



FOR LEASE  
RETAIL END-CAP IN BUSY RETAIL CORRIDOR

# Shoppes at Sedona Pointe

8110 LOUISIANA BLVD NE, ALBUQUERQUE, NM 87113

**CBRE**

# Premier Paseo Corridor Retail For Lease

**Shoppes @ Sedona Pointe is a retail strip center located in one of the most popular retail corridors in the Albuquerque MSA. The property is surrounded by national and regional retailers and enjoys strong demographics - 70,665 people in a 3 mile radius with \$124,527 household income.**

- Desirable end-cap with excellent visibility and street frontage from Louisiana Blvd., less than a block north of Paseo Del Norte
- Close proximity to the North I-25 and residential corridors, serving daytime, employment, and evening populations
- Surrounded by national and regional retailers in the Northeast Heights submarket
- Suitable for a variety of uses including retail, medical, fitness, or specialty services



## Property Details



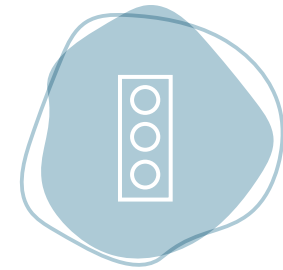
**Size**  
End-Cap Retail  
±4,702 SF



**Lease Rate**  
\$23.00/SF/YR  
NNN

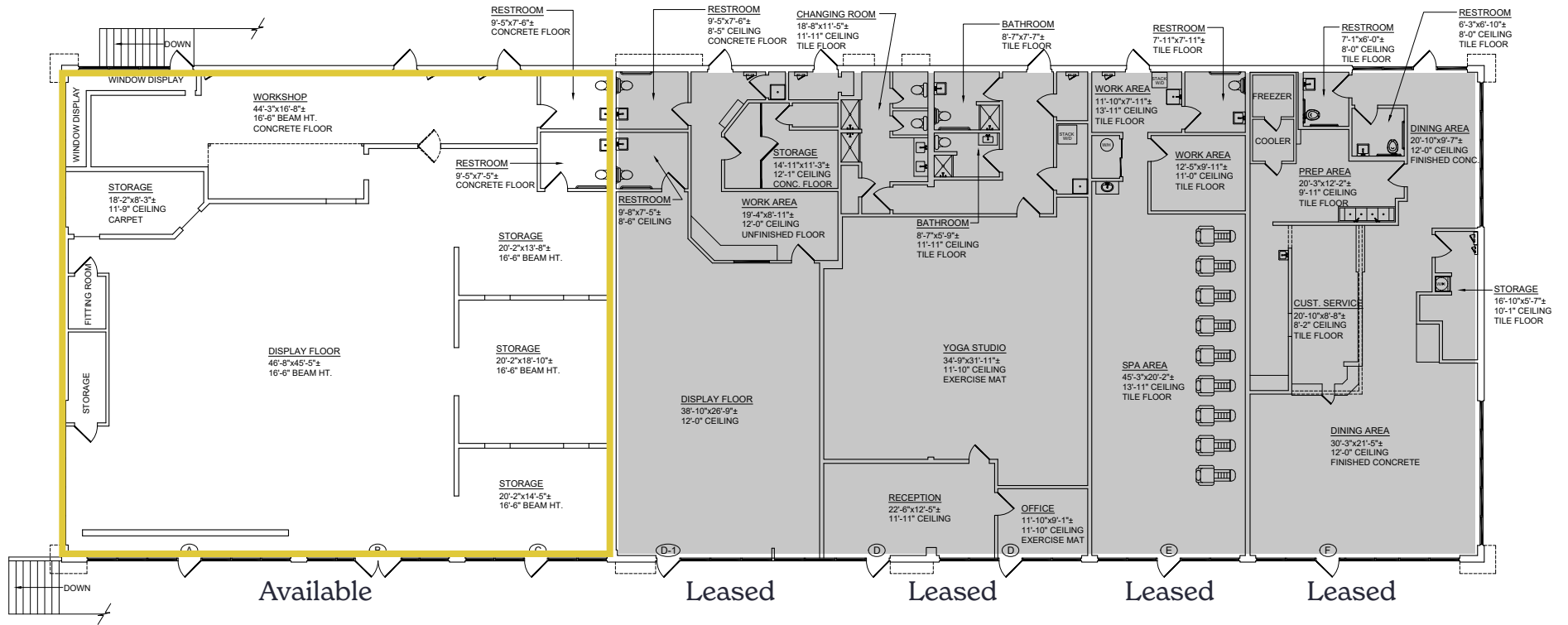


**46,400 VPD**  
Along Paseo Del Norte



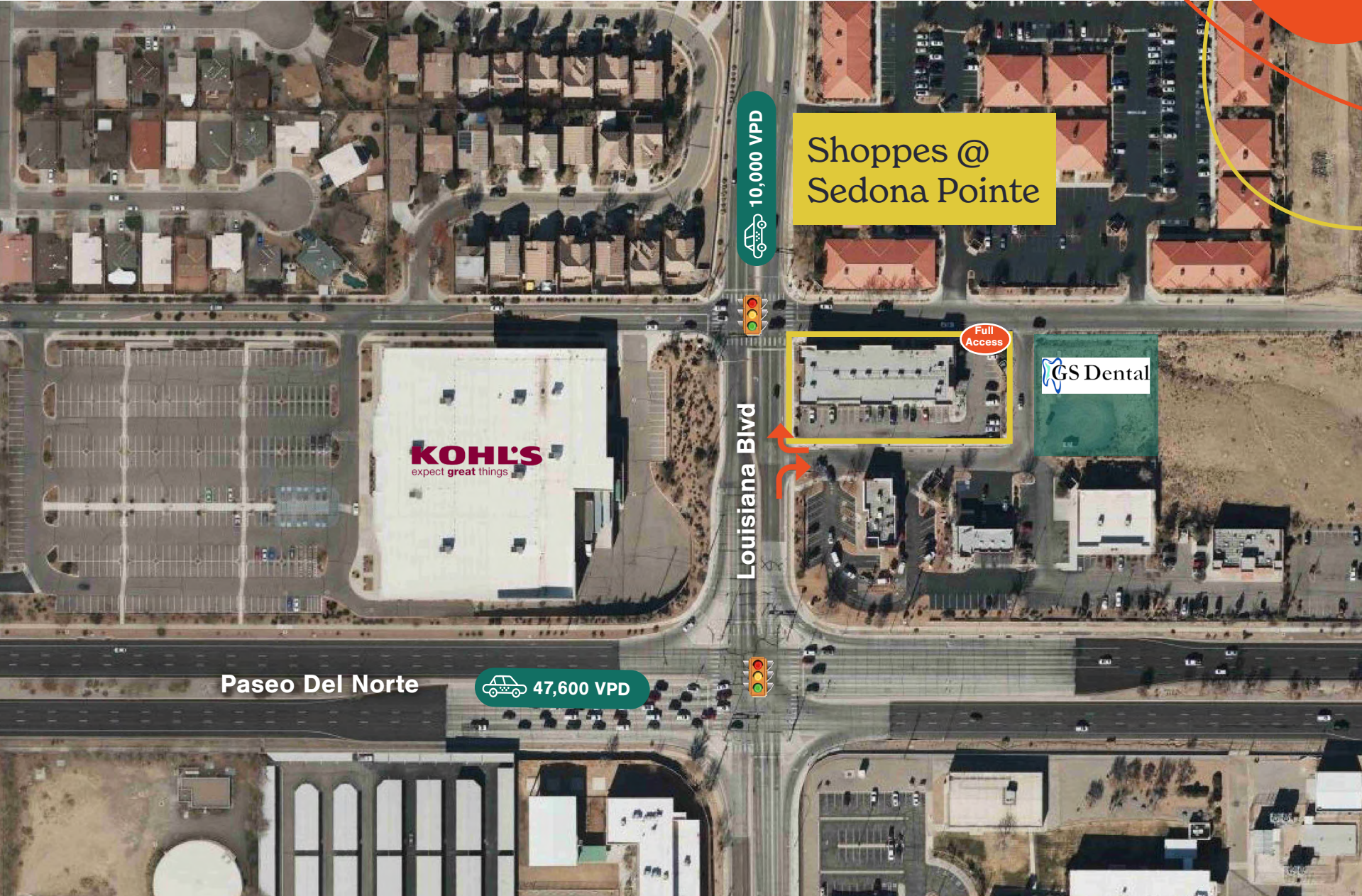
**Signalized**  
Intersection

# Site Plan



8110 LOUISIANA BLVD NE

# Access Aerial





I-25

Shoppes @  
Sedona Pointe

Smith's FOOD & DRUG STORES  
chji's  
Dion's  
AZUMA  
crumbl cookies  
five BELOW  
ROSS DRESS FOR LESS  
Starbucks  
DOLLAR TREE

Lake Felish  
SUBWAY  
asian pear  
Starbucks

McDonald's  
Chick-fil-A  
CHIPOTE MEXICAN GRILL  
Jersey Mike's SUBS  
PANDA EXPRESS  
Sushi  
BLAZE PIZZA  
Mister CAR WASH

Cabela's  
Restoration PIZZA  
Marigold Cafe & Bakery

SPRING HILL SUITES Marriott  
Jason's deli  
DISCOUNT TIRE  
AZUL

Panera  
SKECHERS FOOTWEAR  
FIVE GUYS BURGERS and FRIES  
menchie's frozen yogurt

10,000 VPD

47,600 VPD

46,400 VPD

Freddy's STEAKBURGERS  
FIREHOUSE SUBS  
Walgreens

PRES Now

GS Dental  
Wendy's

Paseo del Norte

TARGET  
LOWE'S

Mario's  
nékter JUICE BAR  
Sushi Fever  
TOSTITOS

Louisiana Blvd

Wyoming Blvd

COURTYARD Marriott  
Marriott HOTELS & RESORTS

Ashley HOMESTORE

Office DEPOT

Surrounding Retailers  
& Dense Residential  
Development

Downtown

Journal Center Office Park

Marriott  
HOTELS & RESORTS

TARGET    LOWE'S    Wendy's

Office DEPOT    Freddy's STEAKBURGERS    FIREHOUSE SUBS

Cabela's

Restoration PIZZA

Marigold Cafe & Bakery

lake fish

asian pear

SUBWAY

Starbucks

PRES Now

KOHL'S  
expect great things

Paseo del Norte

Louisiana Blvd

McDonald's    Chick-fil-ee    CHIPOTLE MEXICAN Grill    Jersey Mike's SUBS

PANDA EXPRESS    Amashi    Mister CAR WASH

Panera BREAD    FIVE GUYS BURGERS and FRIES    menchie's frozen yogurt

47,600 VPD

10,000 VPD

Wendy's

Jiffy Lube

GS Dental

Shoppes @ Sedona Pointe

I-25





# Shoppes @ Sedona Pointe

Goodwill Industries International, Inc.

GS Dental

AutoZone

Jiffy Lube

Wendy's

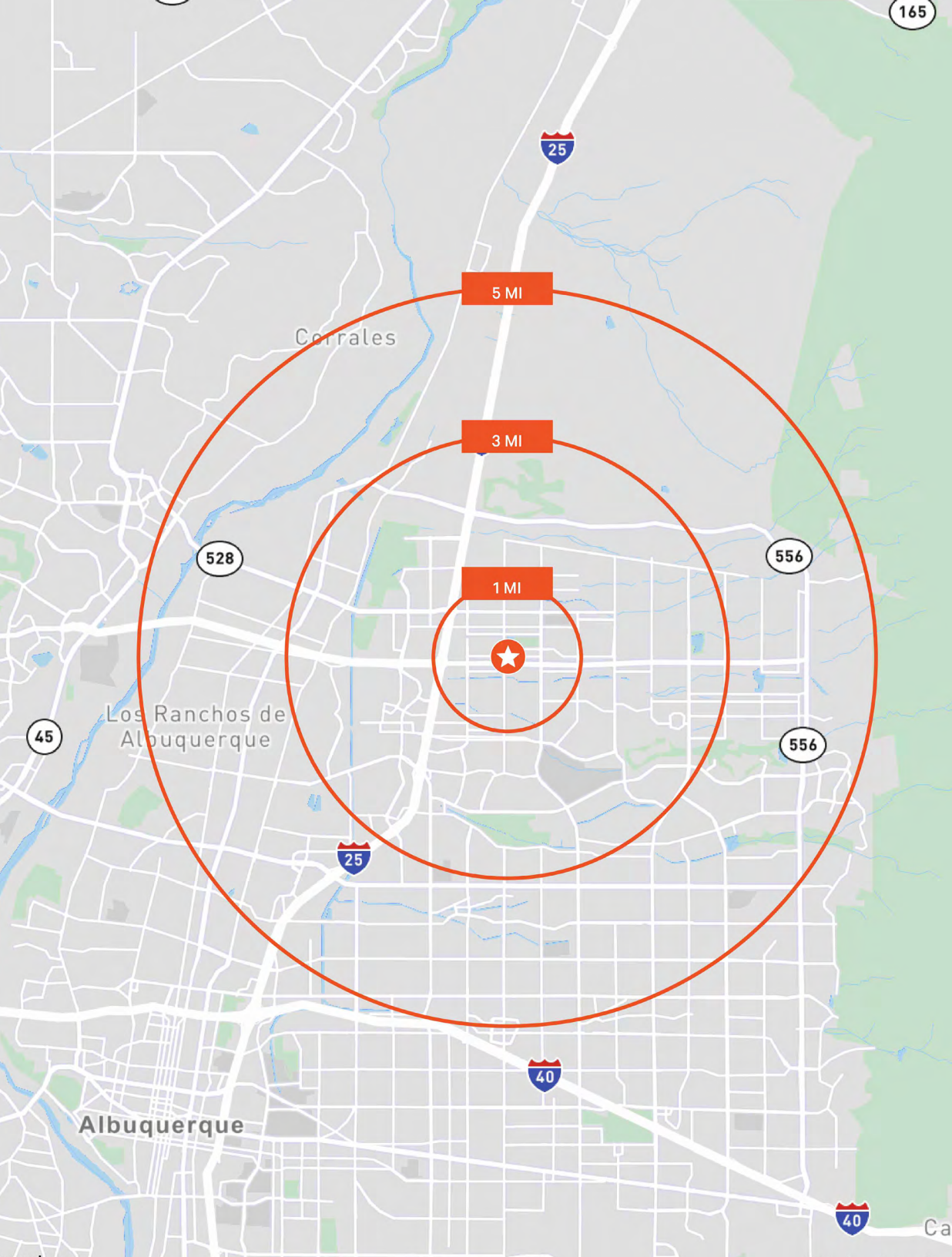
47,600 VPD

10,000 VPD





# Demographics



## Population

15,319  
1 Mile

70,665  
3 Miles

176,150  
5 Miles

## Avg HH Income

\$131,354  
1 Mile

\$124,527  
3 Miles

\$116,232  
5 Miles

## # of Households

6,604  
1 Mile

31,441  
3 Miles

79,950  
5 Miles

## Daytime Population

8,765  
1 Mile

60,411  
3 Miles

123,838  
5 Miles



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## CONTACTS

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**CBRE**

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