

Walmart-Shadow Retail Space

10301 Cottonwood Park NW | Albuquerque, NM 87114

For Lease



THE SHOPPES @ ELLISON | COTTONWOOD TRADE AREA

JOIN AREA RETAILERS:        



Suite B-1:	±800 SF	\$2,666.67 (Includes NNN's)
Suite C:	±1,200 SF	\$4,000.00 (Includes NNN's)
Combined:	±2,000 SF	\$6,666.67 (Includes NNN's)

- 0.25 miles from Coors Blvd. Bypass & Ellison (78,500 CPD)
- Terrific visibility fronting Cottonwood Park Dr.
- Digital pylon signage available on Ellison Dr. & Cottonwood Dr.





Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges
rob@sunvista.com
505 977 5094

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SITE PLAN

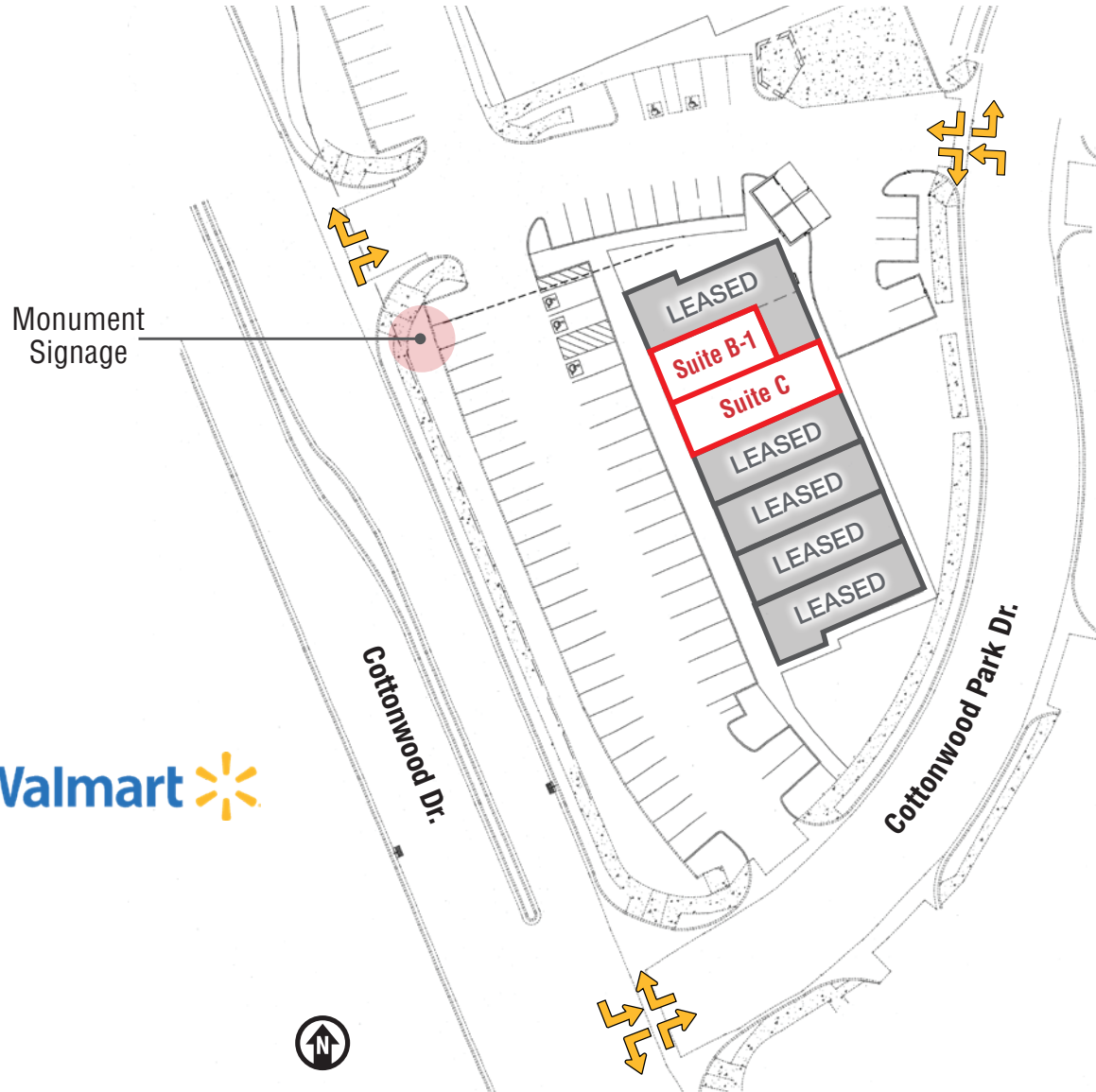
AVAILABLE

- Suite B-1: ±800 SF
\$2,666.67 (Includes NNN's)
- Suite C: ±1,200 SF
\$4,000.00 (Includes NNN's)
- Combined: ±2,000 SF
\$6,666.67 (Includes NNN's)

IDO ZONING [MX-M](#)

PROPERTY HIGHLIGHTS

- 0.25 miles from Coors Blvd. Bypass & Ellison (78,500 CPD)
- Parking ratio: 6.5:1000
- 14' ceiling heights / Depth: 60' / Width: 20'
- Tenant improvement allowance available
- Digital pylon signage available on Ellison Dr. & Cottonwood Dr.
- Terrific visibility fronting Cottonwood Park Dr.



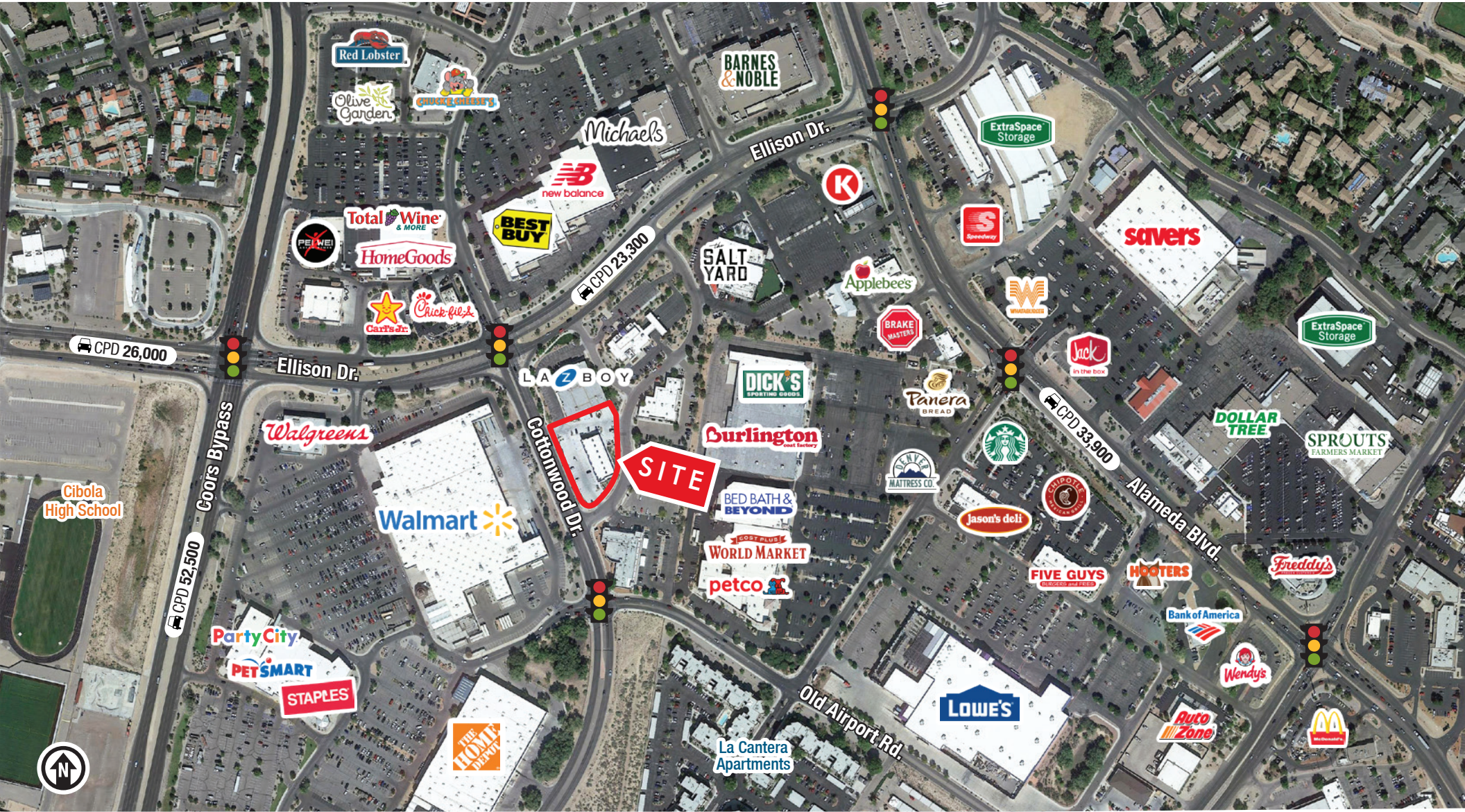
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LOCATION



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PHOTOS



NAI SunVista

505 878 0001 | sunvista.com    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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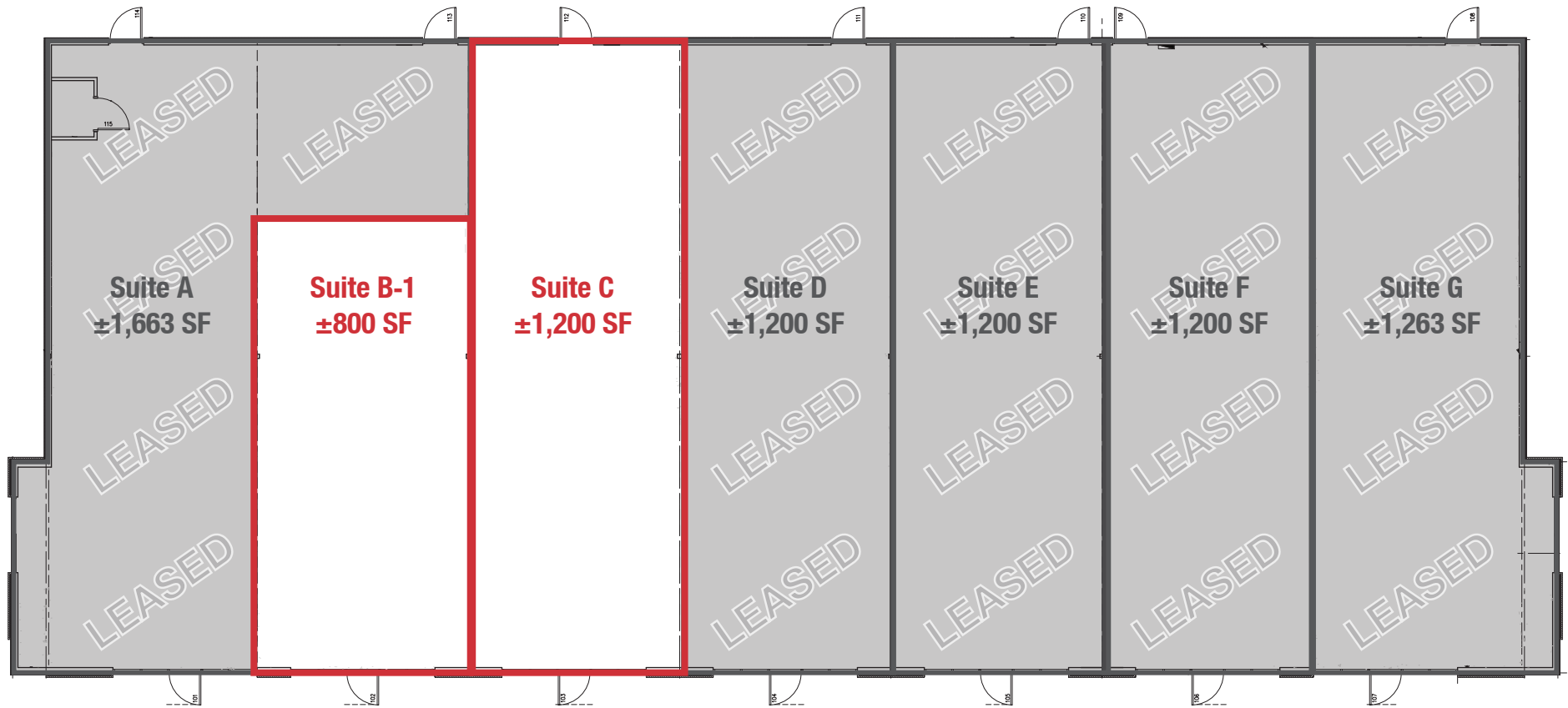
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FLOOR PLAN



Available Leased



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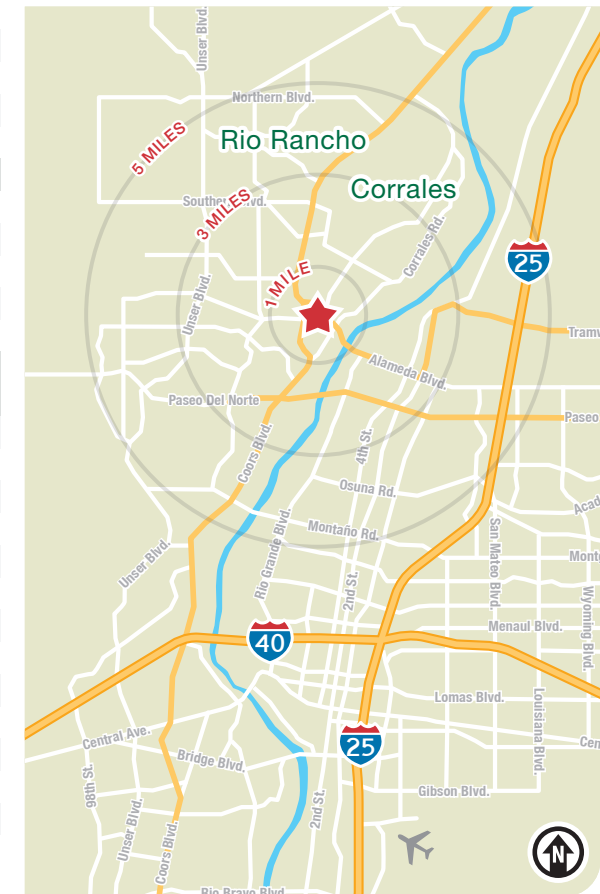
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	8,649		71,460		174,701	
Households	4,137		29,186		70,464	
Families	2,046		18,455		45,970	
Average Household Size	2.09		2.42		2.46	
Owner Occupied Housing Units	1,642		20,681		53,088	
Renter Occupied Housing Units	2,495		8,505		17,376	
Median Age	34.9		39.5		39.4	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023		2023		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	414	10.0%	2,055	7.0%	4,532	6.4%
\$15,000 - \$24,999	239	5.8%	1,416	4.9%	3,194	4.5%
\$25,000 - \$34,999	291	7.0%	1,605	5.5%	3,843	5.5%
\$35,000 - \$49,999	677	16.4%	3,342	11.5%	8,255	11.7%
\$50,000 - \$74,999	662	16.0%	4,957	17.0%	12,618	17.9%
\$75,000 - \$99,999	553	13.4%	3,923	13.4%	9,368	13.3%
\$100,000 - \$149,999	928	22.4%	6,068	20.8%	15,300	21.7%
\$150,000 - \$199,999	171	4.1%	2,681	9.2%	6,694	9.5%
\$200,000+	201	4.9%	3,138	10.8%	6,656	9.4%
Median Household Income	\$64,830		\$81,314		\$81,039	
Average Household Income	\$86,515		\$112,256		\$109,500	
Per Capita Income	\$42,298		\$45,865		\$44,050	

DEMOGRAPHICS

Demographics	1 mile	3 mile	5 mile
Total Population	8,649	71,460	174,701
Average HH Income	\$86,515	\$112,256	\$109,500
Daytime Employment	8,567	28,607	87,106

2023 Forecasted by Esri



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.



923,076
Albuquerque Metro Population



The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



566,387
City Population



241,133
Households



\$92,972
Avg. Household Income



\$52,179
Md. Disposable Income



21,085
Total Businesses



291,840
Total Employees

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

IT'S HARD TO BEAT ALBUQUERQUE'S WEST SIDE

- A Business-Friendly Location
- Low Crime Rates
- Excellent Public Education System
- Diverse Housing Options
- Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.