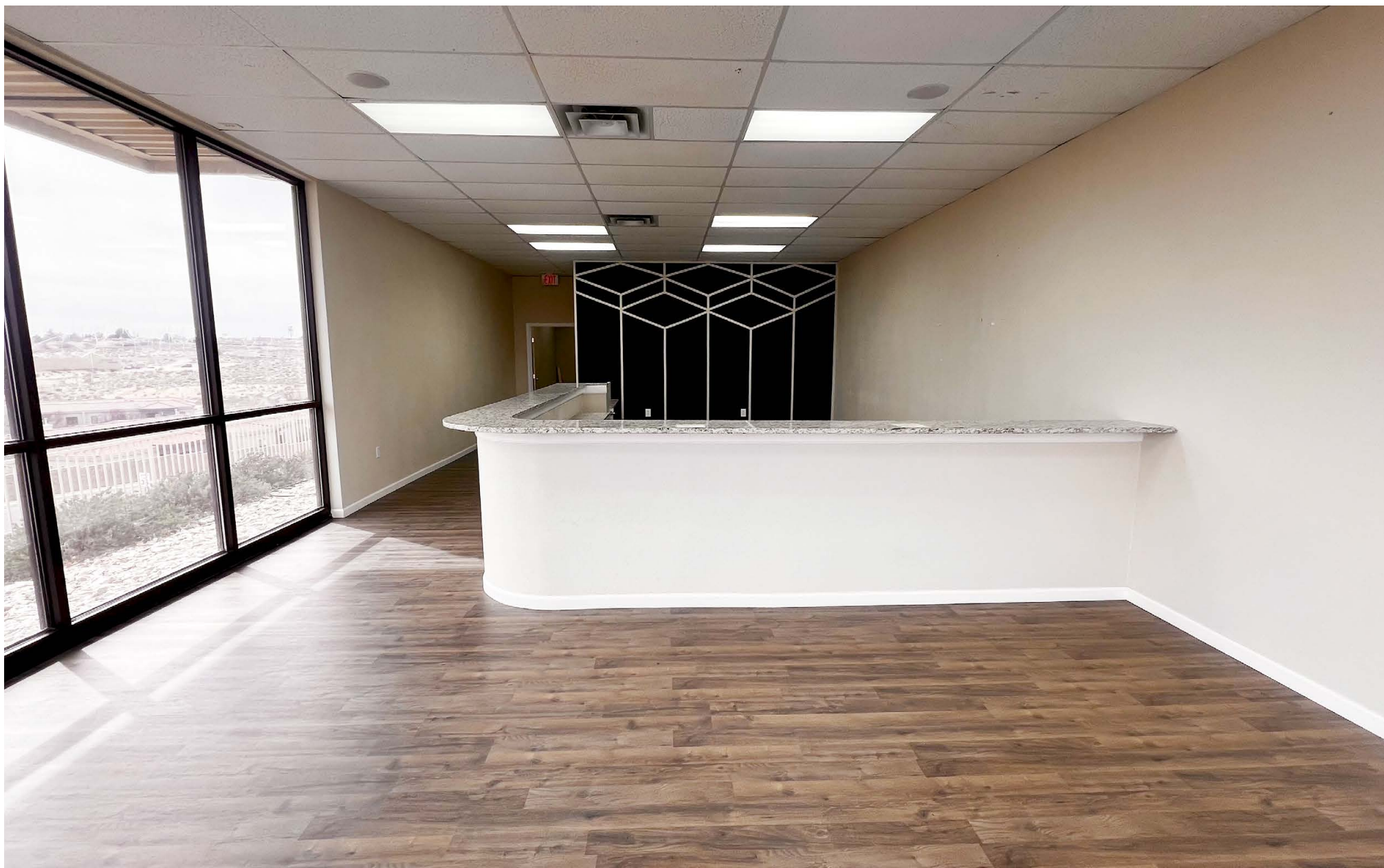
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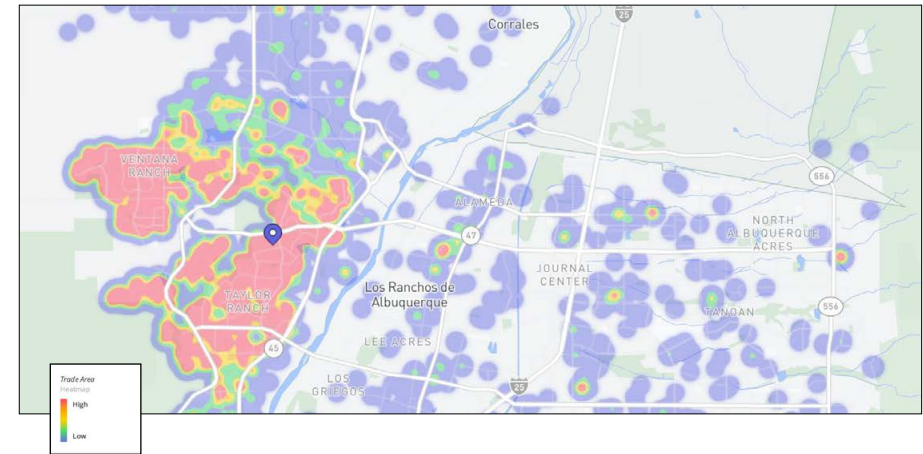


METRICS

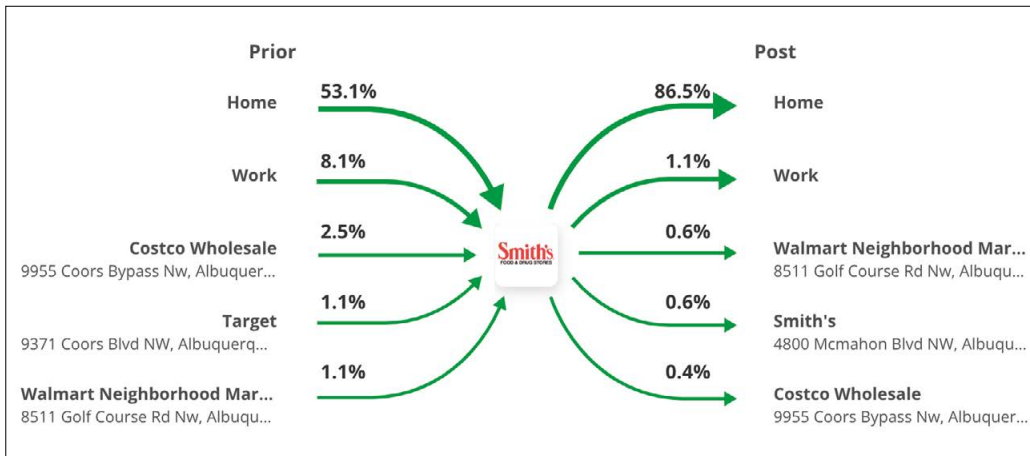
Smith's 8301 Golf Course Rd N... # 706-00448			
Visits	879.5K	Avg. Dwell Time	31 min
Visits / sq ft	15.65	Visits YoY	-2.8%
Size - sq ft	56.2K	Visits Yo2Y	-0.7%
Visitors	138.9K	Visits Yo3Y	-10.5%
Visit Frequency	6.33		

Dec 1st, 2022 - Nov 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

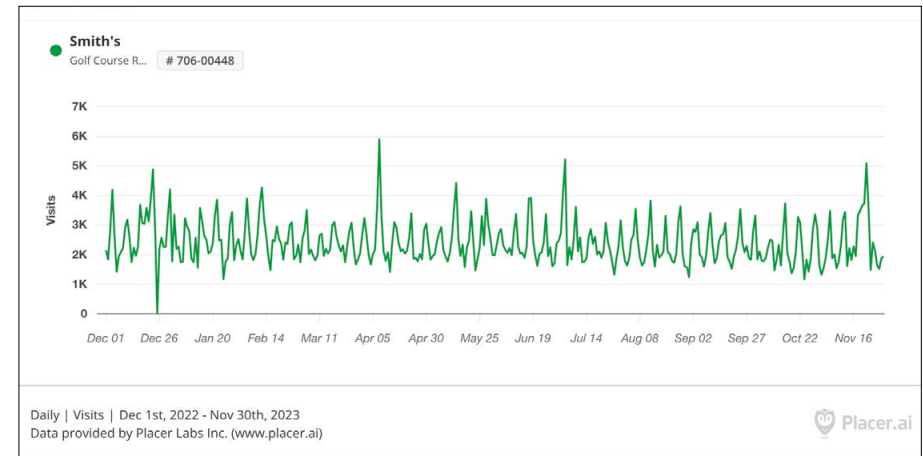
TRADE AREA HEAT MAP



CUSTOMER JOURNEY ROUTES



HOURLY VISITS





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