

RETAIL END-CAP SPACES AVAILABLE FOR LEASE

MONTGOMERY CROSSING II

8510 & 8520 MONTGOMERY BLVD NE | ALBUQUERQUE, NM

AVAILABLE
SUITE B-1
±1,477 SF

FULL
ACCESS

AVAILABLE
SUITE A-7
±2,960 SF

FULL
ACCESS

MONTGOMERY BLVD
34,600 VPD

CBRE



AVAILABLE
SUITE A-7
±2,960 SF

PROPERTY OVERVIEW

Retail shops availability in high-volume Target anchored shopping center.

Excellent opportunity to position your business amongst the densely populated NE Heights steps from one of the busiest Target stores in New Mexico. Currently available is a 2,960 SF end cap less than 200 ft away from Target's front door and visible to the approximately **1.4M visitors annually**. Accessible by either a signalized intersection or the full-access main shopping center entrance, the retail shops are visible to the **34,600 VPD** on primary arterial, Montgomery Blvd. Surrounded by established neighborhoods with middle to upper income families, this premier retail shopping center is a centerpiece of daily activity.

Property Benefits:

- High-volume Target anchored shopping center with over 1.4M annual visits
- Renovation has been completed, bringing a fresh look and feel to the center.
- New ownership focused on tenant success and synergy.
- Tenant allowance available.
- Plentiful parking accessible to retail tenants.
- Visible from 34,600 VPD on Montgomery Blvd.
- Excellent surrounding demographics - \$97,802 Average Household Income within 1 mile radius

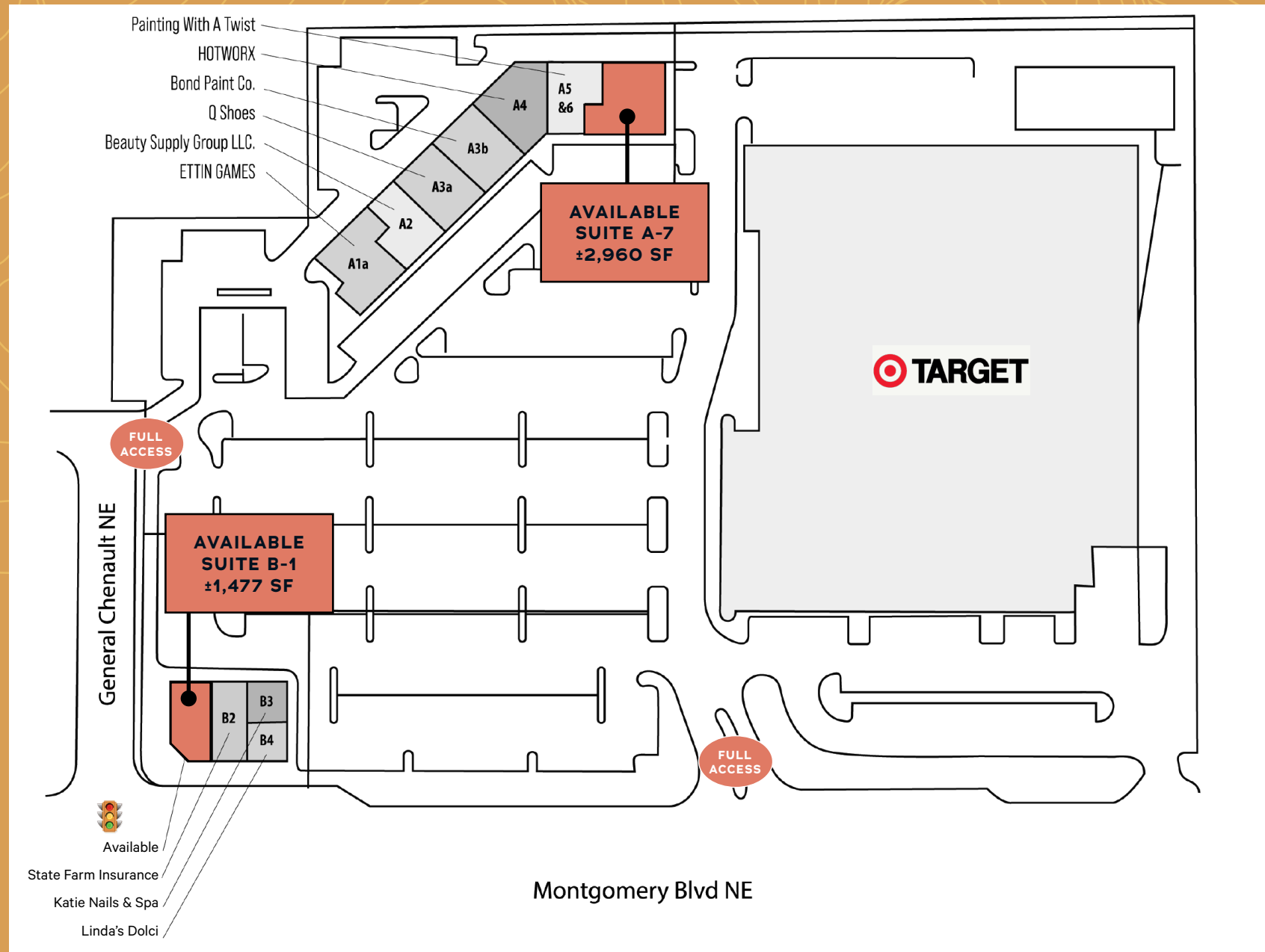
2,960[±] SF
Suite A-7

1,477[±] SF
Suite B-1

\$25.00/PSF
NNN
Asking Lease Rate

\$4.06/PSF
NNN Expenses

SITE PLAN



DOWNTOWN

Smith's
FOOD & DRUG STORES

Michaels
Where Creativity Happens
PartyCity
Walgreens
NATURAL GROCERS
CHUCK E. CHEESE'S

Panda
TACO CABANA
SLIM CHICKENS
ALBUQUERQUE
ER & HOSPITAL

WYOMING BLVD 41,200 VPD

TARGET

MONTGOMERY BLVD
34,600 VPD

FULL
ACCESS

AVAILABLE
SUITE A-7
±2,960 SF

HOBBY LOBBY
Marshall's
BIG LOTS!

AutoZone

PRESBYTERIAN
TRICORE
REFERENCE LABORATORIES

AVAILABLE
SUITE B-1
±1,477 SF

FULL
ACCESS

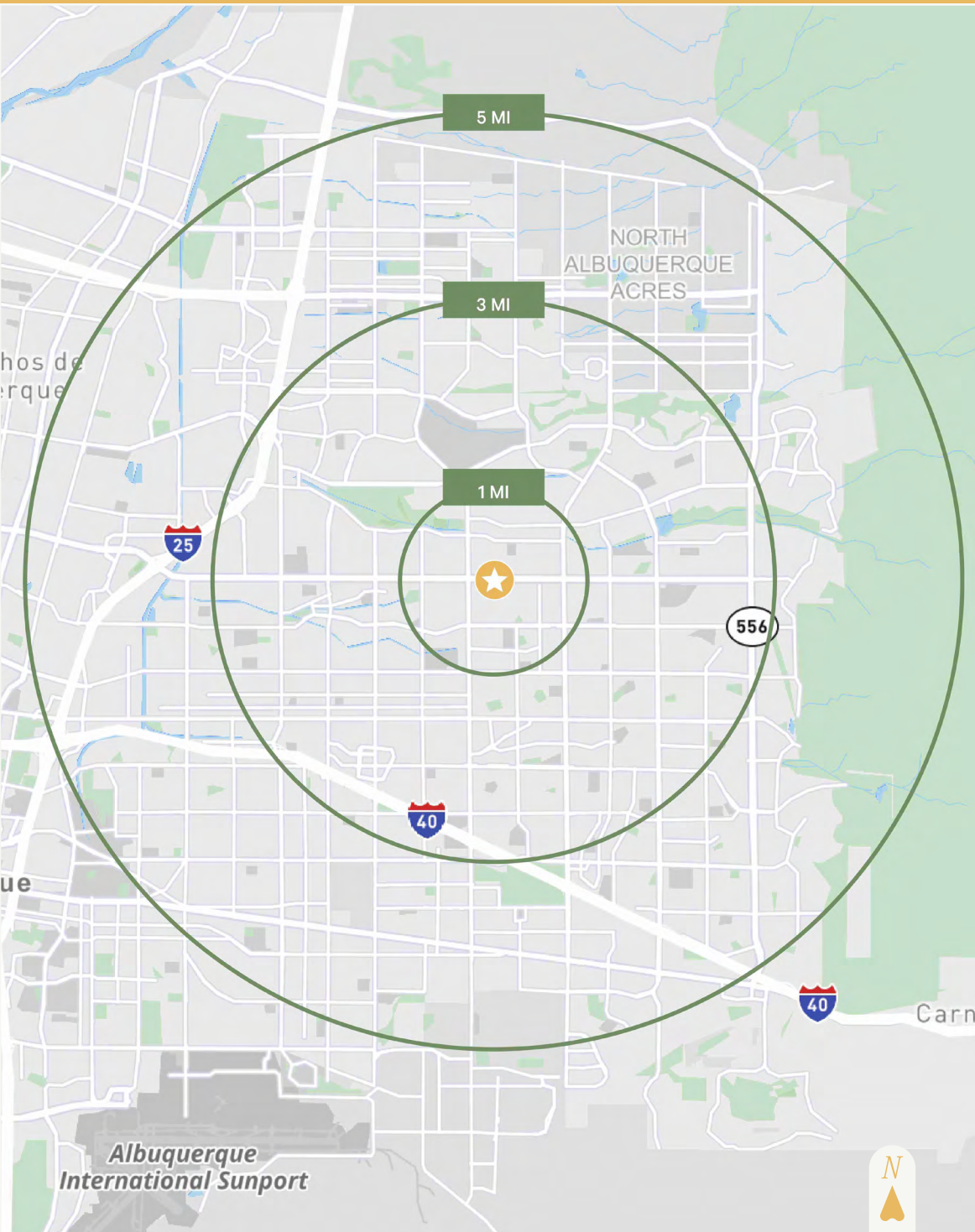
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SUITE A-7
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TARGET

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DEMOGRAPHICS

2025

	1 Mile	3 Miles	5 Miles
PLACE OF WORK			
2025 Businesses	677	6,282	14,070
2025 Employees	5,692	64,717	174,122
POPULATION			
2025 Population	17,223	140,109	285,755
2030 Pop - Five Year Projection	17,039	139,395	286,941
2025-2030 Pop Growth Rate	-0.21%	-0.10%	-0.08%
2025 Median Age	40.9	42.7	42.1
EDUCATION			
Bachelor`s Degree	31.1%	25.4%	24.9%
HOUSEHOLDS			
2025 Households	8,063	65,175	129,632
2030 HH - Five Year Projection	8,066	65,575	131,592
2025 Average Household Size	2.12	2.12	2.18
HOUSEHOLD INCOME			
2025 Average Household Income	\$96,994	\$98,291	\$101,705
2030 Average Household Income	\$110,163	\$109,245	\$113,581
2025 Median Household Income	\$71,837	\$71,058	\$69,857
2030 Median Household Income	\$80,354	\$79,225	\$78,003



2,960± PSF
END-CAP
RETAIL SPACE



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