

Market Center Crossing

Target & At Home Anchored - Former Office Max Available
40 Hotel Circle, Albuquerque, NM







BASE 5
RETAIL PARTNERS

Market Center Crossing

MARKET AERIAL



KINO JAMES

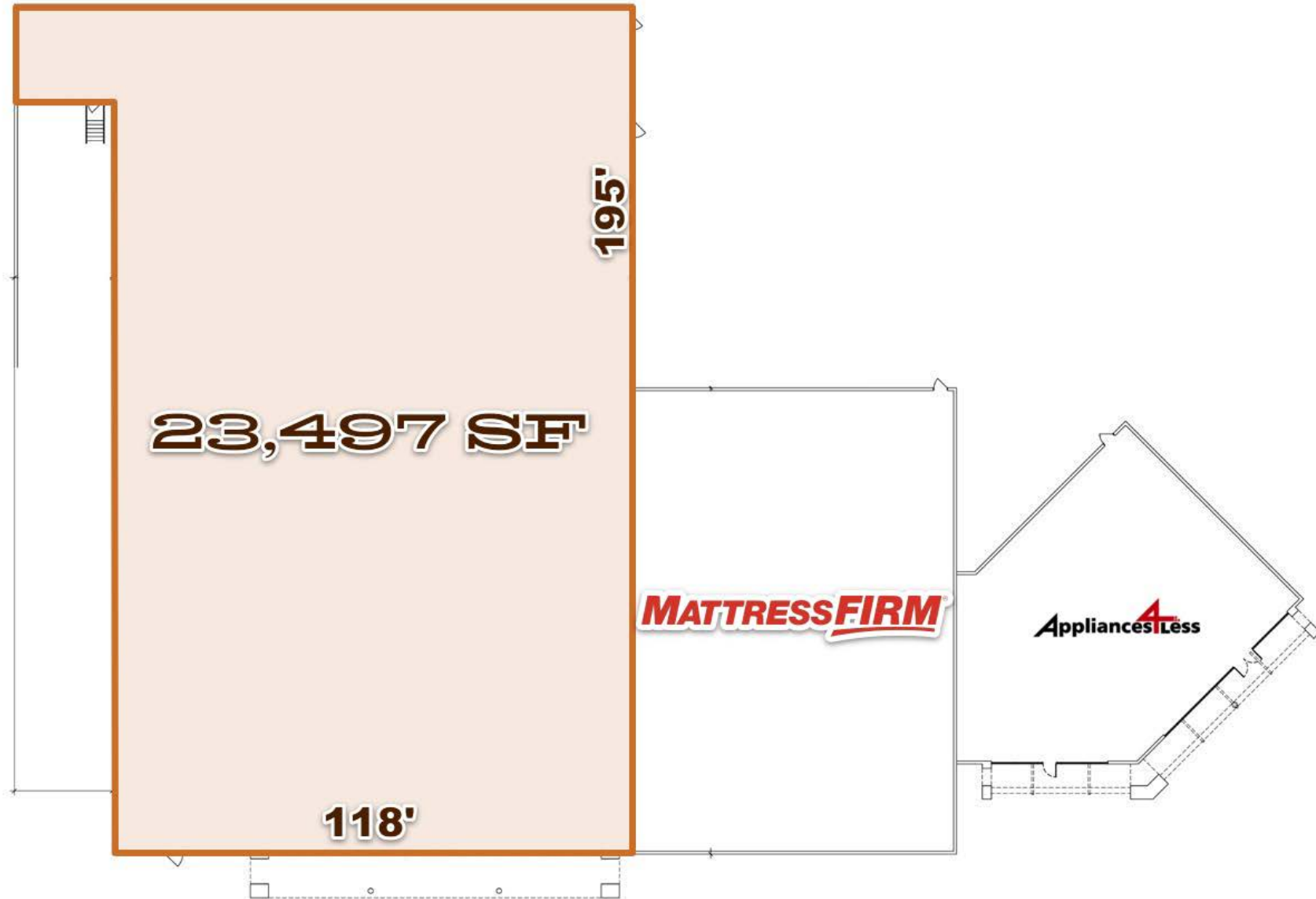
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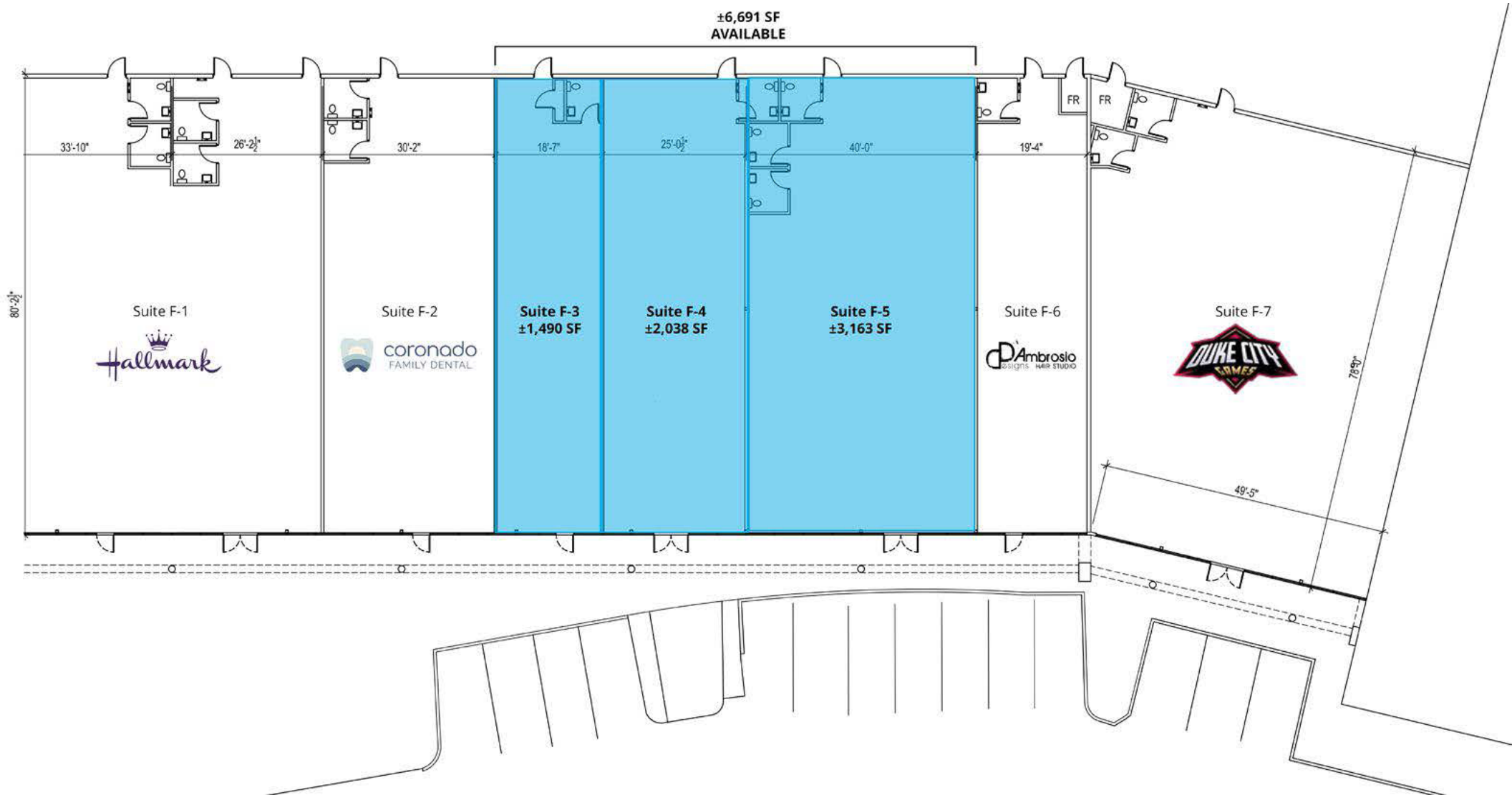


BASE 5
RETAIL PARTNERS

Market Center Crossing

Building F

LOD



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HIGHLIGHTS



ADDRESS

40 Hotel Circle NE
Albuquerque, NM 87123

SIZE

23,497 SF Jr Anchor Position
+/-118' frontage

DELIVERY

Existing former Office Max box with loading docks.

DEMOGRAPHICS



3 MILES
130,765

5 MILES
239,680



3 MILES
\$94,062

5 MILES
\$103,228



3 MILES
51,958

5 MILES
107,419

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This location offers retailers an opportunity in one of Albuquerque's densest trade areas. The property serves a population of 130,000 within a 3-mile radius and over 239,000 within 5 miles, supported by 100,000+ daytime employees.

Key highlights include:

- Target and At-Home Anchored Development, Shadow Anchor to BestBuy
- Large pylon sign along I-40
- Strong demographics, featuring an average household income of \$94,000—25% higher than the city average
- Located just 1.5 miles north of Sandia National Labs and Kirkland AFB, and 1.5 miles east of Uptown.
- 2.3M visits/year to Market Center Crossing with Target & top performing Best Buy. Dollar Tree & Best Buy ranked in the top 90%.



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