

# Cottonwood WEST



10131 COORS BLVD NW  
ALBUQUERQUE, NM 87114

# GROCERY ANCHORED SHOPPING CENTER FOR LEASE

WEST  
Cottonwood



## PROPERTY DETAILS

### BENEFITS

- Dominant grocery anchored center located in the Cottonwood trade area Anchored by high volume national retail; 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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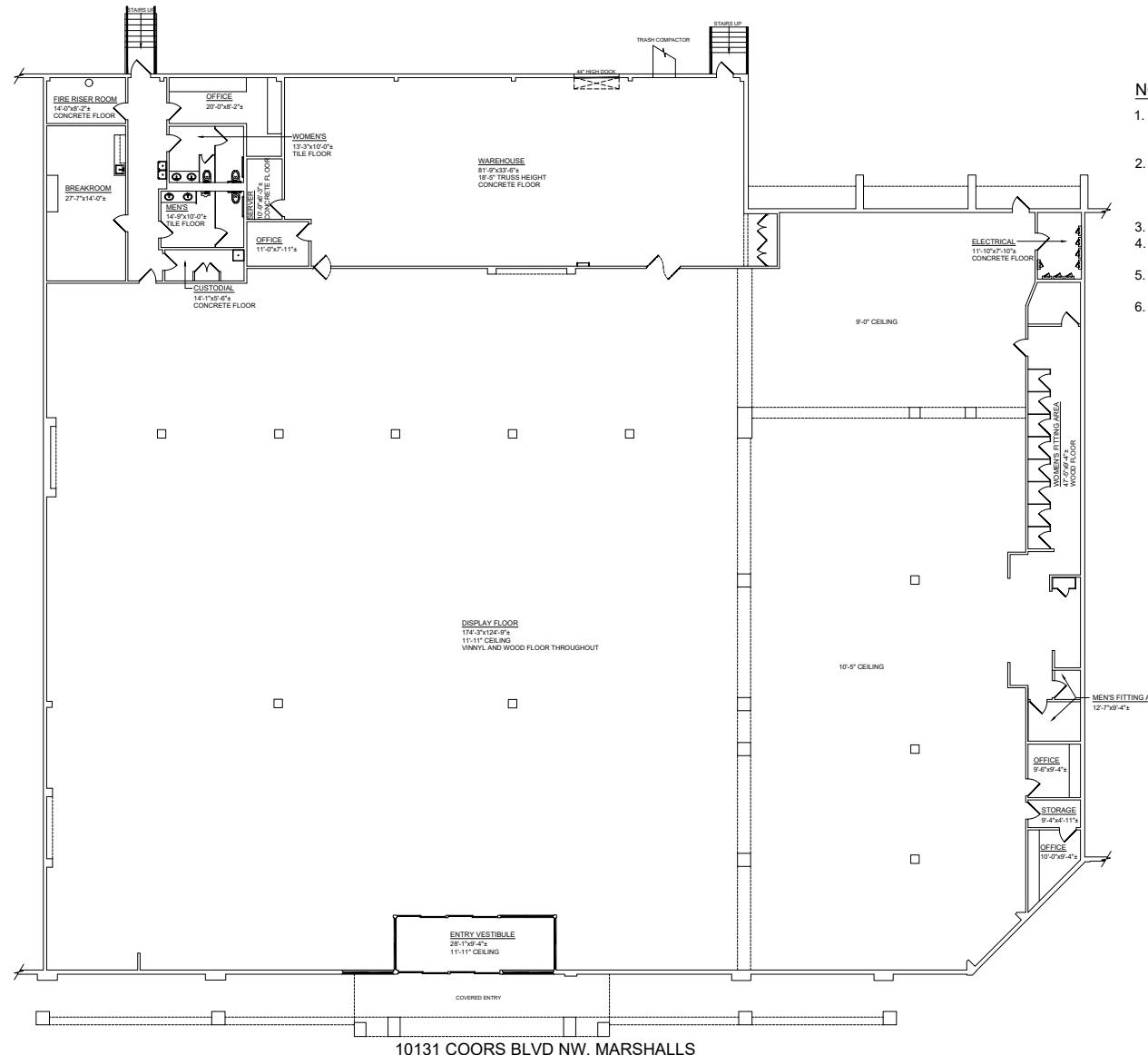
## PROPERTY LAYOUT



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## SUITE LAYOUTS

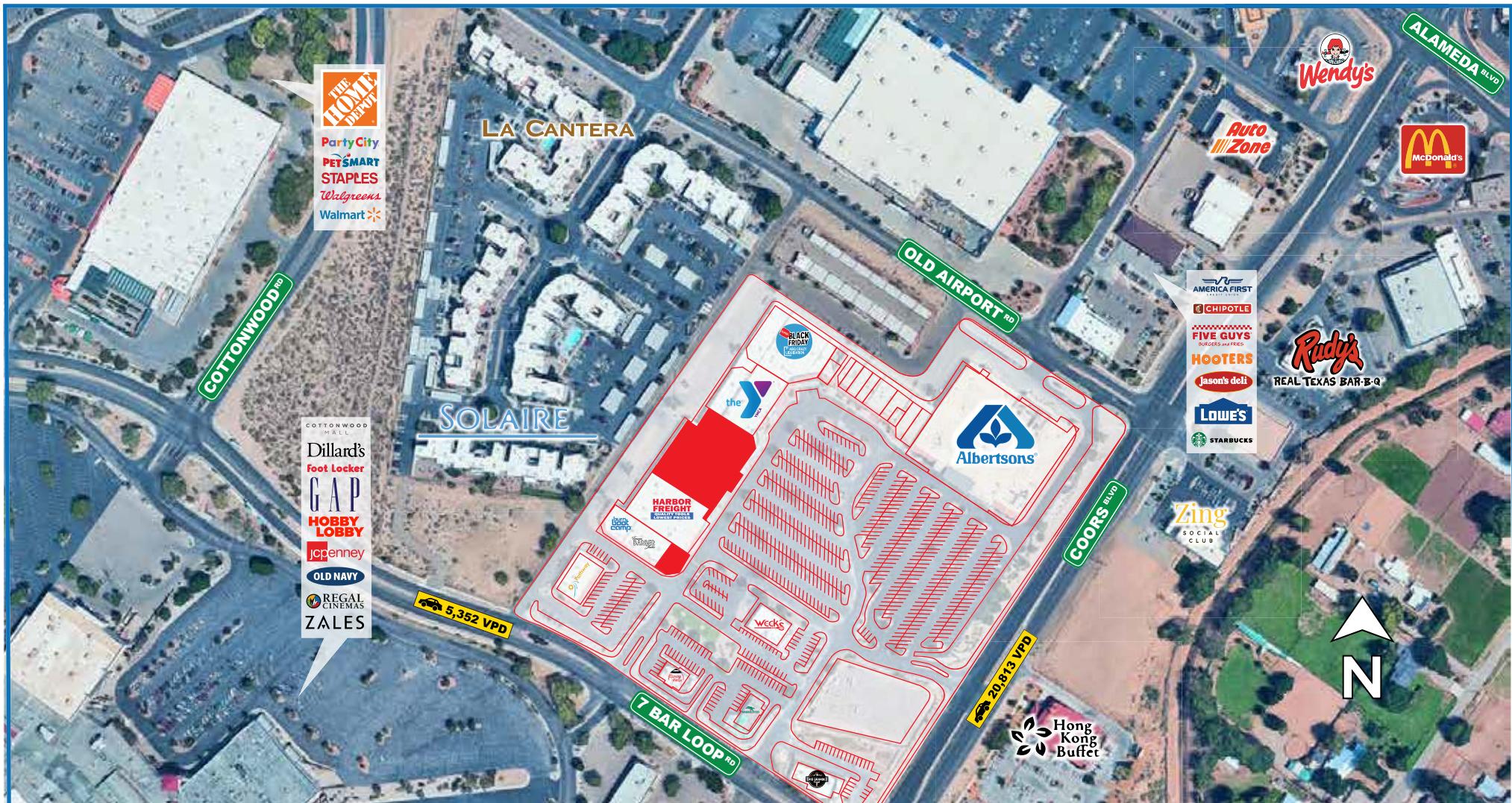


PROJECT: 10131 COORS ROAD N.W. MARSHALLS		SHEET #	
		01	OF 01
DESCRIPTION: AS-BUILT DRAWING		CLIENT: PEGASUS RETAIL GROUP	
ORIENTATION W N E S	MEASURED BY P.M. F. 1	DESIGNED BY N.A. F. 4	PM. F. 1
DRAFTED BY P.M. F. 1	CHECKED BY M.G. F. 1	REvised N F. 9	DATE 06/12/2025
SCALE 1/8" = 1'-0"			
505-899-1199			

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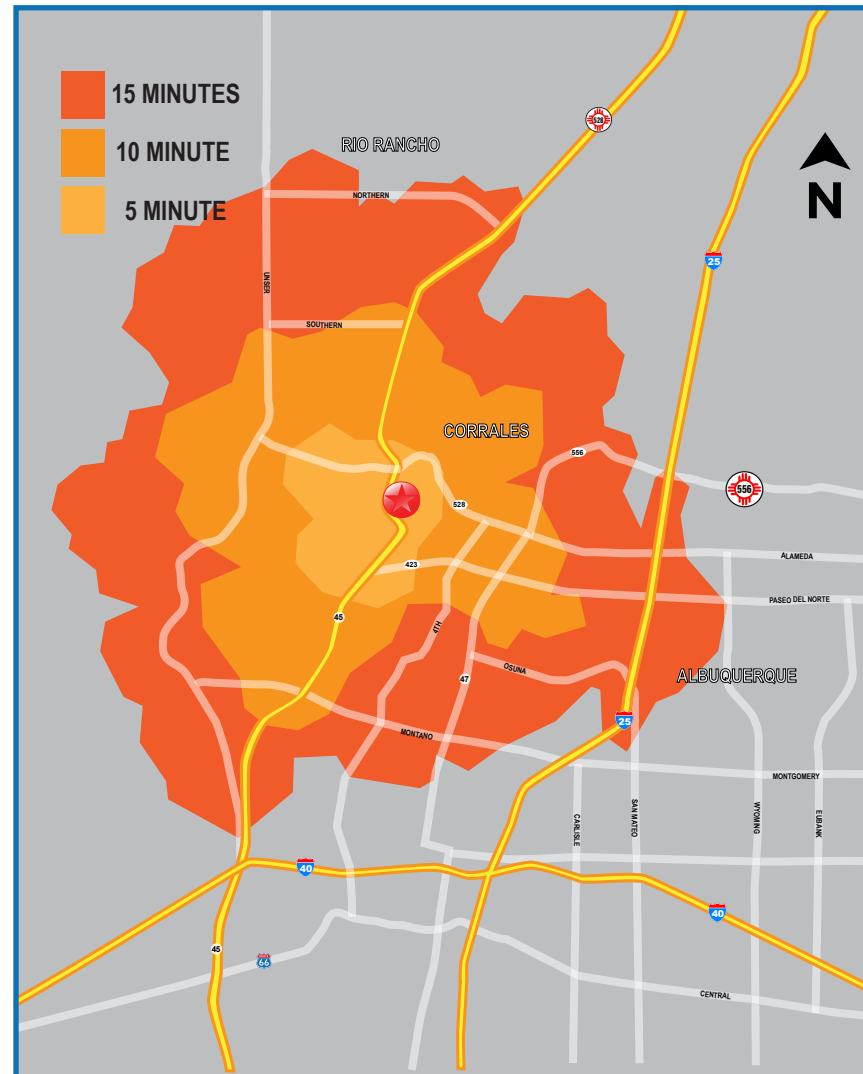
## PROPERTY TRADE AREA



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	5 MIN	10 MIN	15 MIN
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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%
<b>MEDIAN AGE</b>			
	38.5	41.9	41.6
<b>INCOME</b>			
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
<b>RACE &amp; ETHNICITY</b>			
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%
<b>EDUCATION</b>			
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%
<b>BUSINESS</b>			
2025 ESTIMATED TOTAL BUSINESSES	1,124	4,289	9,160
2025 ESTIMATED TOTAL EMPLOYEES	9,088	28,228	73,792



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