

# Cottonwood<sup>WEST</sup>



10131 COORS BLVD NW  
ALBUQUERQUE, NM 87114



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# 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 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

### 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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Map showing the Harbor Freight Center area in Chicago, highlighting available retail space (yellow) and existing retail space (blue). The map includes labels for various retail locations, parking areas, and surrounding roads.

**Legend:**

- OCCUPY (Blue)
- AVAILABLE (Yellow)

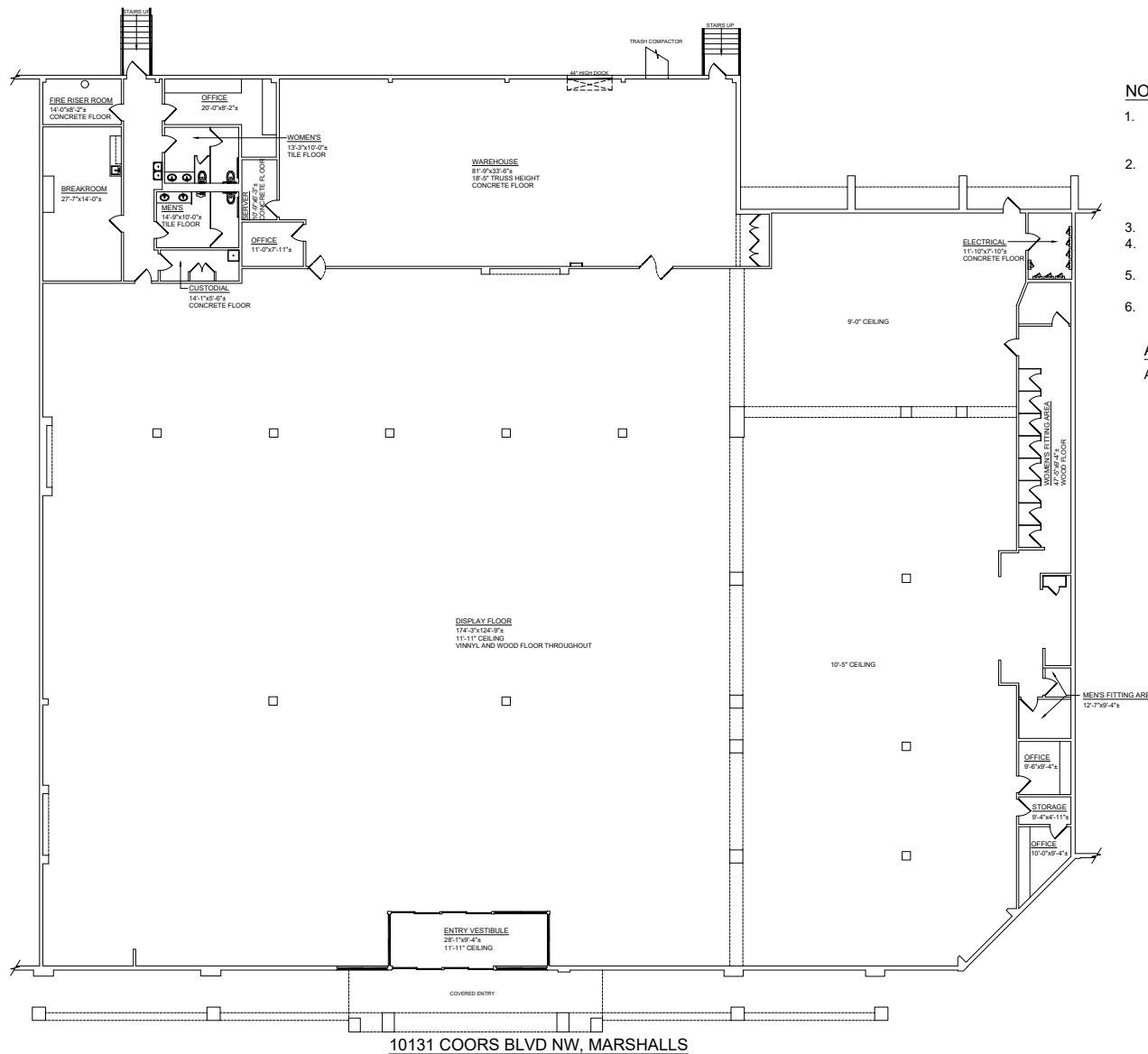
**Map Labels:**

- OLD AIRPORT RD
- COOKS BLVD
- 7 BAR LOOP RD
- the PMA
- BLACK FRIDAY
- AVAILABLE ±27,969
- AVAILABLE 42,879 SF
- HARBOR FREIGHT
- Albertsons
- wecks
- Puma
- 100 GRAND
- 5,352 VPD
- 20,813 VPD
- N
- CONCEPT

 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  
DESIGNED BY  
DRAFTED BY  
CHECKED BY  
REVISED:

SCALE  
1/8" = 1'-0"

DATE  
06/12/2025

505-899-1199

10131 COORS BLVD NW, MARSHALLS



# Cottonwood<sup>WEST</sup>

The map displays the proposed development site in red, situated between Cottonwood Rd and Old Airport Rd. The site is bordered by Coors Blvd to the east and 7 Bar Loop Rd to the south. Surrounding the site are various commercial and retail establishments, including Albertsons, Harbor Freight, the Home Depot, Party City, PetSmart, Staples, Walgreens, Walmart, Dillard's, Foot Locker, Gap, Hobby Lobby, Jc Penney, Old Navy, Regal Cinemas, Zales, Wendy's, Auto Zone, McDonald's, Rudy's, Zing's, Starbucks, Chipotle, Five Guys, Hooters, Jason's Deli, Lowe's, Black Friday, Wechs, and Hong Kong Buffet. The map also shows traffic volume data for several roads: 5,352 VPD for Cottonwood Rd and 20,813 VPD for Old Airport Rd. A north arrow is located in the bottom right corner.



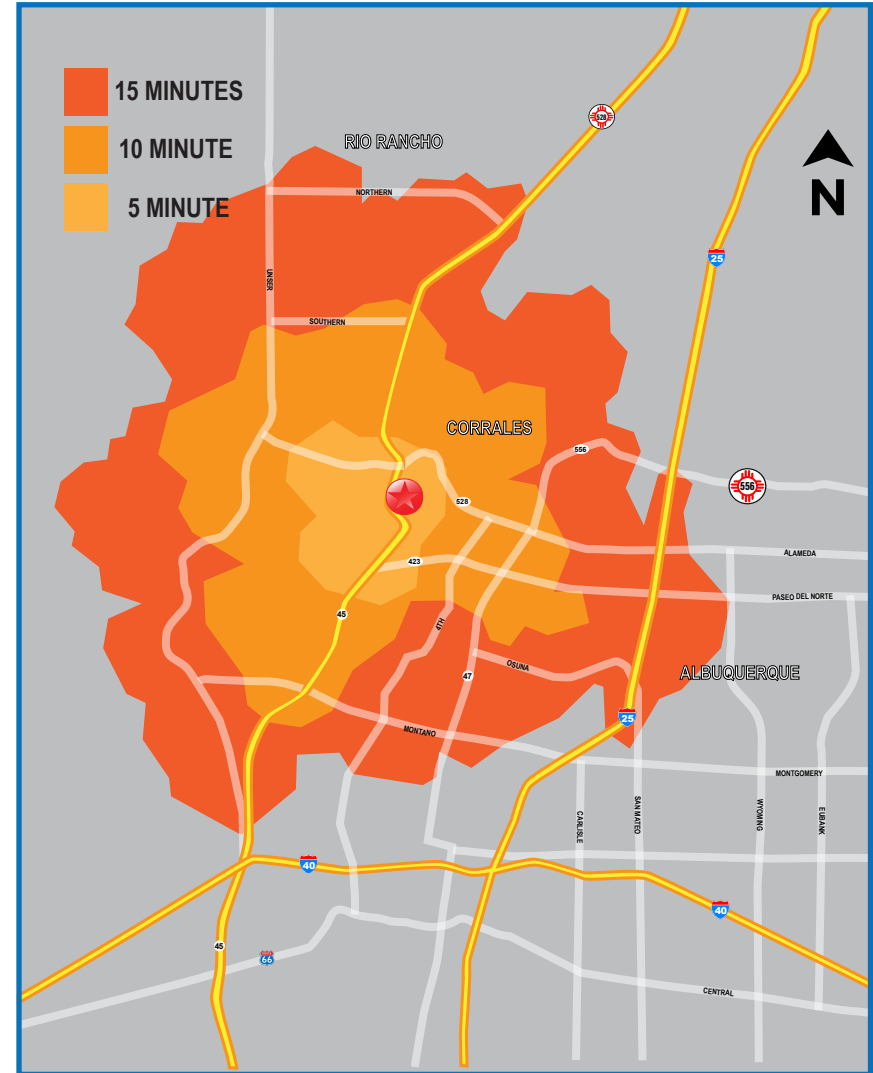
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POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	15,796	71,946	165,875
2030 PROJECTED POPULATION	15,218	70,030	163,534
2020 CENSUS POPULATION	16,078	71,823	164,121
2010 CENSUS POPULATION	14,521	67,237	152,489
PROJECTED ANNUAL GROWTH 2025 TO 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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