



GLOBAL NET LEASE

BASE 5

RETAIL PARTNERS

VENTURA PLACE

NWC Paseo del Norte & Ventura, Albuquerque NM 87122

Upscale Trader Joe's anchored shopping center



BASE 5 RETAIL PARTNERS

6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKERS:

David Chavez - chavo@base5retail.com - 505-507-3283

Kino James - kino@base5retail.com - 505-443-7191

VENTURA PLACE

FOR LEASE

8850 Holly Ave NE
Albuquerque NM 87122



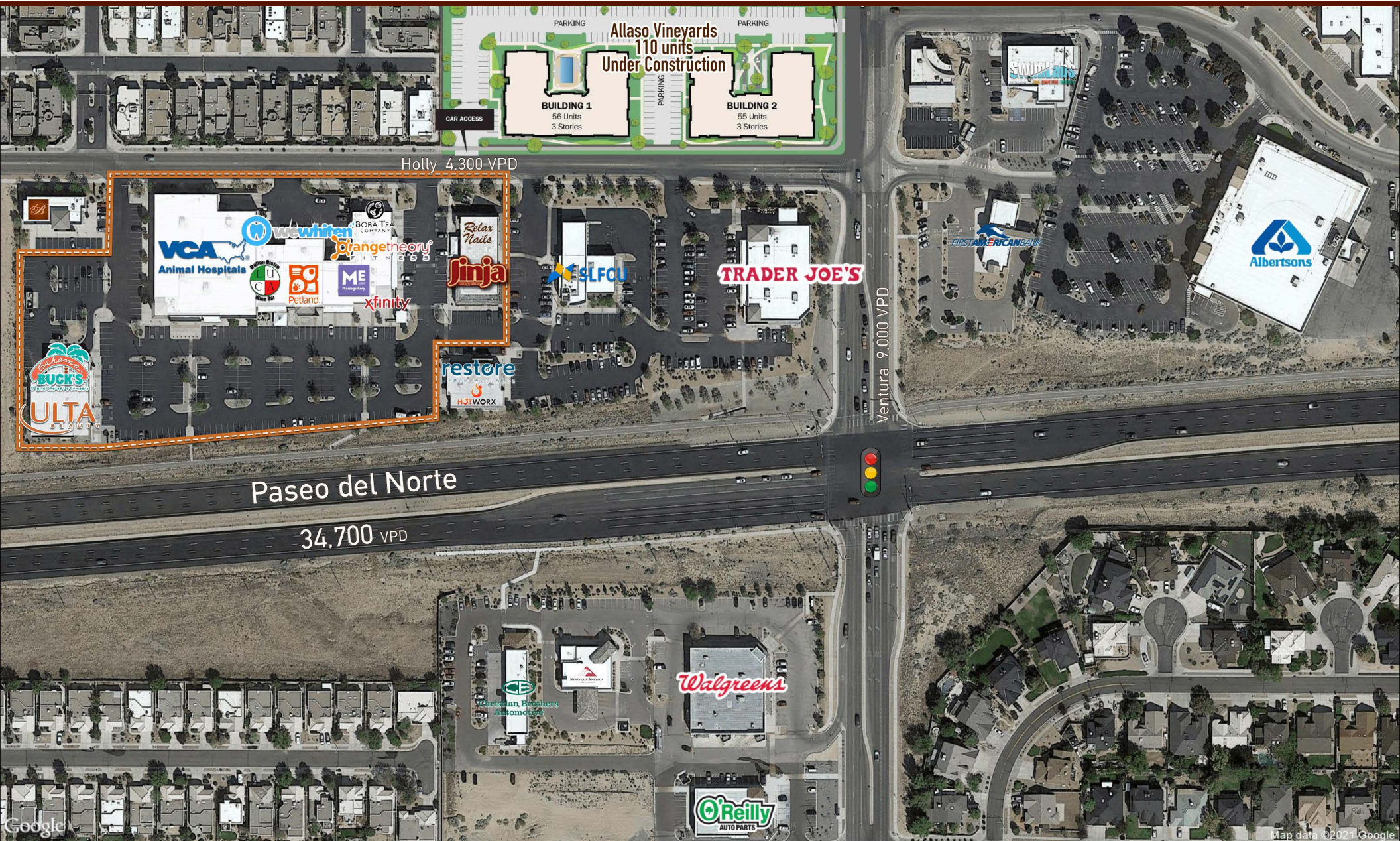


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SUITE B - 1,200 SF

- \$24.00/SF Base Rent + \$6.00/SF NNN (+/- \$3,000/month)
- First gen space in open grey shell condition
- Landlord will consider Allowance for qualified tenant
- Exceptional co-tenant synergy at this high-end shopping center



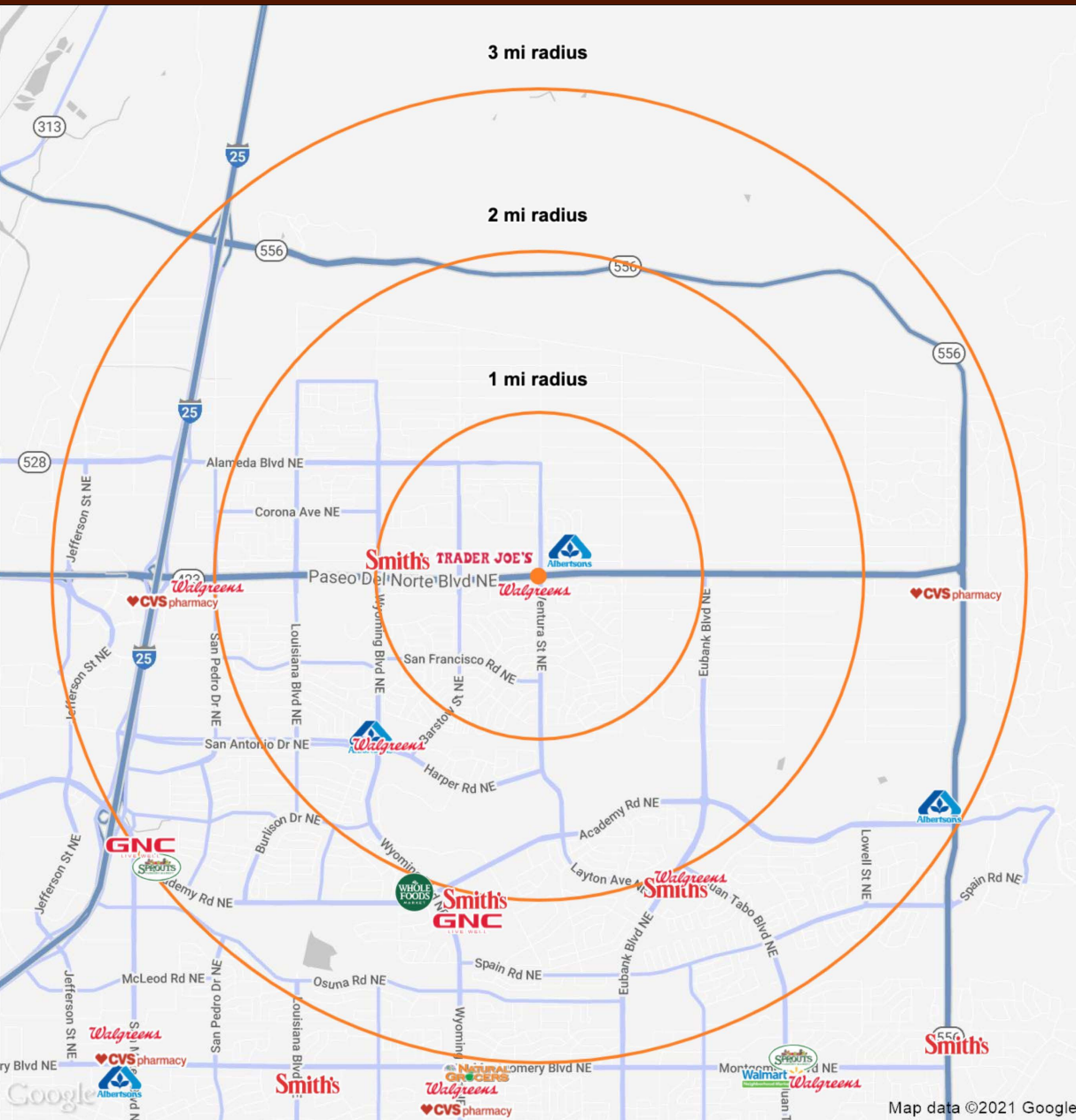


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1 MILE	2 MILES	3 MILES
12,750	39,106	77,447



1 MILE	2 MILES	3 MILES
\$131,319	\$129,098	\$110,383



1 MILE	2 MILES	3 MILES
3,817	11,301	38,692



Paseo del Norte (34,700 VPD)
Ventura (9,000 VPD)
Holly (4,300 VPD)

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Ventura Place is positioned at the hard corner of Paseo del Norte & Ventura. The property is anchored by Trader Joe's and caters to the high-income residential population immediately surrounding the site.

- Trade Area: Highest income trade area in the City – 1 mile includes 5,138 households with \$131K Avg Income and 2 mile includes 16,424 households \$129K Avg Income.
- Traffic: 34,700 VPD on Paseo del Norte & 9,000 VPD on Ventura
- Co-tenancy: Excellent co-tenancy with Trader Joes, several nice restaurants, med spas and beauty concepts
- Design: High-end architectural design with beautiful views of the Sandia mountains
- VCA Animal Hospital now under construction – opening late 2023

ONLY ONE 1,200 SF VACANCY REMAINING AT THIS GORGEOUS SHOPPING CENTER!



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