

±2,960 SF RETAIL END-CAP 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:

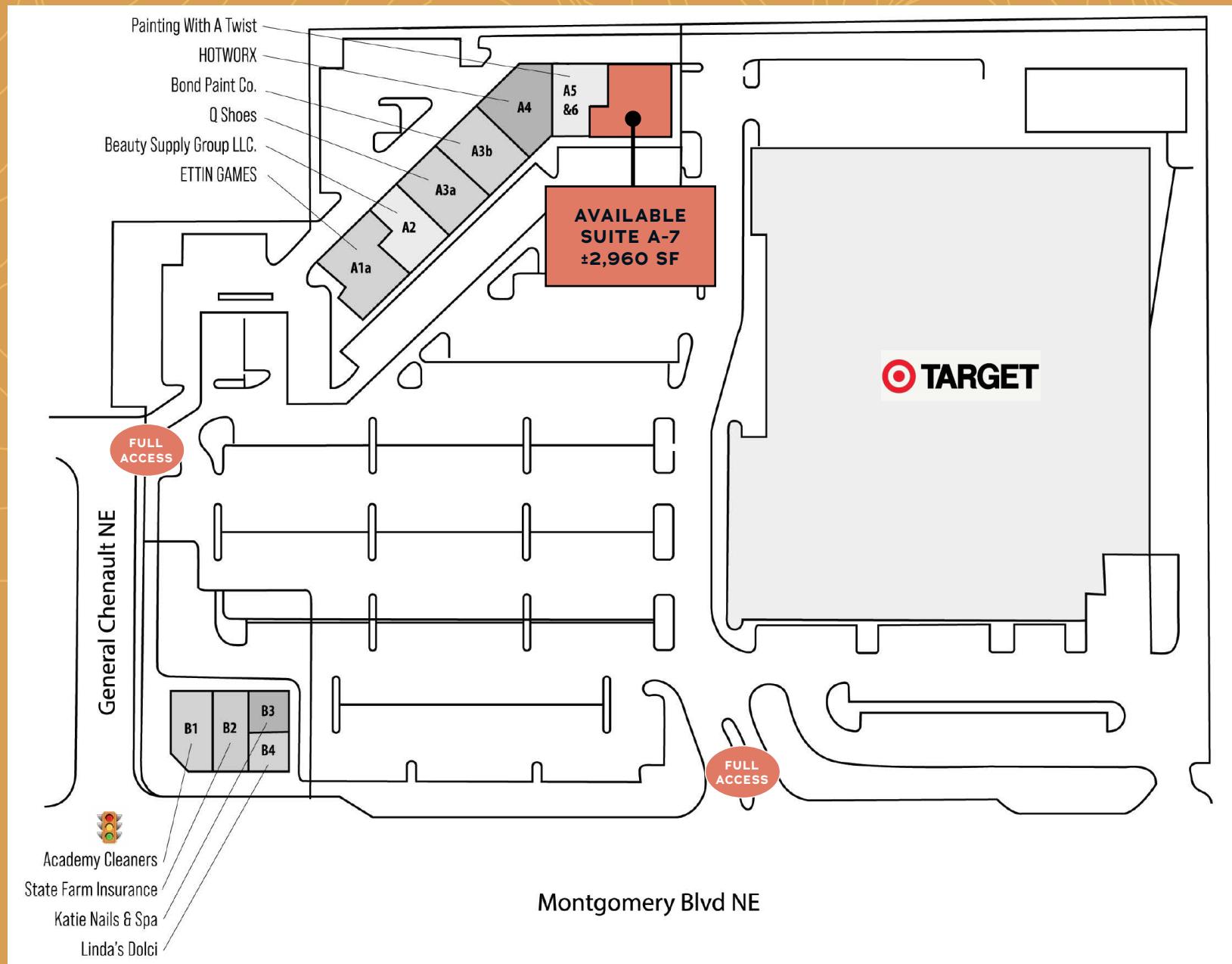
- High-volume Target anchored shopping center with over 1.4M annual visits
- Tenant allowance available
- Perfect for medical, dental, soft goods, restaurant, or entertainment
- Plentiful parking accessible to retail tenants
- Visible from 34,600 VPD on Montgomery Blvd.
- Excellent surrounding demographics - \$97,802 Average Household Income within 1 mile radius

2,960_± SF
Suite A-7
Available

\$25.00/PSF
NNN
Asking Lease Rate

\$3.89/PSF
NNN Expenses

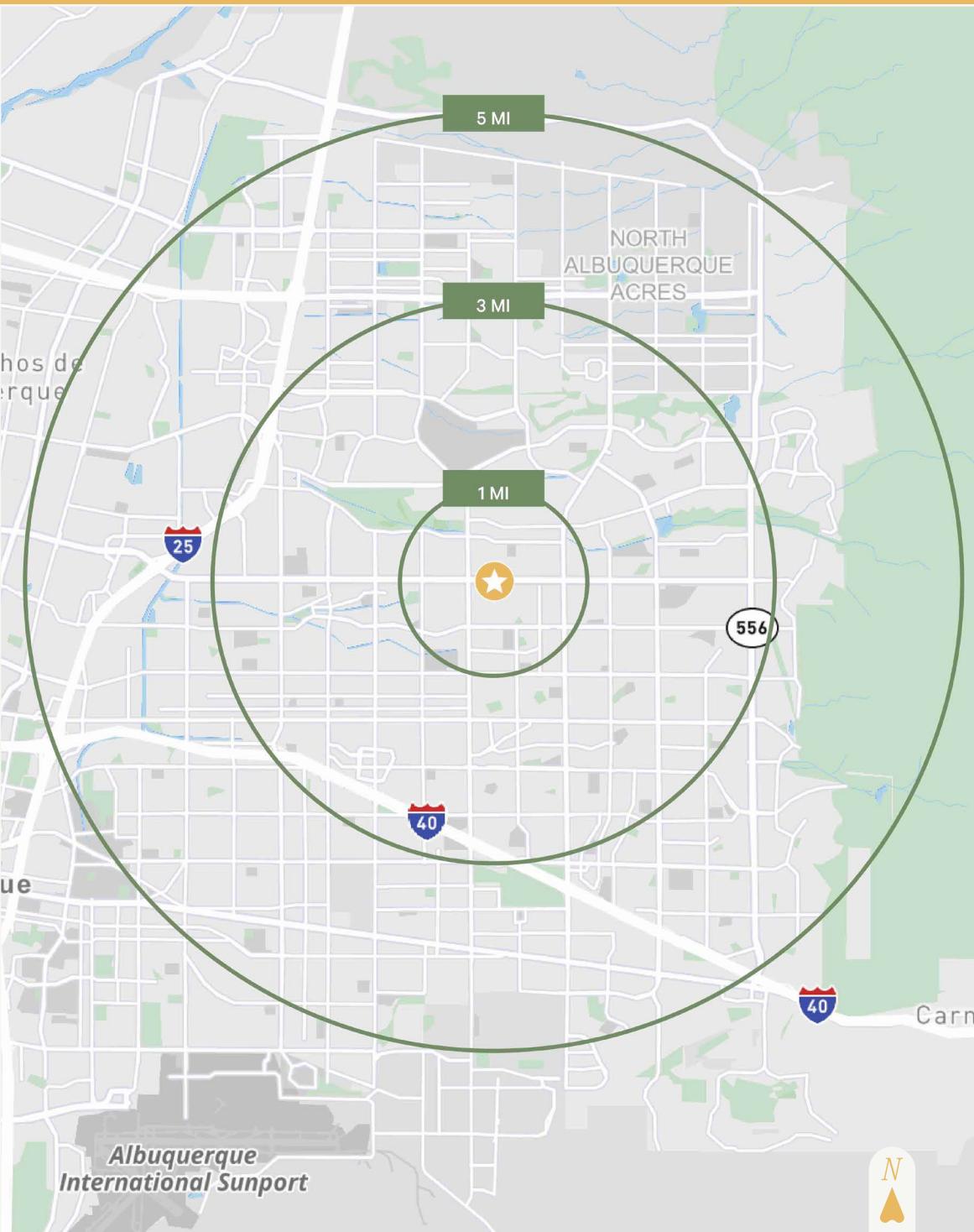
SITE PLAN



DOWNTOWN







DEMOGRAPHICS

2023

	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



AVAILABLE
SUITE A-7
±2,960 SF



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