

RETAIL END-CAP SPACES AVAILABLE FOR LEASE

MONTGOMERY CROSSING II

8510 & 8520 MONTGOMERY BLVD NE | ALBUQUERQUE, NM



CBRE



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

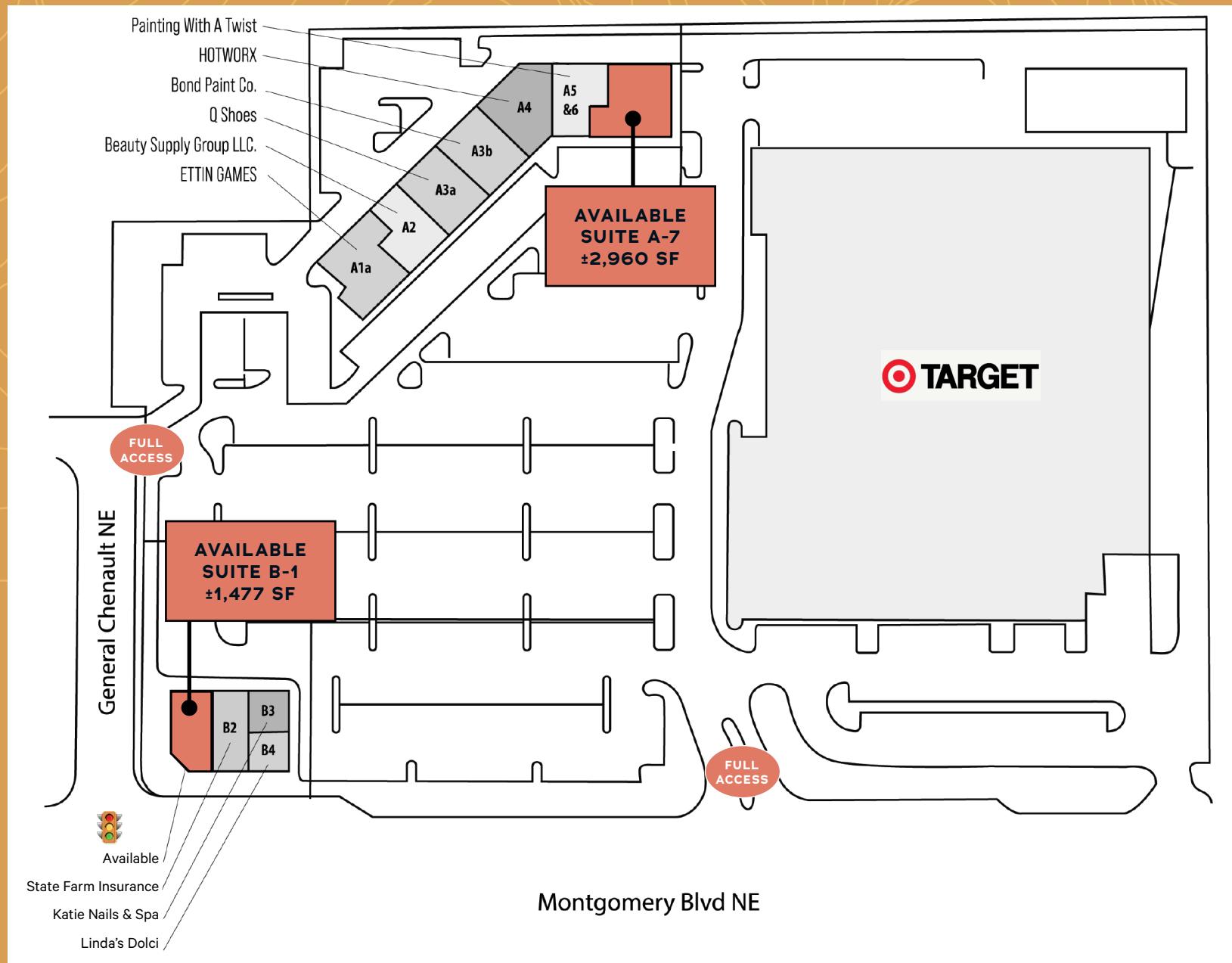
$2,960 \pm SF$
Suite A-7

$1,477 \pm SF$
Suite B-1

\$25.00/PSF
NNN
Asking Lease Rate

\$4.06/PSF
NNN Expenses

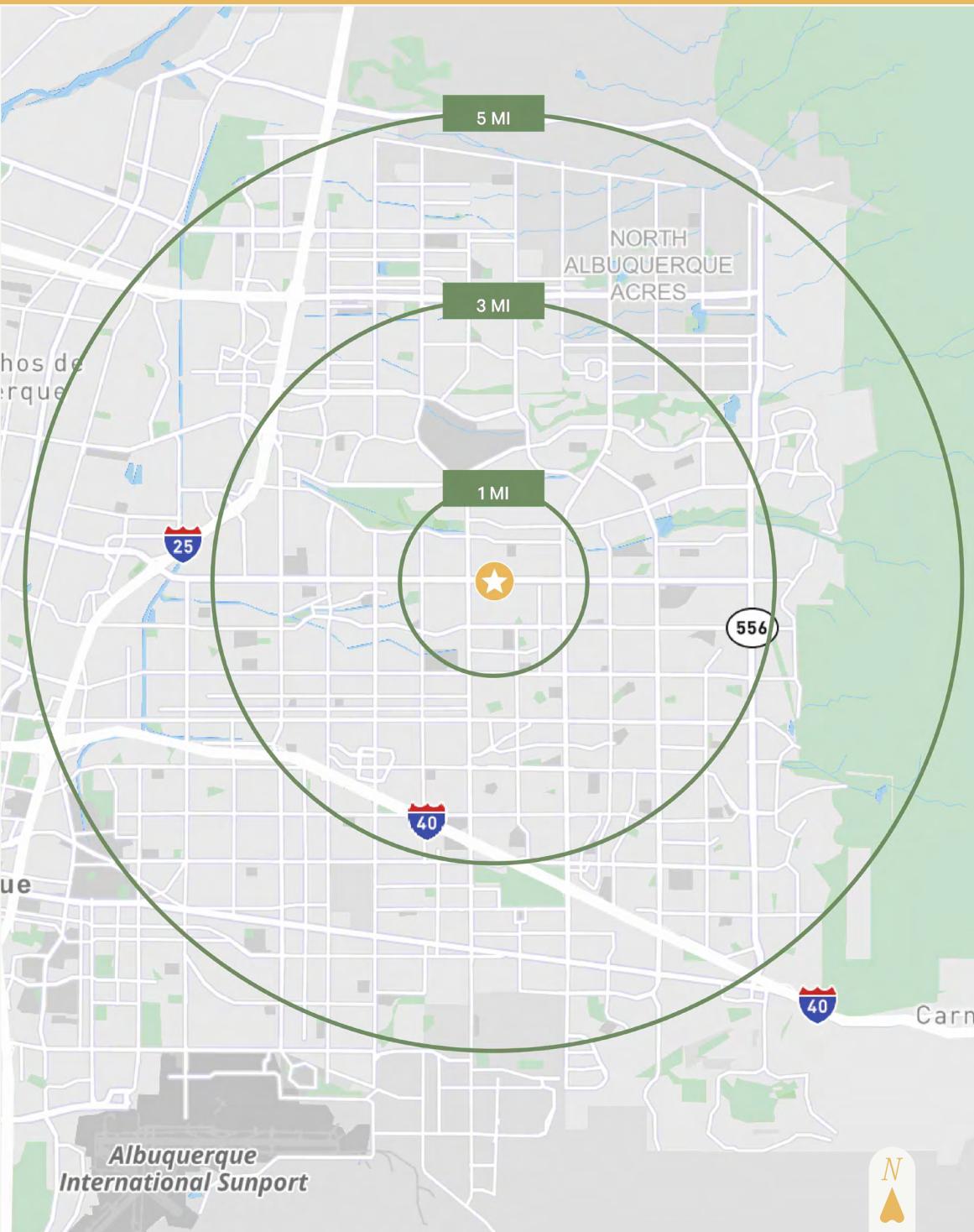
SITE PLAN



DOWNTOWN







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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