

±2,960 SF RETAIL END-CAP AVAILABLE FOR LEASE

MONTGOMERY CROSSING II

8510 & 8520 MONTGOMERY BLVD NE | ALBUQUERQUE, NM



**2,960± PSF
END-CAP
RETAIL SPACE**

**FULL
ACCESS**

WYOMING BLVD 41,200 VPD

MONTGOMERY BLVD
34,600 VPD

CBRE



PROPERTY OVERVIEW

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

Excellent opportunity to position your business amongst in 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.

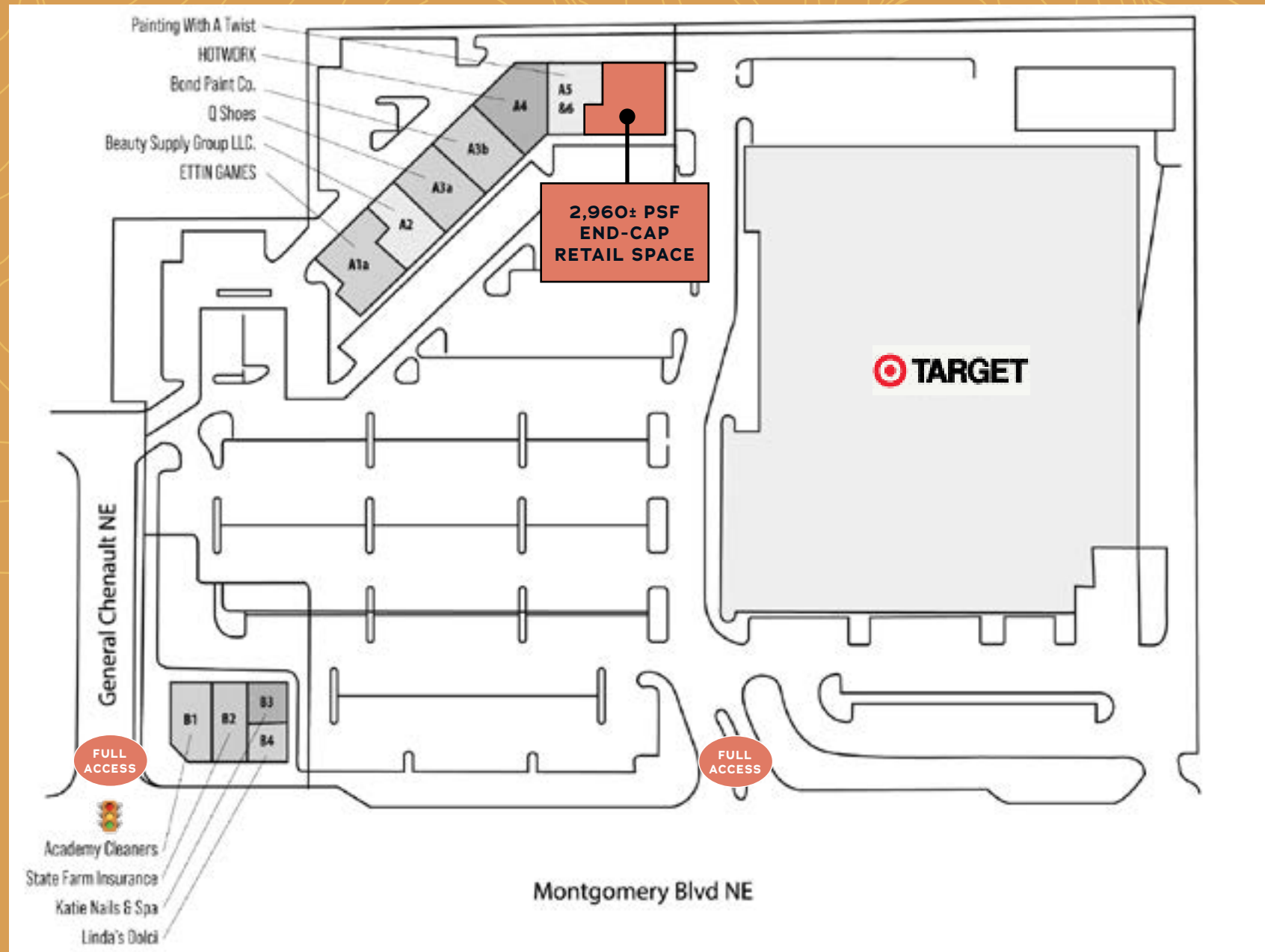
Property Benefits:

- High-volume Target anchored shopping center with over 1.4M annual visits
- Renovation soon to be underway bringing a fresh look and feel.
- 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
Available

\$20.00 -
\$24.50/PSF
NNN
Asking Lease Rate

SITE PLAN



DOWNTOWN

Smith's
FOOD & DRUG STORES

WYOMING BLVD 41,200 VPD

Playa Vista
NATURAL GROCERS
Michael's
Party City
Walmart
GOLF MART
Chuck's Chess

NATURAL GROCERS

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TARGET

FULL ACCESS

MONTGOMERY BLVD
34,600 VPD

2,960± PSF
END-CAP
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MONTGOMERY BLVD
34,600 VPD

MONEY MART
Marshall's
BIG
LOTS!

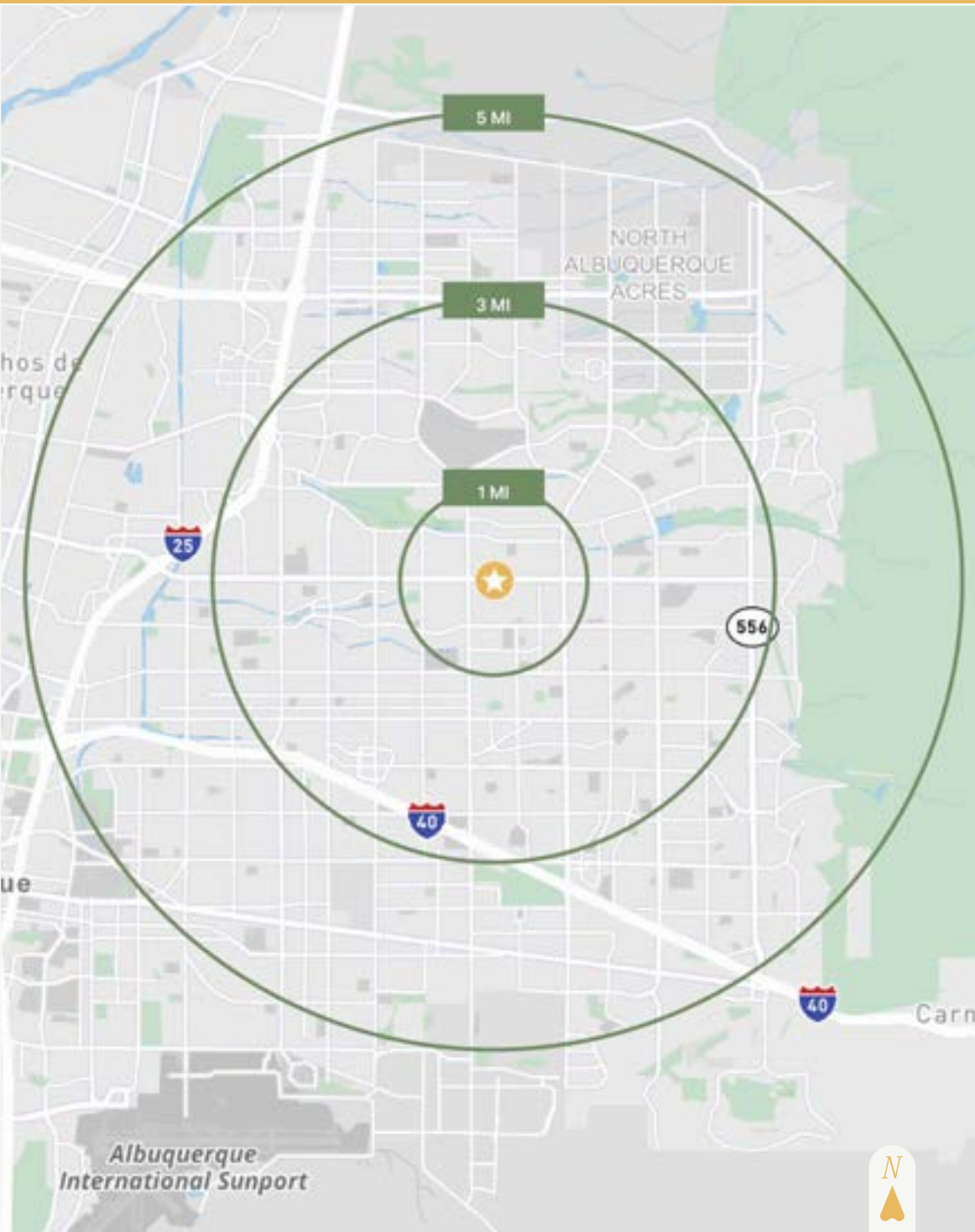
AutoZone

2ND PRESBYTERIAN
CHURCH

2,960± PSF
END-CAP
RETAIL SPACE

TARGET

Michaels
GOLF MART
Party City
Walgreens
CHECK CHAKES



DEMOGRAPHICS

2024

	1 Mile	3 Miles	5 Miles
PLACE OF WORK			
2024 Businesses	669	6,544	14,449
2024 Employees	5,833	70,273	187,188
POPULATION			
2024 Population	16,400	140,324	287,669
2029 Pop - Five Year Projection	15,909	136,867	284,200
2024-2029 Pop Growth Rate	-0.61%	-0.50%	-0.24%
2024 Median Age	40.10	42.20	41.60
EDUCATION			
Bachelor`s Degree	51%	46%	46%
HOUSEHOLDS			
2024 Households	7,591	65,139	130,300
2029 HH - Five Year Projection	7,543	65,119	131,772
2024 Average Household Size	2.15	2.13	2.18
HOUSEHOLD INCOME			
2024 Average Household Income	\$97,802	\$95,715	\$99,510
2029 Average Household Income	\$112,333	\$108,464	\$113,071
2024 Median Household Income	\$71,740	\$69,550	\$68,229
2029 Median Household Income	\$81,841	\$79,500	\$78,926

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