

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

MONTGOMERY CROSSING II

8510 & 8520 MONTGOMERY BLVD NE | ALBUQUERQUE, NM

AVAILABLE
SUITE A-7
±2,960 SF

FULL
ACCESS

GENERAL CHENAULT

MONTGOMERY BLVD
34,600 VPD

FULL
ACCESS

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:

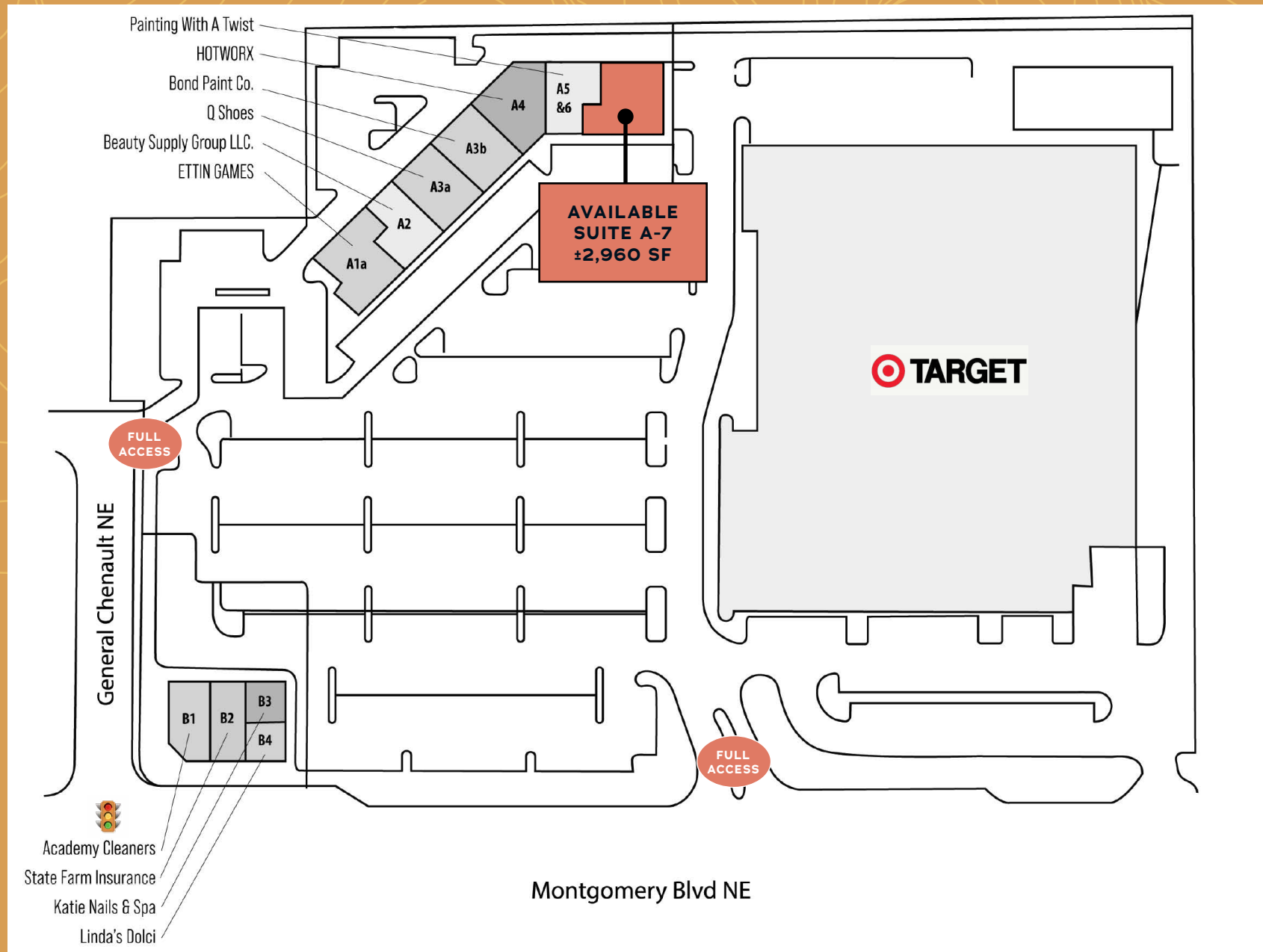
- High-volume Target anchored shopping center with over 1.4M annual visits
- Tenant allowance available
- Perfect for medical, dental, soft goods, restaurant, or entertainment
- Plentiful parking accessible to retail tenants
- Visible from 34,600 VPD on Montgomery Blvd.
- Excellent surrounding demographics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

Smith's
FOOD & DRUG STORES

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

Pangea
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 A-7
±2,960 SF

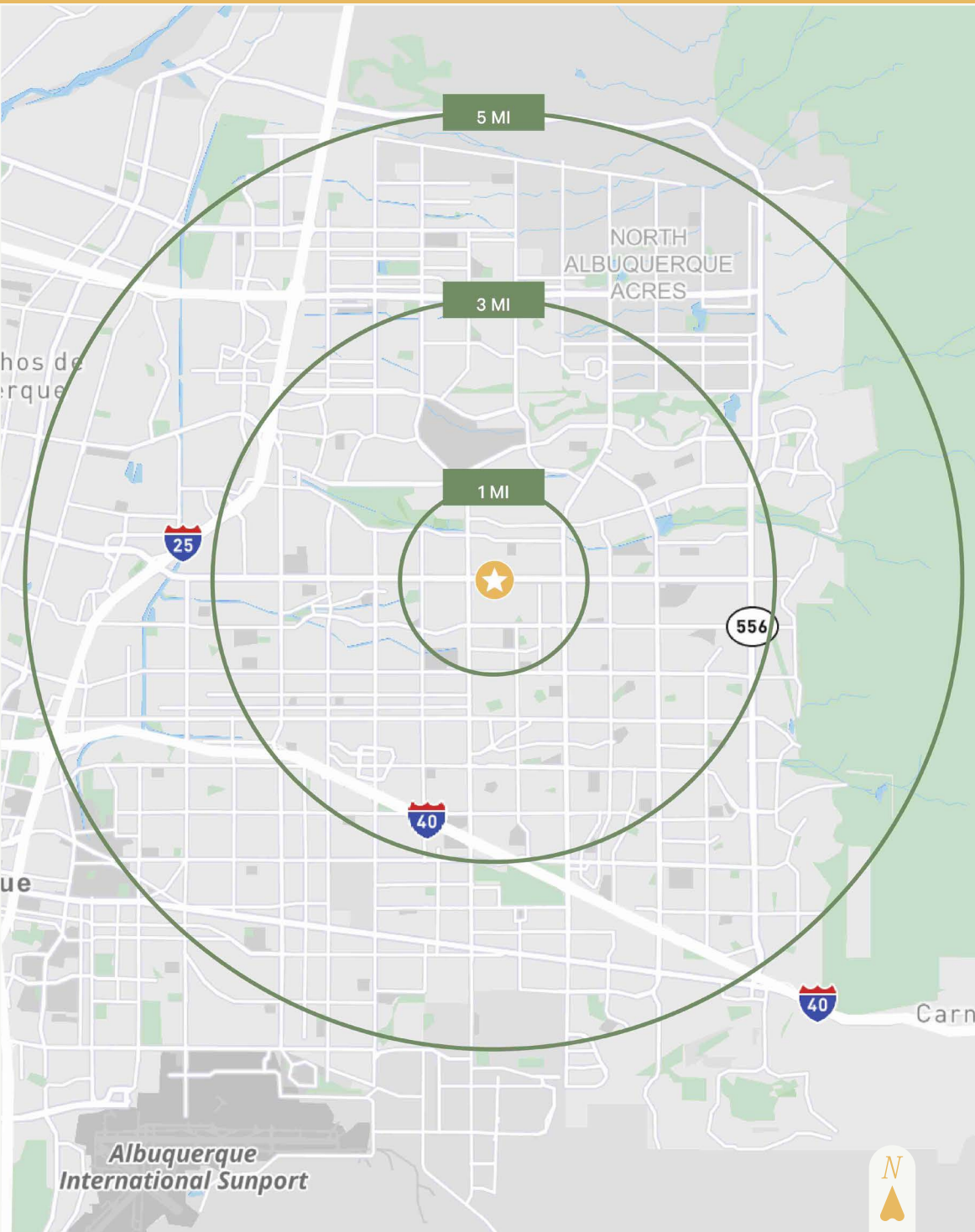
FULL
ACCESS

MONTGOMERY BLVD
34,600 VPD

TARGET

Michaels
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FULL
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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



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