



ALAMEDA & ELLISON,  
ALBUQUERQUE, NM 87114



NATIONAL BEAUTY  
RETAILER | AT LOI

**AVAILABLE**  
±7,899 SF |  
50' Frontage



±64,800 VPD



**AVAILABLE**  
±5,000 SF |  
54' Frontage



NATIONAL SPECIALTY  
GROCERY  
OPENING 2027



**AVAILABLE**  
±1,282 SF



**AVAILABLE FOR LEASE: BOX SPACE & SHOP SPACE**

# COTTONWOOD CORNERS

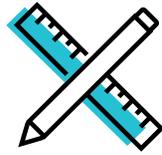


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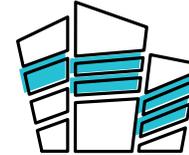




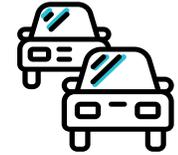
BOX & SHOP SPACE  
FOR LEASE



UP TO ±7,899 SF OF  
DEMISABLE SPACE



MAJOR RETAIL CORRIDOR  
SURROUNDED BY  
NATIONAL TENANTS



HARD CORNER OF  
ALAMEDA & ELLISON  
(±57,100 VPD)

## PROPERTY HIGHLIGHTS

### ⇒ EXCELLENT SITE VISIBILITY

Property sits on two major cross streets at Alameda & Ellison, seeing ±57,100 VPD.

### ⇒ EASY ACCESS

Moments away from an intrigal network of raods like the 448, 528, and the Coors Bypass NW.

### ⇒ STRONG AREA DEMOGRAPHICS

Area boasts a large population of 172,421 residents with an average household income of \$89,855.

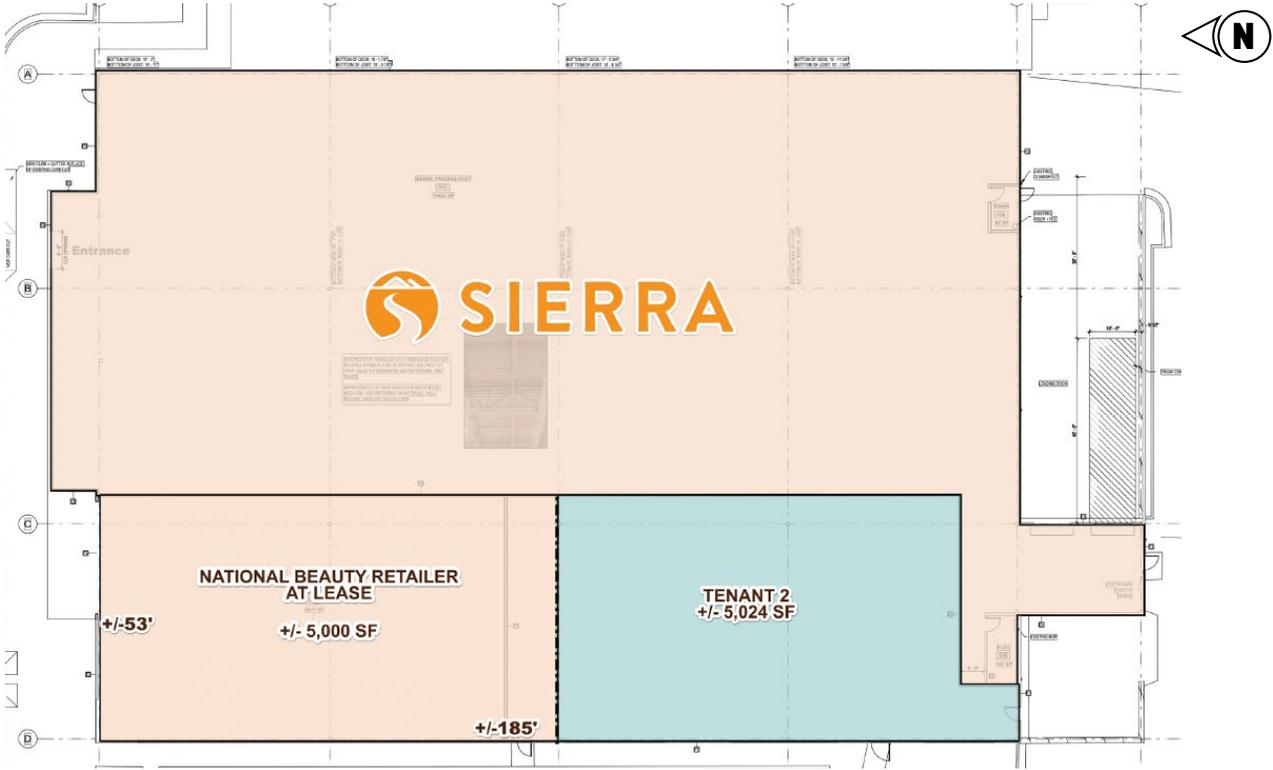
### ⇒ REGIONAL TRADE AREA

Strategic retail trade center with national tenants neighboring the site anchored by Walmart .

## LOCATION MAP

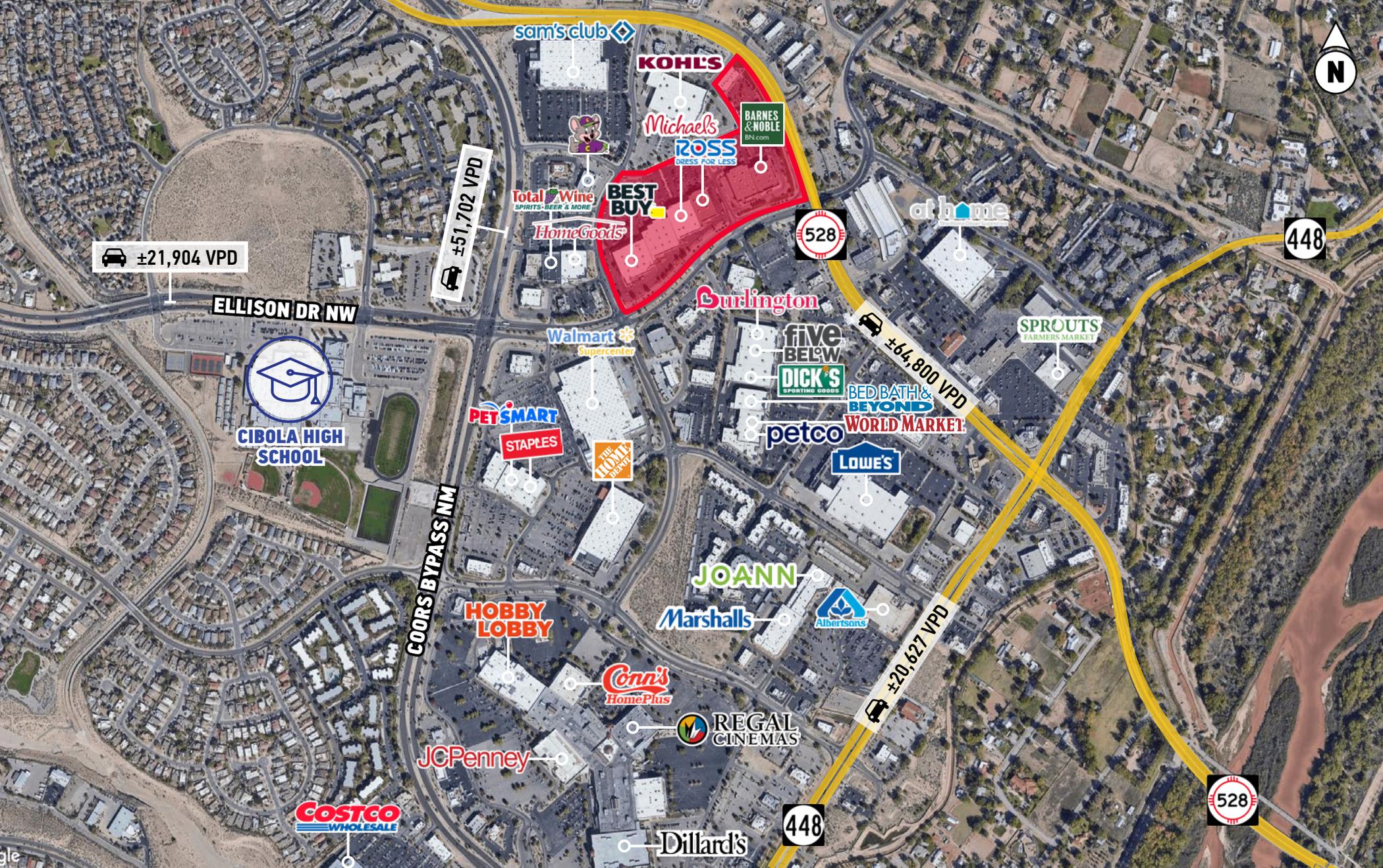


# SITE PLAN



# FRONTAGE





**HOUSEHOLDS 2024**



1-MILE	4,238
3-MILE	30,123
5-MILE	70,089

**POPULATION 2024**



1-MILE	8,565
3-MILE	71,972
5-MILE	170,214

**AVERAGE HH INCOME**



1-MILE	\$89,517
3-MILE	\$113,046
5-MILE	\$113,278

**DAYTIME EMPLOYEES**



1-MILE	4,405
3-MILE	21,626
5-MILE	74,790