

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



45,727
2020 POPULATION
3 MILE RADIUS



65,128
2020 DAYTIME POPULATION
3 MILE RADIUS



\$88,844
2020 AVERAGE INCOME
3 MILE RADIUS



18,200 VPD
COORS BLVD

FOR LEASE

\$14.00 - \$18.00 PSF NNN

***NNNs \$2.75 PSF**

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,400 - 8,457 SF

C-01 (May be divided) 1,400 - 6,452 SF

H-02 1,025 SF

H-07 4,162 SF

Pad Site A - Hard Corner 0.86 Acre

PROPERTY HIGHLIGHTS

- Located on Hard Corner of Coors & 7-Bar (Total VPD: 24,000)
- Pad site opportunities are available for sale/lease
- Owner has availability to construct an additional Jr. Anchor Building up to 23,000 SF

TRAFFIC COUNT

Coors Blvd: 18,200 VPD

7 Bar Loop Rd: 5,800 VPD

(STDB 2019)

AREA TRAFFIC GENERATORS



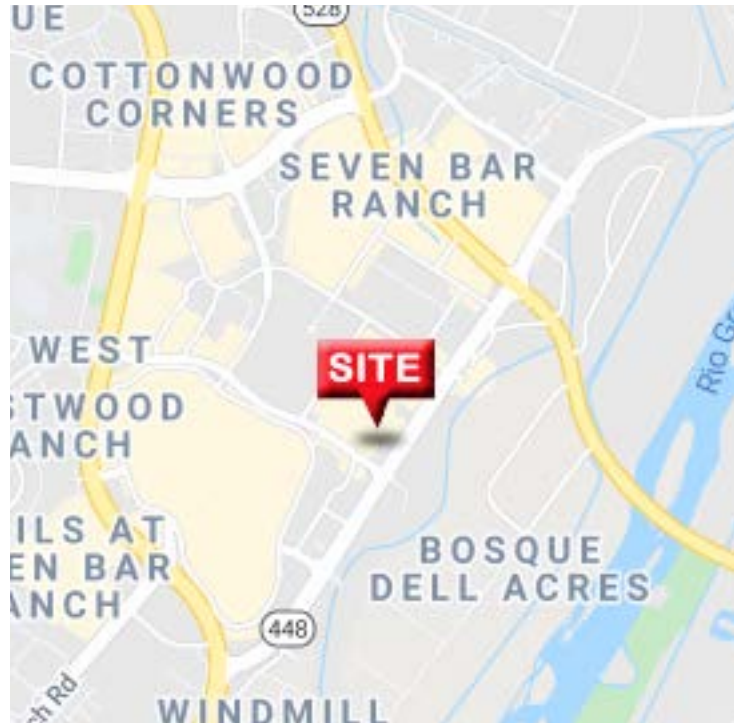
Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com
505.337.0777

Rob Powell
rpowell@resolutre.com
505.337.0777
www.resolutre.com

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Cottonwood WEST



OFFERING SUMMARY

Lease Rate:	\$14.00 - \$18.00 SF/yr (NNN)
Building Size:	191,293 SF
Available SF:	1,025 - 8,457 SF
Market:	Cottonwood

PROPERTY OVERVIEW

Located on Hard Corner of Coors & 7-Bar the Cottonwood West Shopping Center is anchored by Albertsons, Marshalls, Joanns Fabrics, Burkes Outlet, 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. Owner has availability to construct an additional Jr. Anchor Building up to 23,000 SF

PROPERTY HIGHLIGHTS

- Located on Hard Corner of Coors & 7-Bar (Total VPD: 24,000)
- Pad site opportunities are available for sale/lease
- Owner has availability to construct an additional Jr. Anchor Building up to 23,000 SF
- Adjacent to Cottonwood Mall - Regional Mall \pm 1,041,000 SF

Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com
505.337.0777

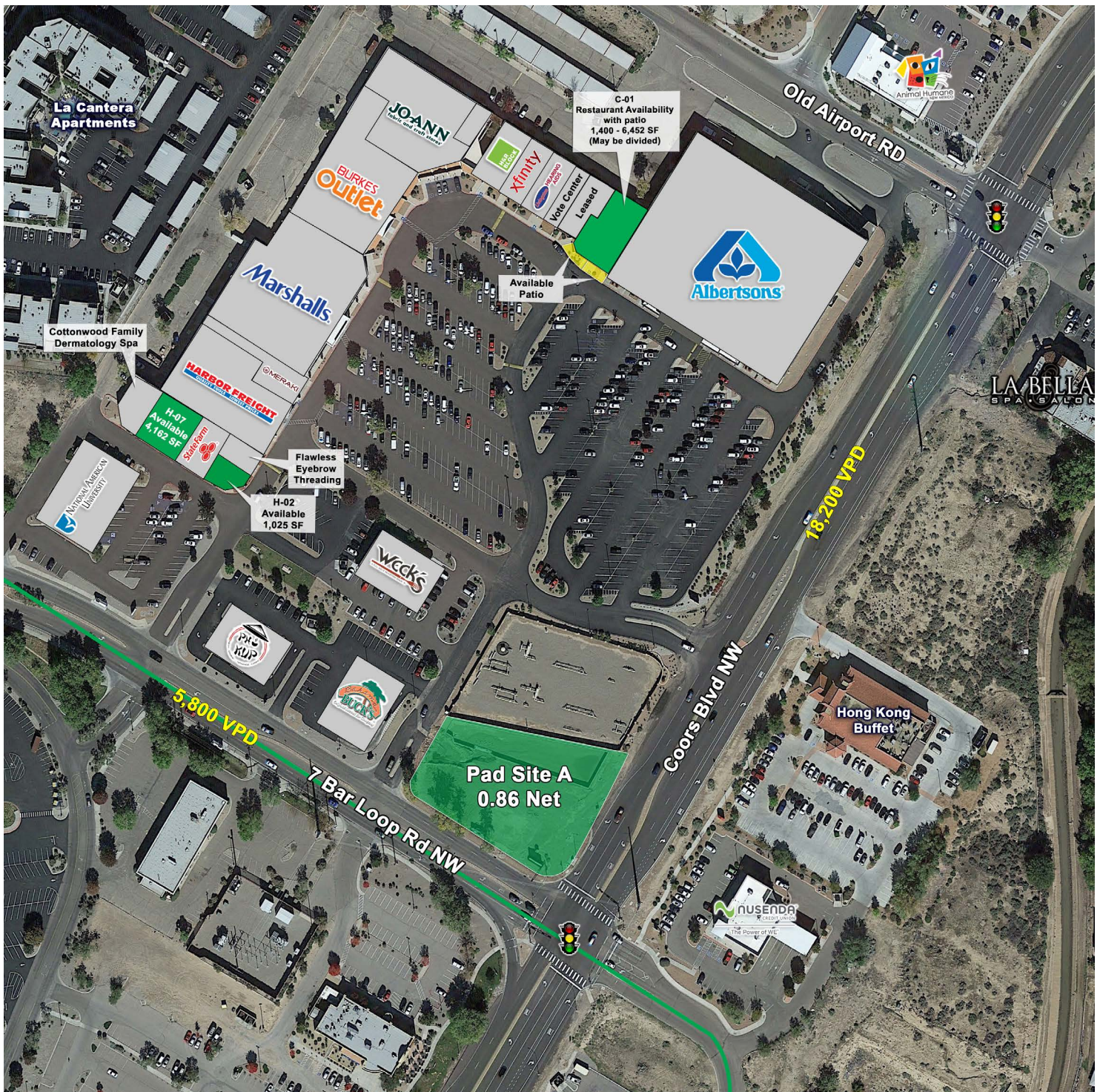
Rob Powell
rpowell@resolutre.com
505.337.0777
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Cottonwood West Shopping Center

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



Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com
505.337.0777

Rob Powell
rpowell@resolutre.com
505.337.0777
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Cottonwood West Shopping Center

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



Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com
505.337.0777

Rob Powell
rpowell@resolutre.com
505.337.0777
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Cottonwood West Shopping Center

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



Daniel Kearney
dkearney@resolutre.com
505.337.0777

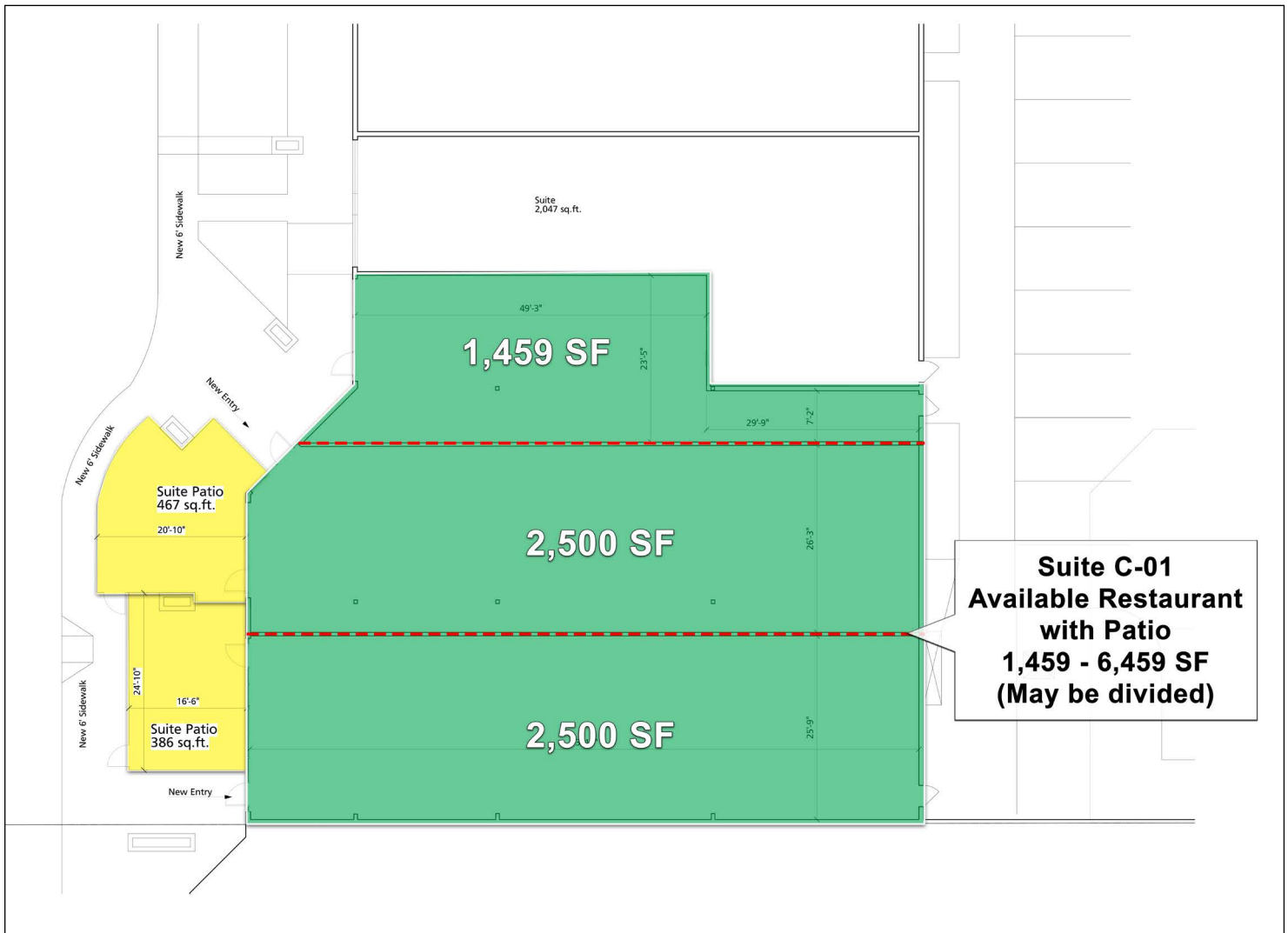
Austin Tidwell
atidwell@resolutre.com
505.337.0777

Rob Powell
rpowell@resolutre.com
505.337.0777
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Suite C-01 Floor Plan



Daniel Kearney
dkearney@resolutre.com
505.337.0777

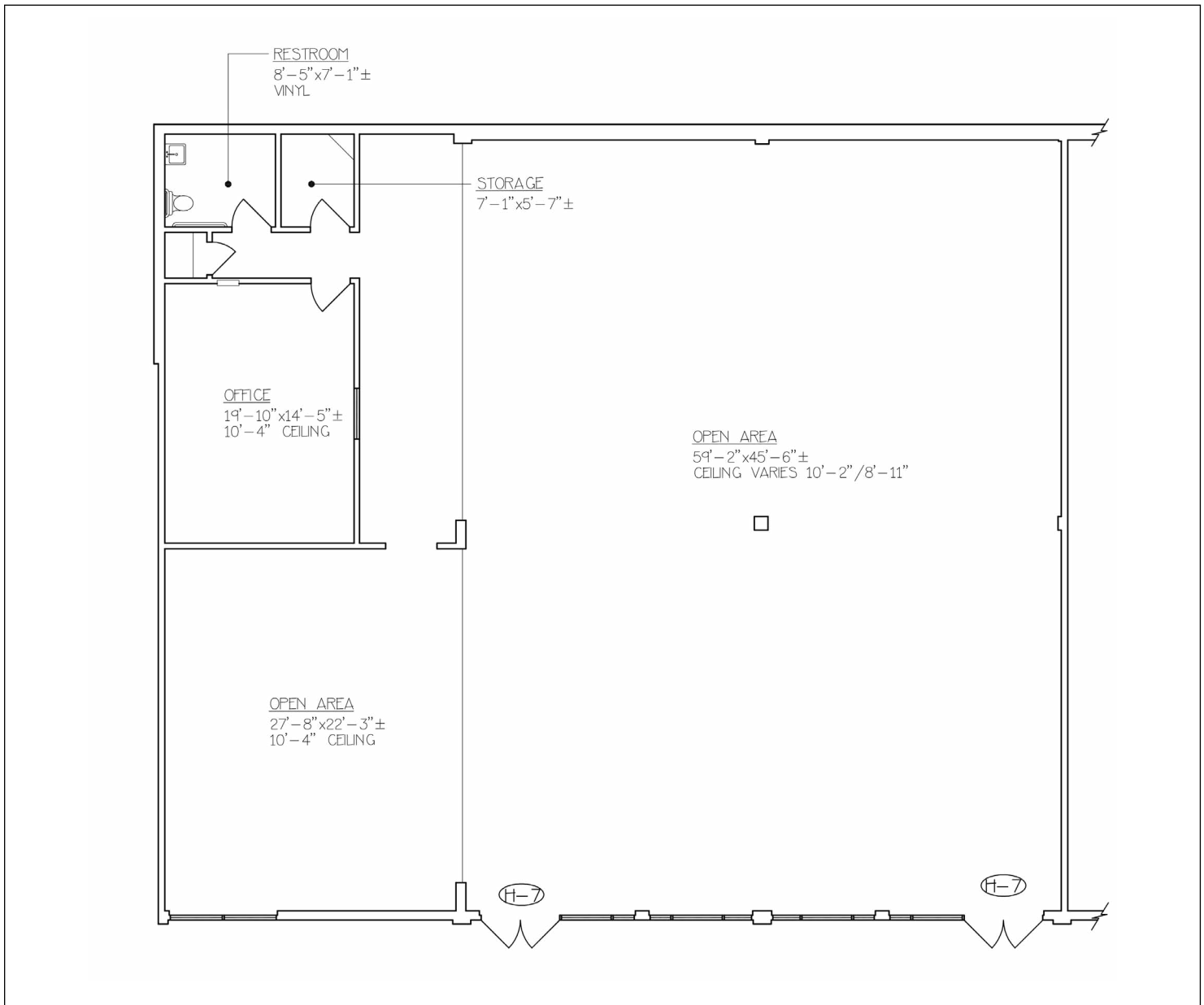
Austin Tidwell
atidwell@resolutre.com
505.337.0777

Rob Powell
rpowell@resolutre.com
505.337.0777
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Suite H-07 Floor Plan 4,162 SF Available



Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com
505.337.0777

Rob Powell
rpowell@resolutre.com
505.337.0777
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.