

**FOR LEASE**

10301 Cottonwood Park NW | Albuquerque, NM 87114

NWQ Ellison Dr. & Coors Blvd. NW

# Walmart Shadow Retail Space

THE SHOPPES @ ELLISON –  
COTTONWOOD TRADE AREA



## AVAILABLE

- Suite A: ±1,263 SF  
\$32.00/SF + \$6.00/SF NNN
- Suite B: ±1,200 SF  
\$25.00/SF + \$6.00/SF NNN
- Suite C: ±1,200 SF  
\$25.00/SF + \$6.00/SF NNN
- Suite D: ±1,200 SF  
\$25.00/SF + \$6.00/SF NNN
- Total Available: ±4,863 SF

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. NW
- Terrific visibility fronting  
Cottonwood Park Dr.

JOIN AREA  
RETAILERS:



Walgreens



Party City



Walmart



Total Wine & More

HomeGoods

LA Z BOY

WORLD MARKET



Michael's



BED BATH & BEYOND

Massage Envy



**NAI SunVista**

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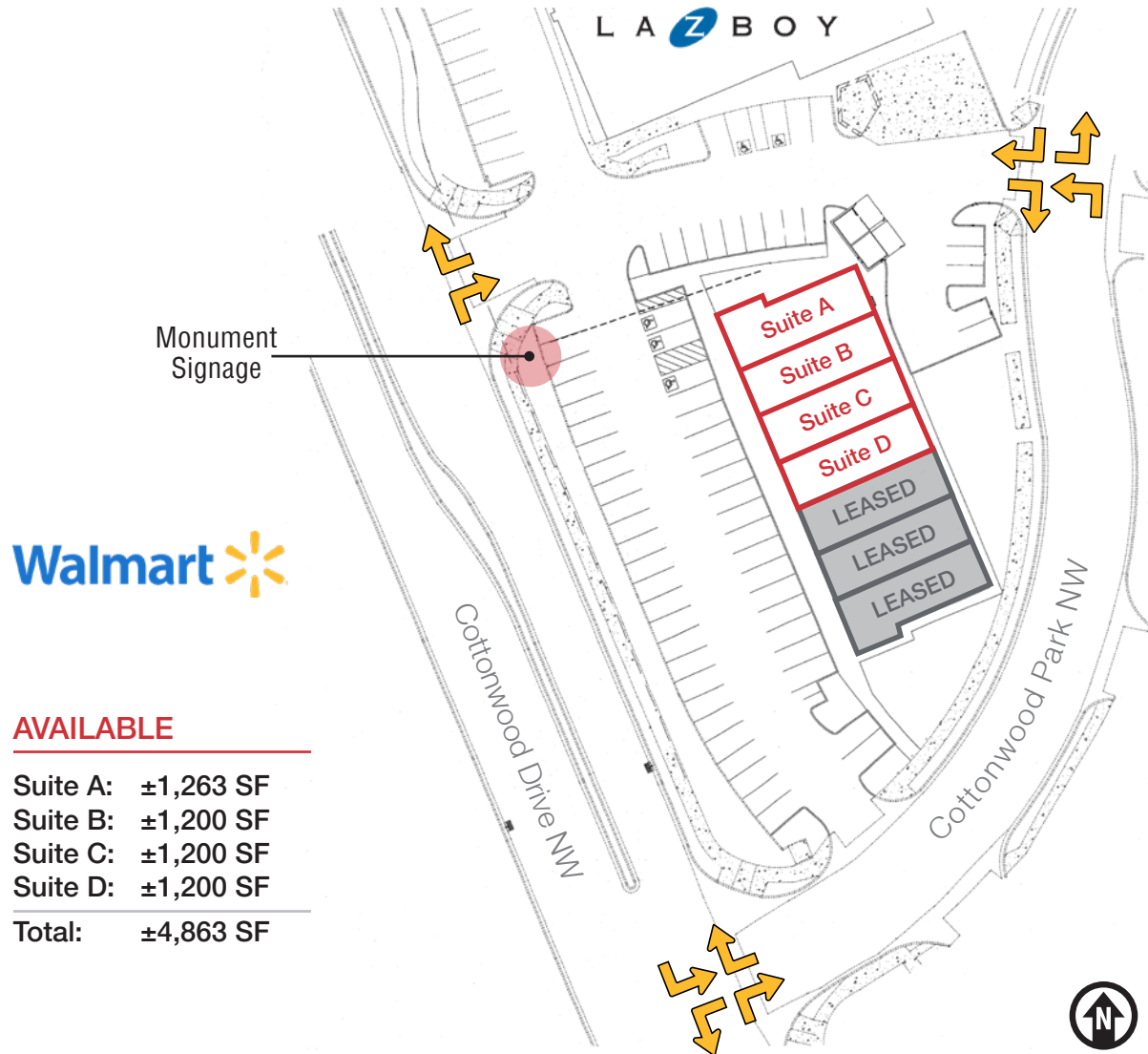
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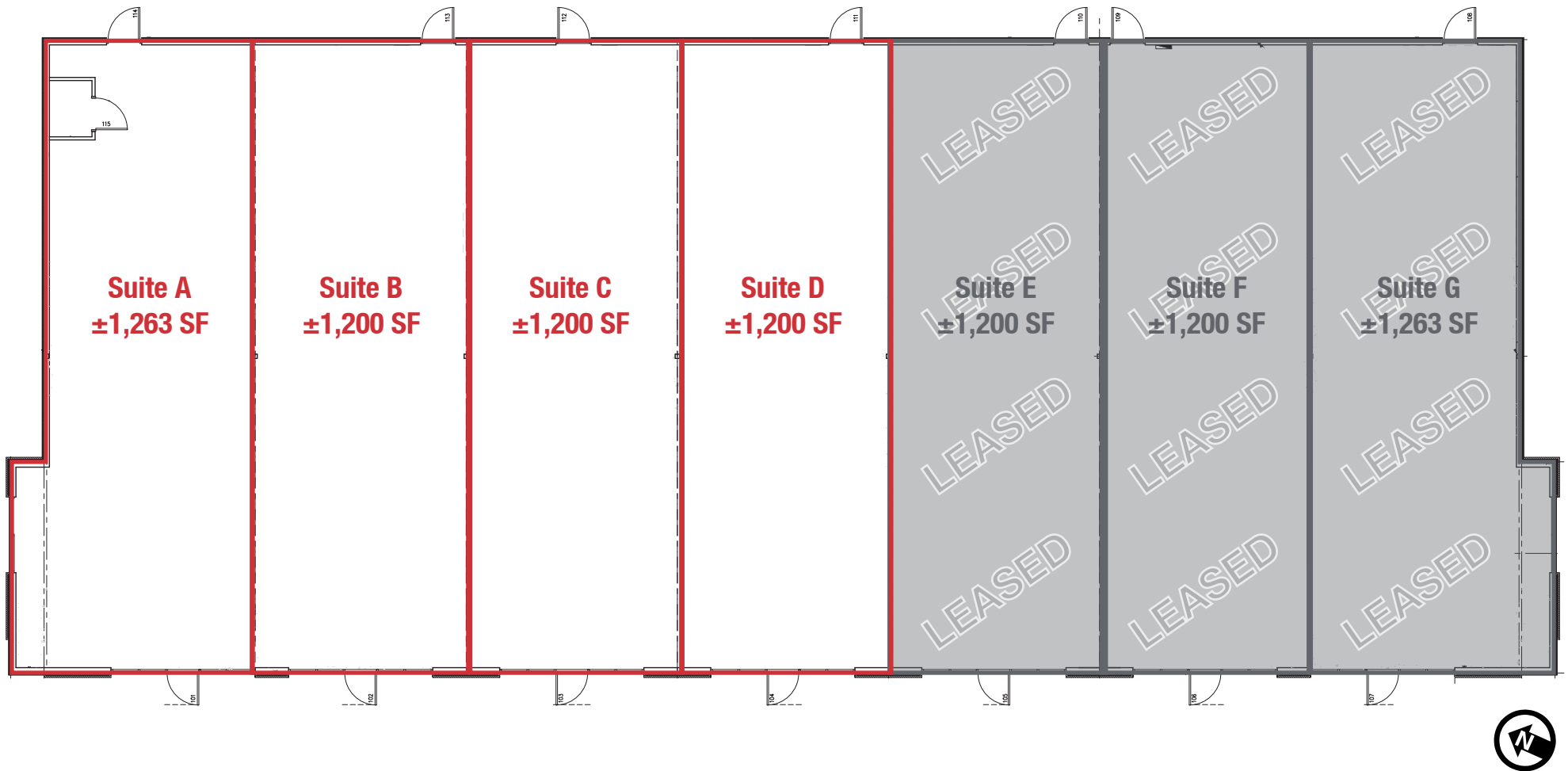
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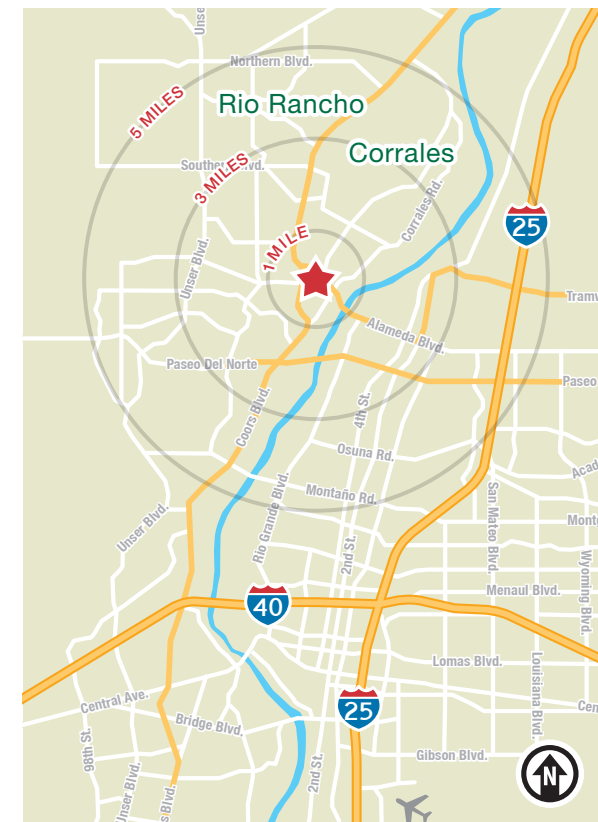
# Walmart Shadow Retail Space

## THE SHOPPES @ ELLISON – COTTONWOOD TRADE AREA

### Demographics | 1, 3 & 5 Mile

	1 Mile	3 Mile	5 Mile			
Summary	2020	2020	2020			
Population	8,644	71,572	174,945			
Households	3,961	28,641	68,113			
Families	2,026	18,454	45,240			
Average Household Size	2.18	2.48	2.55			
Owner Occupied Housing Units	1,386	18,986	48,266			
Renter Occupied Housing Units	2,575	9,655	19,847			
Median Age	34.3	39.0	38.9			
Trends: 2020-2025 Annual Rate	State	State	State			
Population	0.54%	0.54%	0.54%			
Households	0.57%	0.57%	0.57%			
Families	0.39%	0.39%	0.39%			
Owner HHs	0.59%	0.59%	0.59%			
Median Household Income	1.11%	1.11%	1.11%			
Households by Income	2020		2020		2020	
	Number	Percent	Number	Percent	Number	Percent
	<\$15,000	3548.9%	2,3638.3%	5,8298.6%		
	\$15,000 - \$24,999	50512.7%	2,2297.8%	4,8937.2%		
	\$25,000 - \$34,999	57214.4%	2,5058.7%	6,3649.3%		
	\$35,000 - \$49,999	72318.3%	3,99614.0%	9,59614.1%		
	\$50,000 - \$74,999	66716.8%	5,47719.1%	13,55719.9%		
	\$75,000 - \$99,999	41110.4%	3,71913.0%	9,07713.3%		
	\$100,000 - \$149,999	49712.5%	4,72816.5%	10,79315.8%		
	\$150,000 - \$199,999	1142.9%	1,7096.0%	3,8675.7%		
\$200,000+	1193.0%	1,9156.7%	4,1386.1%			
Median Household Income	\$45,383	\$62,321	\$61,103			
Average Household Income	\$65,029	\$86,719	\$84,362			
Per Capita Income	\$29,864	\$34,564	\$32,809			

2020 Demographics	1 mile	3 mile	5 mile
Total Population 	8,644	71,572	174,945
Average HH Income 	\$65,029	\$86,719	\$84,362
Daytime Employment 	8,475	26,961	82,326
2020 Forecasted by Esri			



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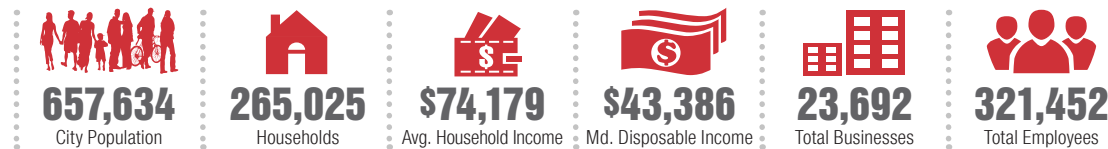
# Albuquerque

# TRADE AREA ANALYSIS

## Albuquerque | Why Here? Why Now?

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.

### City of Albuquerque by the Numbers (ESRI 2020 Demographics)



**939,316**

Albuquerque Metro Population

**#1**

**The Largest**  
City in the State

## 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*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



#### EDUCATION | SKILLED WORKFORCE

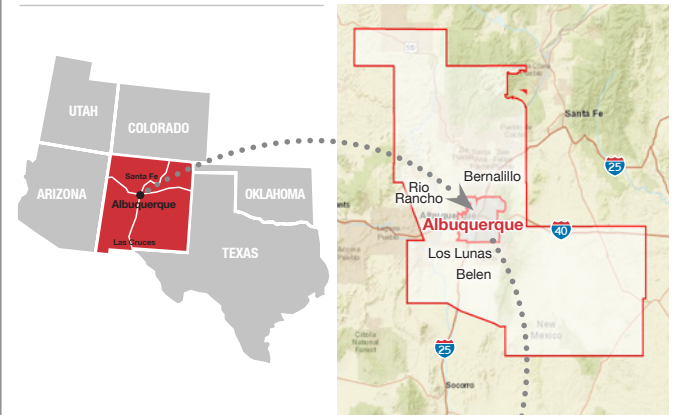
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



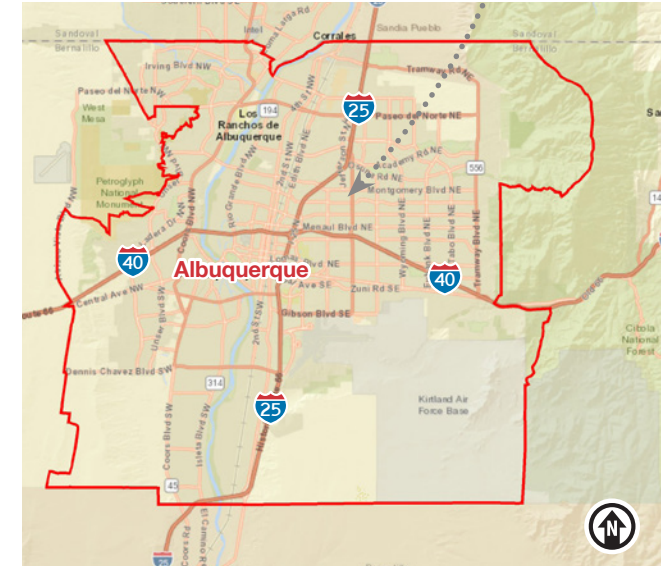
#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

### ALBUQUERQUE METRO



### ALBUQUERQUE CITY



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