

CALL FOR MORE INFORMATION



FOR LEASE

\$11.50 PSF NNN
***NNNs \$2.75 PSF**

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

19,247 SF

PROPERTY HIGHLIGHTS

- Located on Hard Corner of Coors & 7-Bar (Total VPD: 24,000)
- Anchor retailers have top performing stores in market
- Property is 100% occupied with exception of Jr. Anchor space
- Anchored by high volume national retailers; Albertsons, Marshalls, Joanns, Harbor Freight
- Other major tenants include; Xfinity, Bahama Bucks, State Farm, Wecks, & Brookline College.
- Higher than average income in surrounding area

PROPERTY SNAPSHOT



66,674
2021 POPULATION
3 MILE RADIUS



46,261
2021 DAYTIME POPULATION
3 MILE RADIUS



\$96,299
2021 AVERAGE INCOME
3 MILE RADIUS



18,200 VPD
COORS BLVD

TRAFFIC COUNT

Coors Blvd: 18,200 VPD
7 Bar Loop Rd: 5,800 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS



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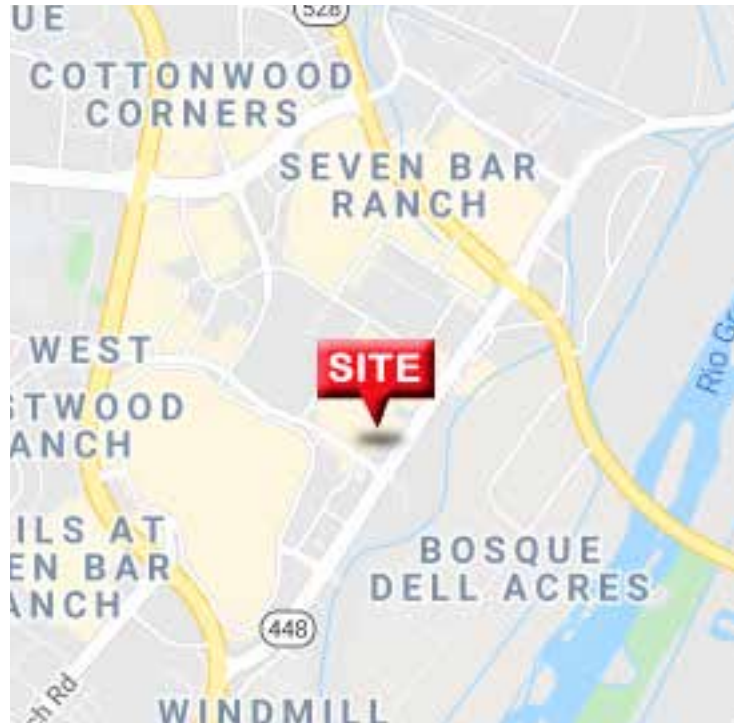
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Cottonwood West Shopping Center

NWQ OF COORS & 7 BAR
10131 COORS BLVD NW
ALBUQUERQUE, NM 87114



OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Suite Size:	19,247 SF
Building Size:	191,293 SF
Market:	Cottonwood
Availability Date:	5/1/2021
Fire Suppression:	Fire Sprinklers throughout suit
Clear Height:	12'
Columb Spacing:	30'
HVAC:	Installed in 2017
Stock Room:	8x10 grade level door

PROPERTY OVERVIEW

Located on Hard Corner of Coors & 7-Bar the Cottonwood West Shopping Center is anchored by Albertsons, Marshalls, Joanns Fabrics, Harbor Freight, and Wecks. The center has visibility to a total of 24,000 VPD. Recently the center has changed hands to a new owner who has deployed capital in updating the common areas and facade of the property. Sales at the property are above average per tenants reporting. Pad site opportunities are available for sale/lease at multiple locations at the property.

PROPERTY HIGHLIGHTS

- Located on Hard Corner of Coors & 7-Bar (Total VPD: 24,000)
- Owner has availability to construct an additional Jr. Anchor Building up to 23,000 SF
- Adjacent to Cottonwood Mall - Regional Mall ±1,041,000 SF

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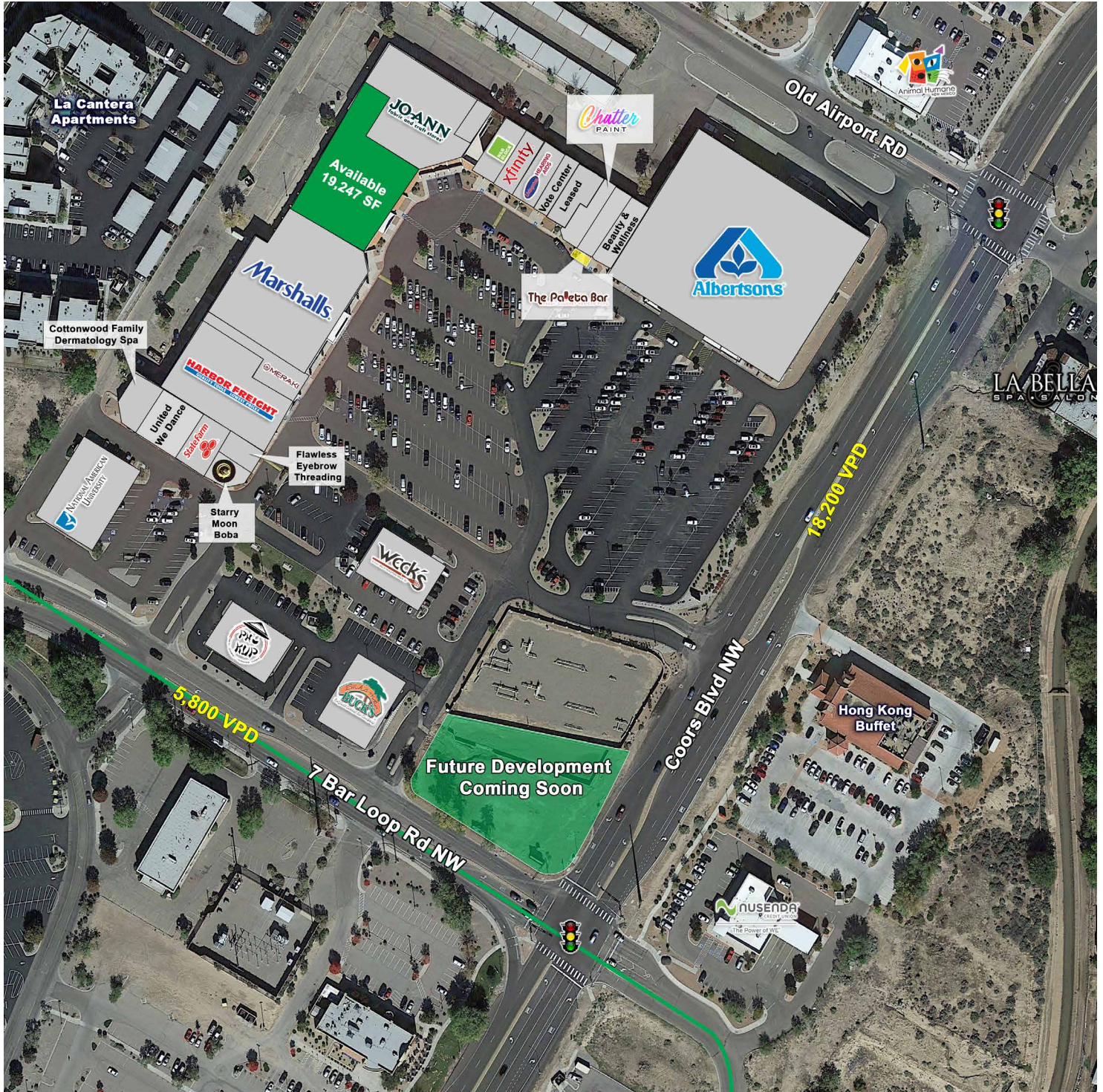
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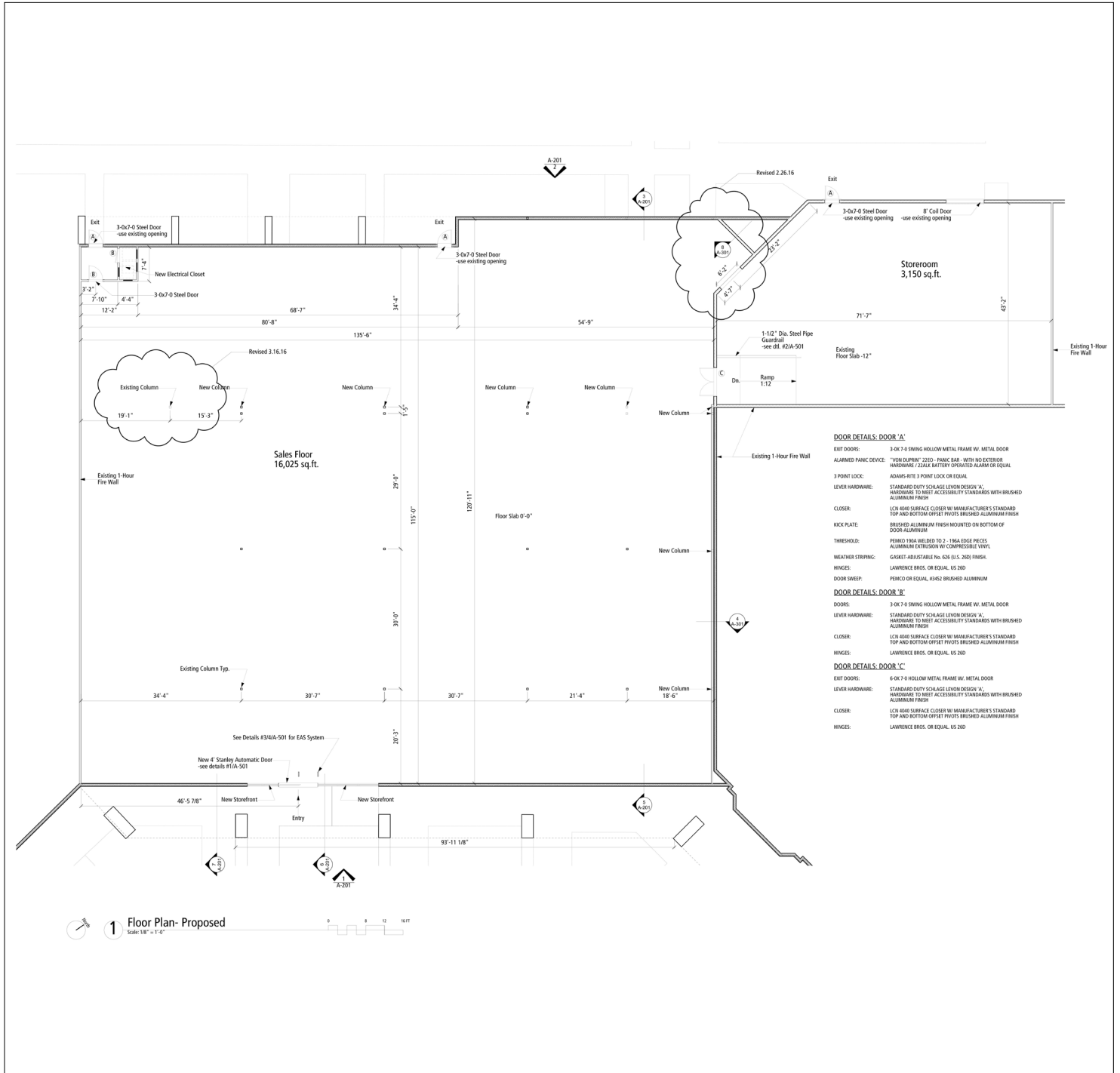
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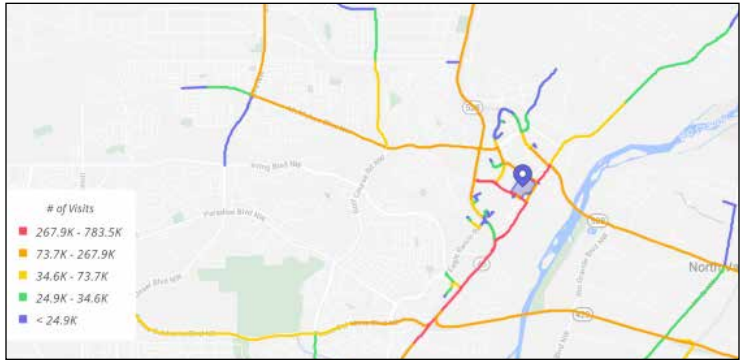
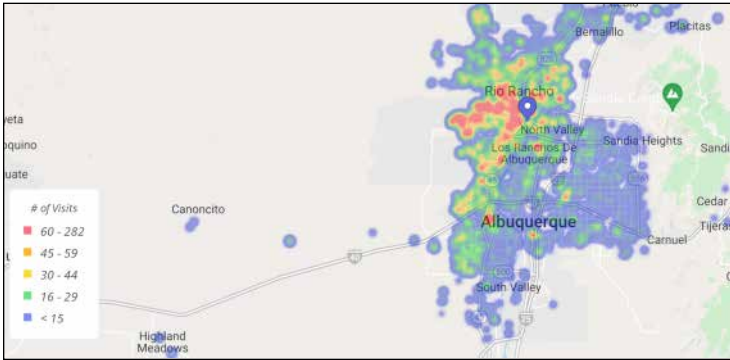
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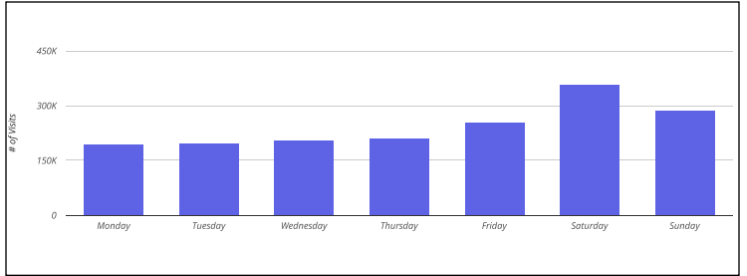
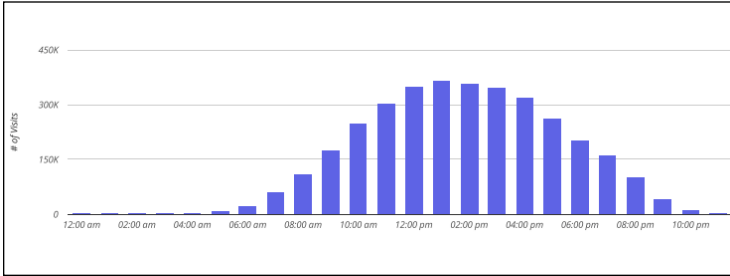
Cottonwood West Shopping Center-Trade Area-Home Location

Cottonwood West Shopping Center-Customer Journey Routes-Prior Location



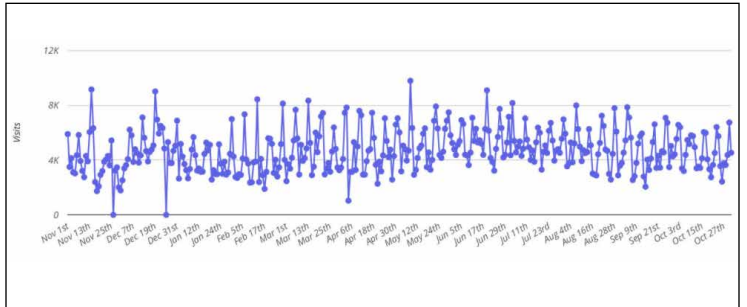
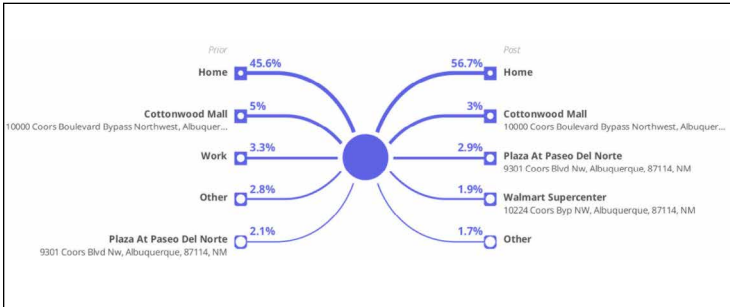
Cottonwood West Shopping Center-Hourly Visits

Cottonwood West Shopping Center-Daily Visits



Cottonwood West Shopping Center-Visitor Journey

Cottonwood West Shopping Center-Visits Trend



Nov 1, 2020 - Oct 31, 2021
Data provided by Placer Labs Inc. (www.placer.ai)



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