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 are two end cap spaces 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 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**

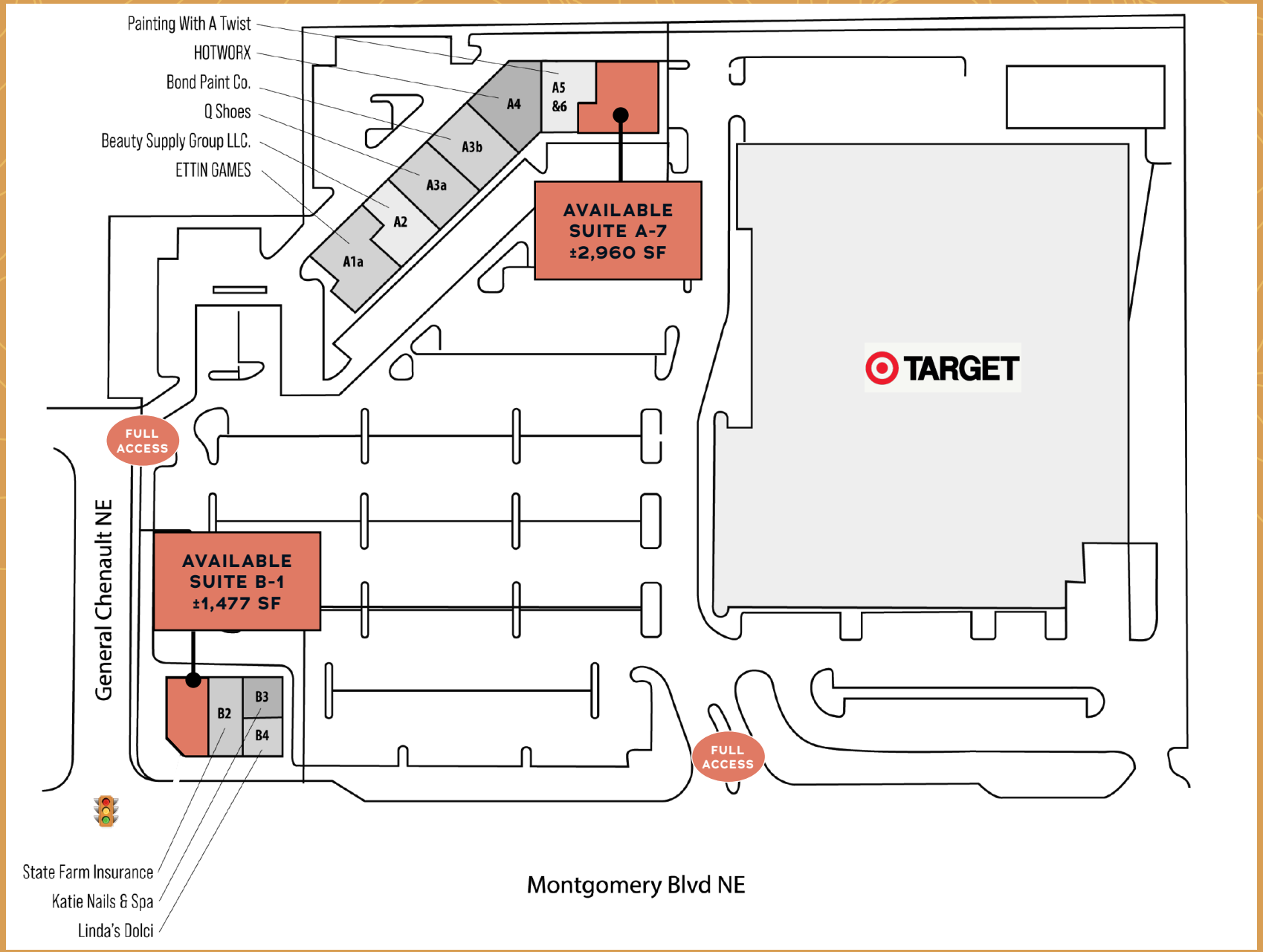
2,960± SF
Suite A-7

1,477± SF
Suite B-1

$25.00/PSF
NNN
Asking Lease Rate

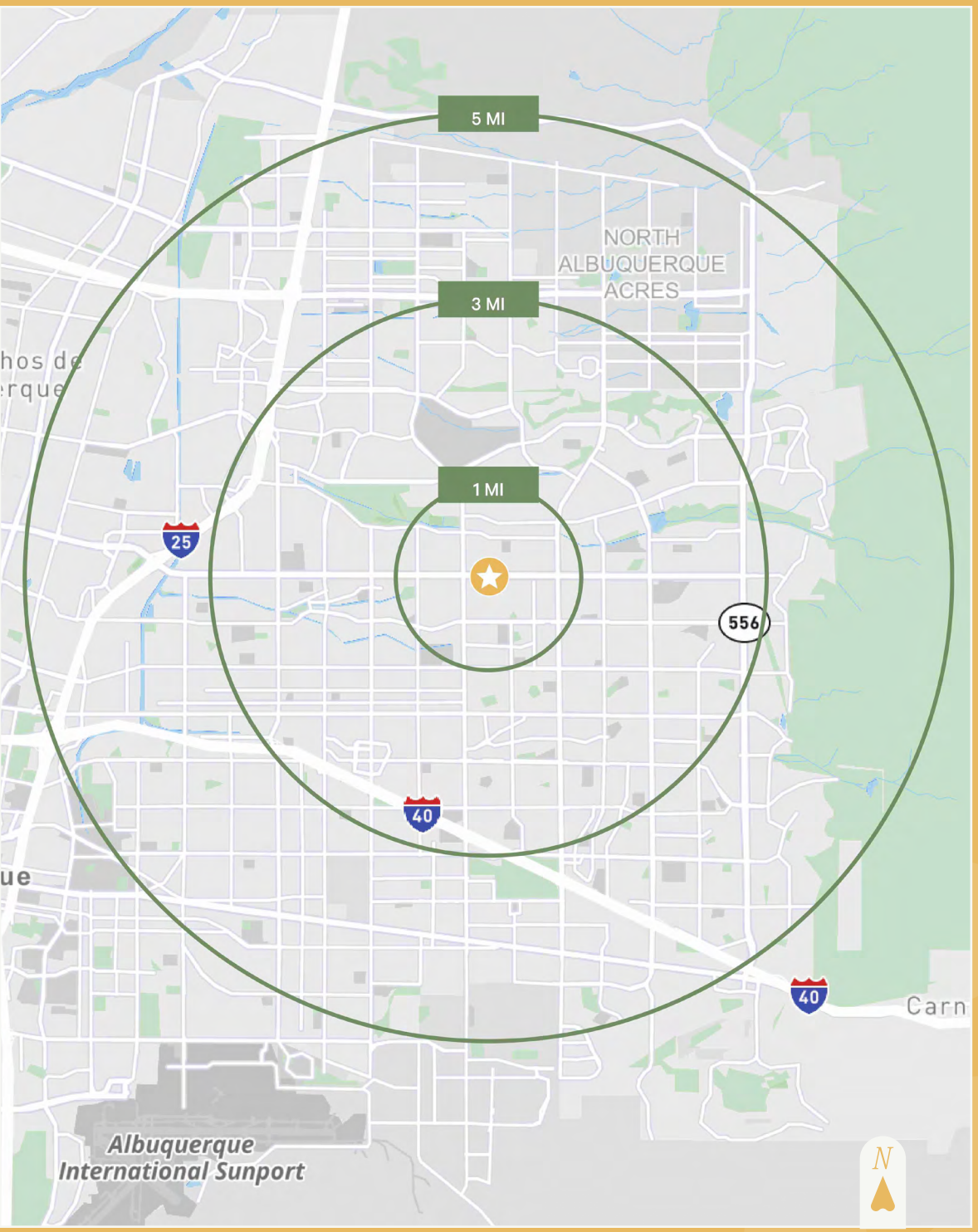
$4.26/PSF
NNN Expenses

SITE PLAN


Painting With A Twist
HOTWORX
Bond Paint Co.
Q Shoes
Beauty Supply Group LLC.
ETTIN GAMES
A1a
A2
A3a
A3b
A4
A5 &6
AVAILABLE SUITE A-7 ±2,960 SF
TARGET
FULL ACCESS
General Chenault NE
AVAILABLE SUITE B-1 ±1,477 SF
B2
B3
B4
FULL ACCESS
State Farm Insurance
Katie Nails & Spa
Linda's Dolci
Montgomery Blvd NE


DOWNTOWN
Smith's
FOOD & DRUG STORES
Michaels
Where Creativity Happens
NATURAL GROCERS
Party City
Walgreens
CHUCK E. CHEESE'S
Panera cafe
TACO CABANA
SLIM CHICKENS
ALBUQUERQUE ER & HOSPITAL
TARGET
WYOMING BLVD 41,200 VPD
MONTGOMERY BLVD
34,600 VPD
FULL ACCESS
AVAILABLE
SUITE A-7
±2,960 SF


HOBBY LOBBY
Marshalls
BIG LOTS!
AutoZone
PRESBYTERIAN
TRICORE
AVAILABLE
SUITE B-1
±1,477 SF
AVAILABLE
SUITE A-7
±2,960 SF
FULL ACCESS
MONTGOMERY BLVD
34,600 VPD
TARGET
Michaels
Where Creativity Happens
NATURAL GROCERS
Party City
Walgreens
CHUCK E. CHEESE'S
FULL ACCESS



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 +	51%	46%	46%
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


ETTIN GAMES
Cosmo Prof
Q Shoes
HOTWORX
STOP


8520
STATE FARM


8510
ETTIN GAMES
ETTIN GAMES
Cosmo Prof




Q Shoes
CLEARANCE


STATE FARM
Academy Cleaners



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