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Site

**LEASE**

# Corner Property Available SEC of Cottonwood Dr at NM 528

**3711 ELLISON ROAD NW**  
Albuquerque, NM 87114

**PRESENTED BY:**

**STEVE LYON, CCIM**

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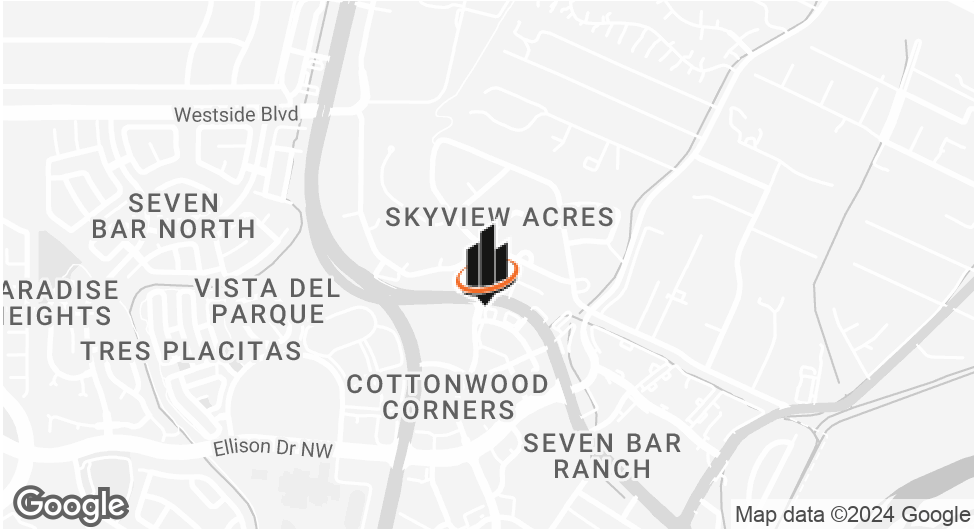
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker
BUILDING SIZE:	4,195 SF
LOT SIZE:	1.203 Acres
ZONING:	NR-BP
MARKET:	Albuquerque
SUBMARKET:	Cottonwood
TRAFFIC COUNT:	34,443

PROPERTY OVERVIEW

1.203± Acres at the South east corner of Cottonwood Drive and Alameda Road NW in Albuquerque. Free standing building. Former restaurant with exhaust hoods, coolers and some equipment available.

PROPERTY HIGHLIGHTS

- Signalized intersection
- Ample parking
- Monument signage
- Zoning allows for drive through addition as Permissive Accessory. Meet with City of Albuquerque P&Z for application.
- 216’ frontage along Alameda Road NW
- 202’ frontage along Cottonwood Drive NW

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RETAILER MAP



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## AERIAL MAP



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## CLOSER AERIAL



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## ADDITIONAL PHOTOS



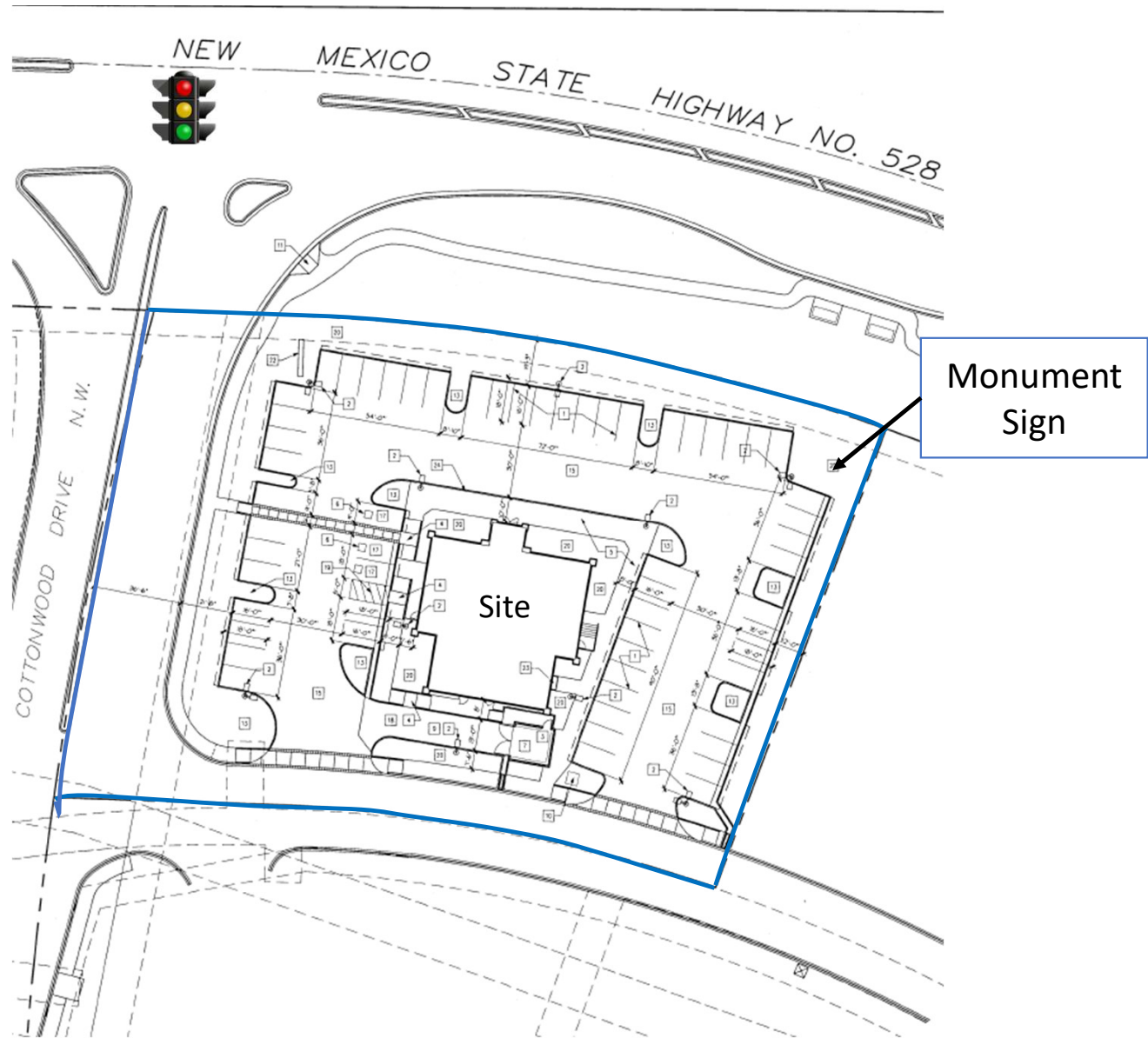
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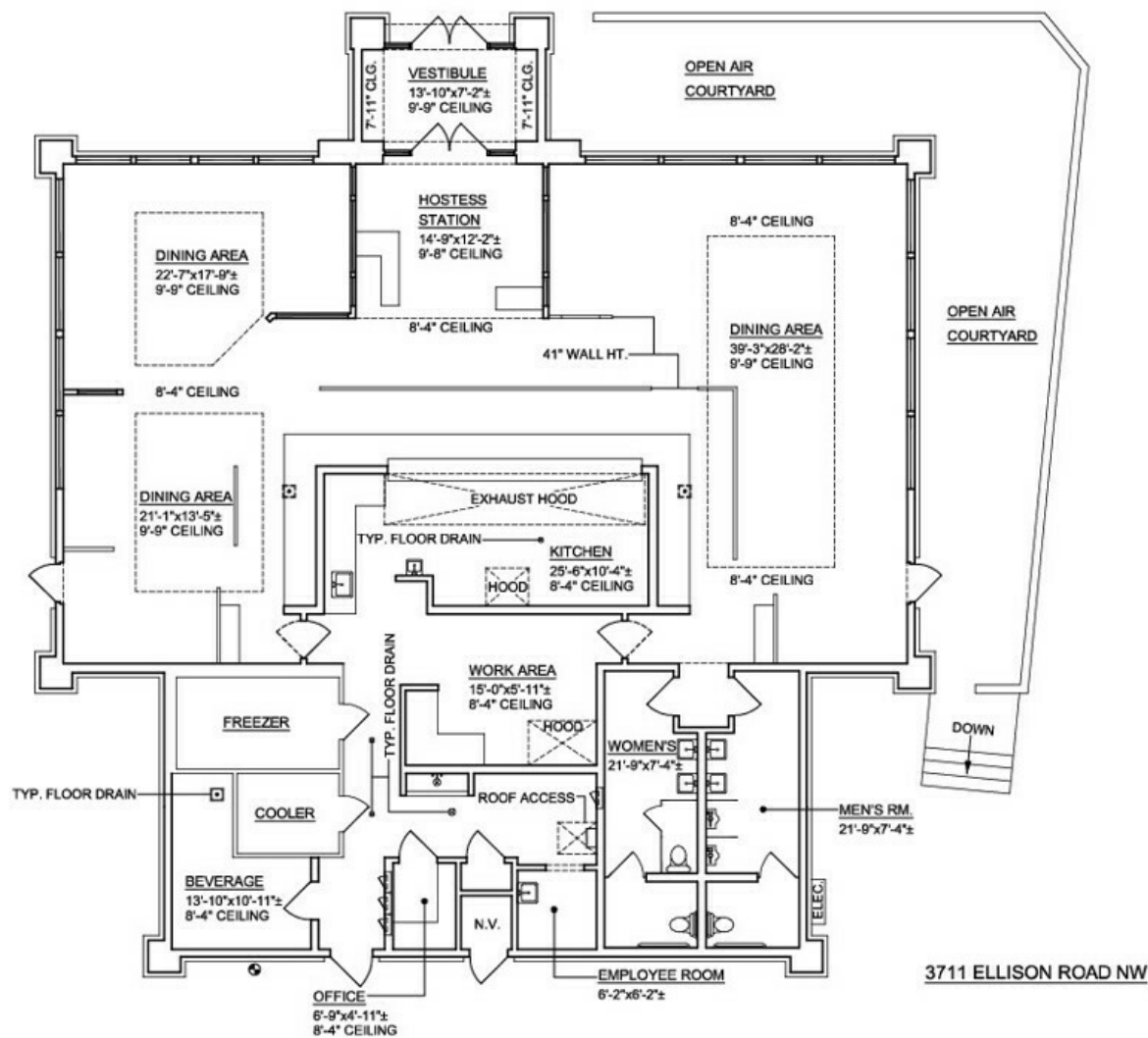


3711 Ellison Rd NW  
Bldg: ± 4,195 SF  
Land: ± 1.203 AC  
Frontage: ± 216' along NM 528  
Parking: 50 Spaces / 11.9:1 ratio





FLOOR PLAN



- NOTES**
1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
  2. ALL FIXTURES INDICATED ARE BUILT-IN.
  3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
  4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

**AREA CALCULATIONS:**  
GROSS BLDG. AREA 4,050.28 SQ. FT.

PROJECT:  
3711 ELLISON ROAD NW

DESCRIPTION:  
AS-BUILT DRAWING

CLIENT:  
WALT ARNOLD COMMERCIAL BROKERAGE

SHEET #  
**01**  
OF 01

MEASURED BY: JR  
DESIGNED BY: N/A  
DRAFTED BY: JR  
CHECKED BY: PM  
REVISED: 1/9/15

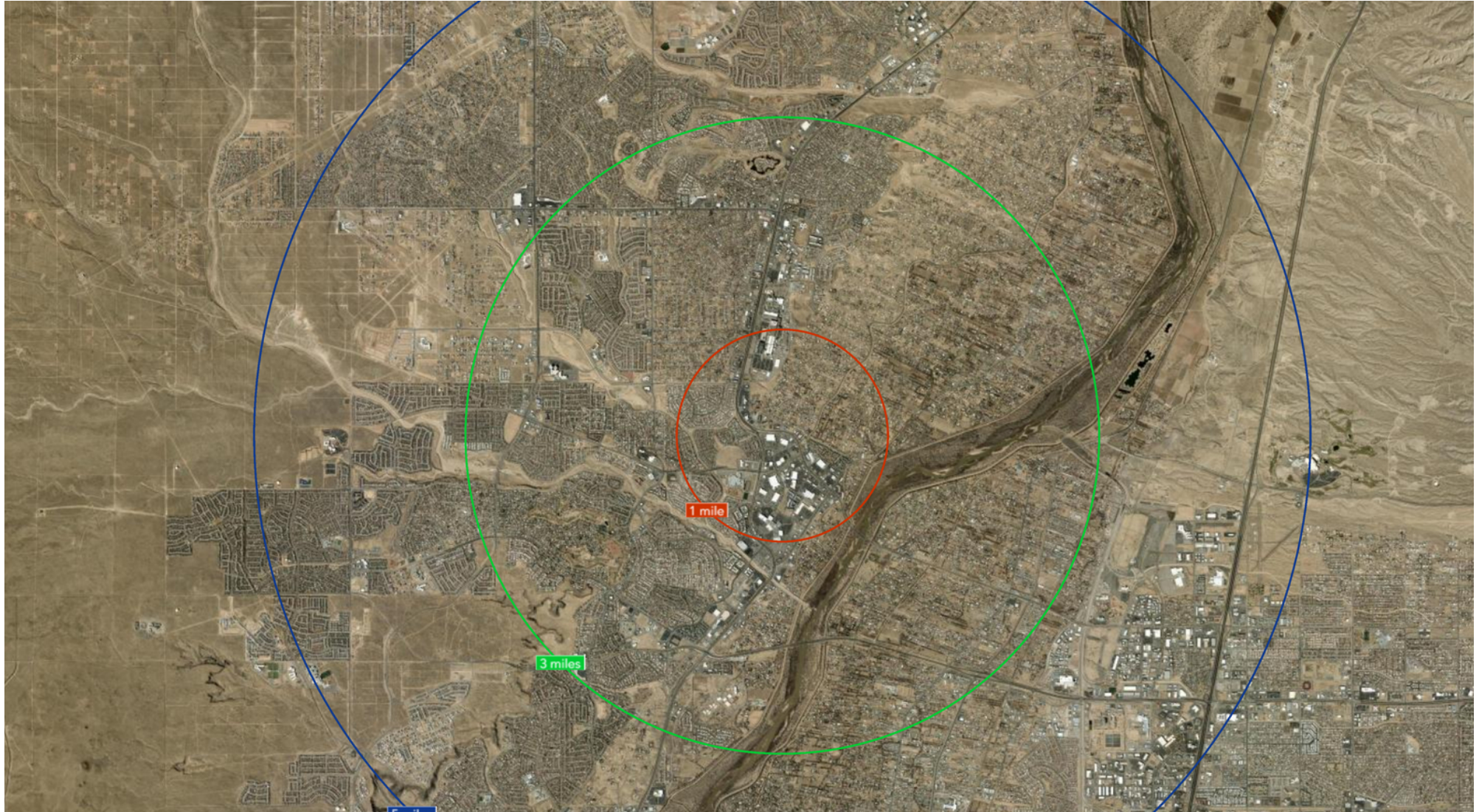
SCALE:  
1/8" = 1'-0"

505-899-1199

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## DEMOGRAPHIC MAP



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## DEMOGRAPHICS



### Demographic and Income Comparison Profile

3711 Ellison Rd NW, Albuquerque, New Mexico, 87114  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.21067  
Longitude: -106.65534

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	9,146	73,550	167,079
Households	4,374	29,572	65,978
Average Household Size	2.09	2.45	2.51
<b>2023 Summary</b>			
Population	9,027	73,434	167,811
Households	4,372	29,826	67,206
Families	2,299	18,942	44,071
Average Household Size	2.06	2.43	2.48
Owner Occupied Housing Units	1,996	21,101	50,683
Renter Occupied Housing Units	2,376	8,725	16,523
Median Age	36.2	39.4	39.3
Median Household Income	\$67,847	\$80,604	\$81,277
Average Household Income	\$89,953	\$111,276	\$109,465
<b>2028 Summary</b>			
Population	9,040	72,830	171,606
Households	4,457	30,192	70,068
Families	2,316	18,943	45,623
Average Household Size	2.02	2.38	2.43
Owner Occupied Housing Units	2,017	21,378	53,033
Renter Occupied Housing Units	2,440	8,815	17,035
Median Age	37.8	39.6	39.6
Median Household Income	\$78,788	\$92,902	\$94,599
Average Household Income	\$103,244	\$126,470	\$124,856
<b>Trends: 2023-2028 Annual Rate</b>			
Population	0.03%	-0.17%	0.45%
Households	0.39%	0.24%	0.84%
Families	0.15%	0.00%	0.69%
Owner Households	0.21%	0.26%	0.91%
Median Household Income	3.04%	2.88%	3.08%

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