

Cottonwood^{WEST}



10131 COORS BLVD NW
ALBUQUERQUE, NM 87114



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GROCERY ANCHORED SHOPPING CENTER FOR LEASE

Cottonwood^{WEST}



PROPERTY DETAILS

BENEFITS

- Dominant grocery anchored center located in the Cottonwood trade area Anchored by high volume national retails; Albertsons, Harbor Freight & The YMCA
- Other tenants include; Bahama Bucks, State Farm, Wecks, Paleta Bar and Burn Boot Camp





LEASE RATE

- See broker

AVAILABLE:

- ±27,969 SF
- ±2,879 SF
- ±875 - ±1,900 SF

2025 Drivetime Demographics

	Est. Population	15,796	71,946	165,875
	Est. Households	7,295	30,225	68,859
	Est. Avg HH Income	7,295	30,225	68,859
	Est. Daytime Employees	9,088	8,228	73,792



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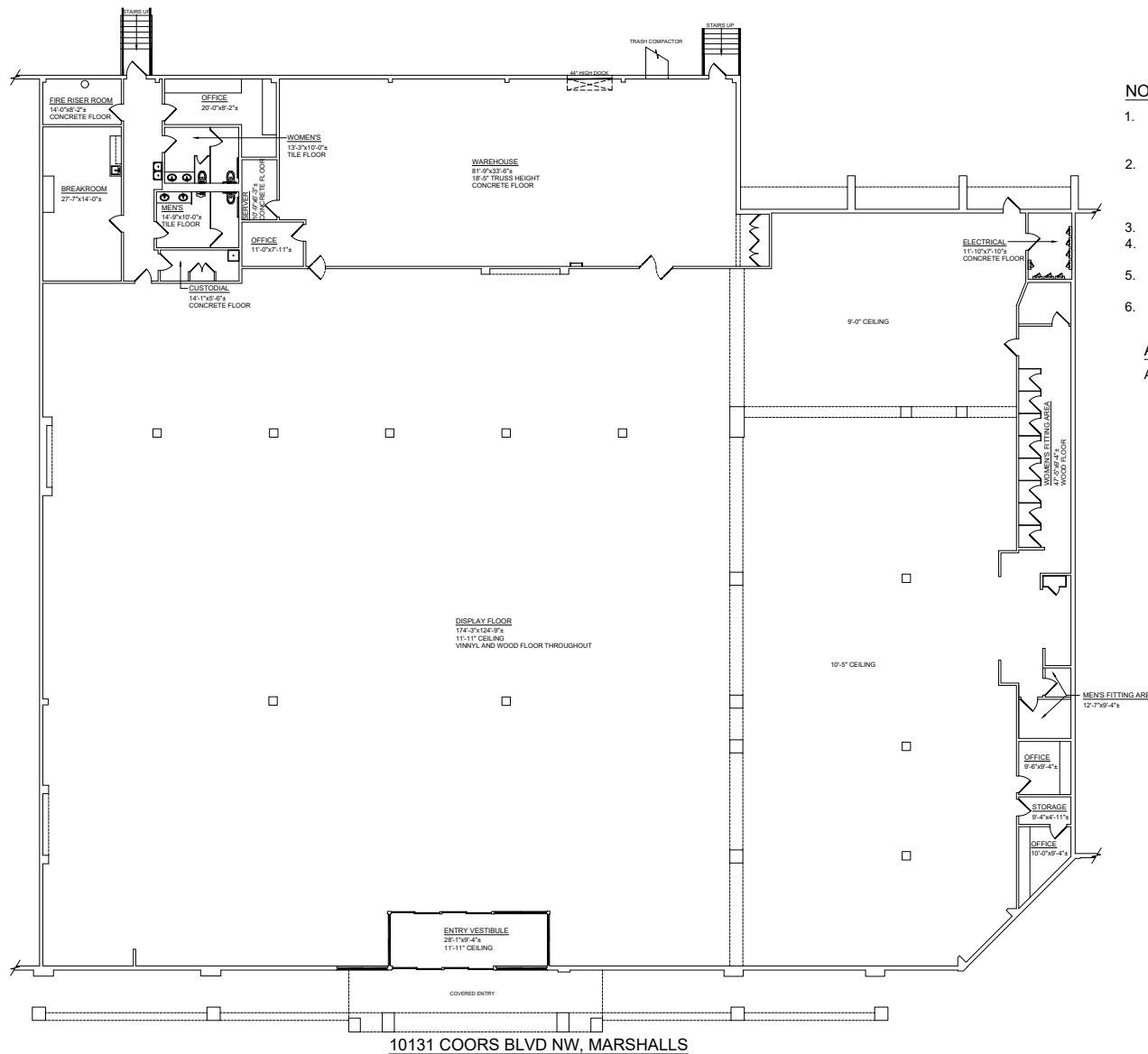
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This aerial map illustrates the proposed arena site, highlighted in yellow, located between Old Airport Rd and Coors Blvd. The site is adjacent to the existing Coors Center arena (blue) and the Albertsons grocery store (blue). Other nearby businesses include the YMCCA, Harbor Freight, and various smaller retail stores. The map also shows the surrounding parking lots, streets, and traffic signals. A legend indicates that blue areas are occupied and yellow areas are available. The map is labeled 'CONCEPT - S'.

 OCCUPIED

 AVAILABLE

SUITE LAYOUTS



NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. PLEASE NOTE THE THE AREA CALCULATION COULD CHANGE DUE TO UNKNOWN WALL THICKNESS BETWEEN SUITES.
3. ALL FIXTURES INDICATED ARE BUILT-IN.
4. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
5. ALL CEILING HEIGHTS ARE 8'-11"± UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

AREA 27969.10 SQ. FT.

PROJECT:		10131 COORS ROAD N.W. MARSHALLS	
DESCRIPTION:		AS-BUILT DRAWING	
CLIENT:		PEGASUS RETAIL GROUP	
SHEET #		01	
OF		01	

ORIENTATION	MEASURED BY	PM	1
	DESIGNED BY	N.A.	4
	DRAFTED BY	PM	1
	CHECKED BY	M.G.	1
	REVISED:		
SCALE	DATE	06/12/2025	9



10131 COORS BLVD NW, MARSHALLS

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PROPERTY TRADE AREA



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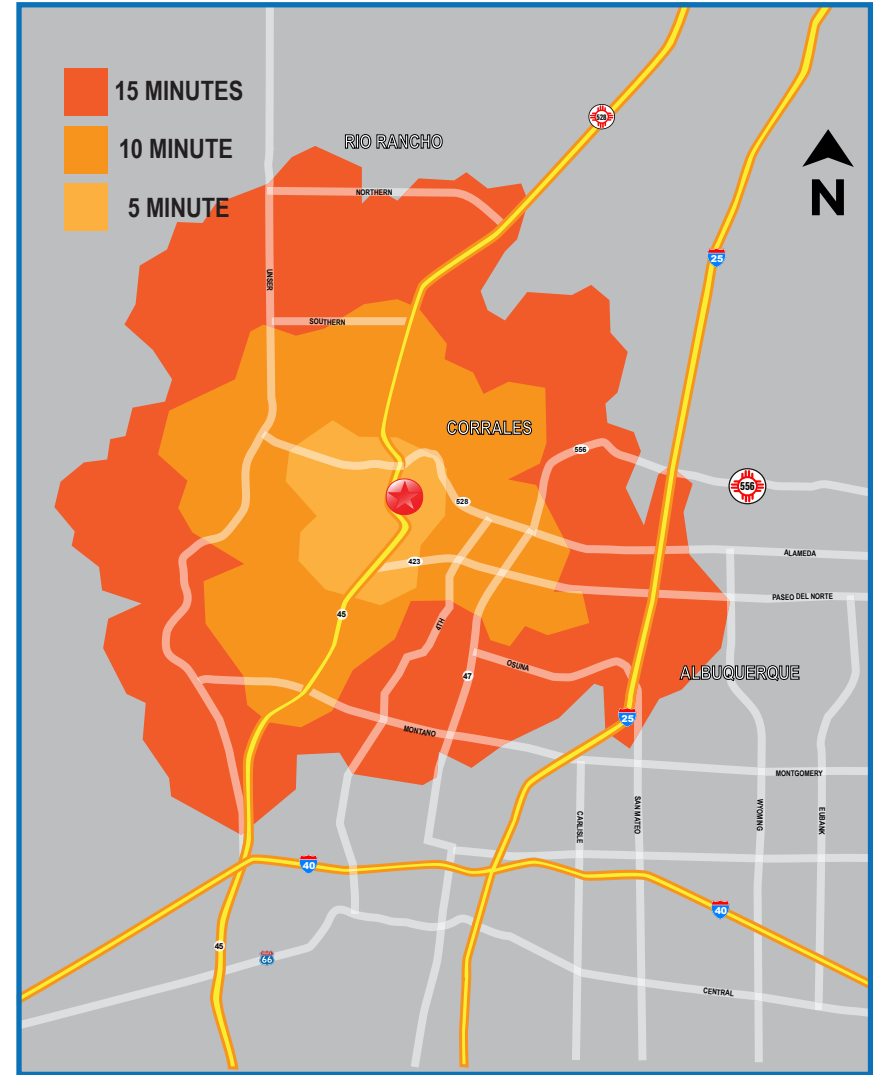
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POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	15,796	71,946	165,875
2030 PROJECTED POPULATION	15,218	70,030	163,534
2020 CENSUS POPULATION	16,078	71,823	164,121
2010 CENSUS POPULATION	14,521	67,237	152,489
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.7%	-0.5%	-0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.6%	0.5%	0.6%
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	7,295	30,225	68,859
2030 PROJECTED HOUSEHOLDS	7,116	29,941	69,206
2020 CENSUS HOUSEHOLDS	7,267	29,163	65,560
2010 CENSUS HOUSEHOLDS	6,403	26,743	59,853
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.5%	-0.2%	0.1%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.9%	0.9%	1.0%
MEDIAN AGE	38.5	41.9	41.6
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$118,523	\$115,923	\$117,179
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$86,739	\$89,675	\$90,064
2025 ESTIMATED PER CAPITA INCOME	\$54,776	\$48,847	\$48,747
RACE & ETHNICITY			
2025 ESTIMATED WHITE	57.3%	57.2%	57.1%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	4.6%	3.7%	3.5%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	4.0%	3.2%	3.6%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.3%	4.1%	3.9%
2025 ESTIMATED OTHER RACES	28.8%	31.8%	31.9%
2025 ESTIMATED HISPANIC	42.4%	44.3%	44.2%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.5%	2.2%	2.2%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	2.4%	4.2%	4.0%
2025 ESTIMATED HIGH SCHOOL GRADUATE	20.7%	21.3%	21.0%
2025 ESTIMATED SOME COLLEGE	21.6%	22.2%	22.1%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	9.6%	10.0%	9.9%
2025 ESTIMATED BACHELORS DEGREE ONLY	26.0%	23.9%	23.5%
2025 ESTIMATED GRADUATE DEGREE	17.1%	16.1%	17.3%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	1,124	4,289	9,160
2025 ESTIMATED TOTAL EMPLOYEES	9,088	28,228	73,792



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