Prime Re-Development or Reuse Opportunity

102,495 SF Anchor Space in Albuquerque's Premier Retail Hub

10000 and 10129 Coors Bypass NW | Albuquerque, NM 87114



KING CAPITAL
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

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Building 1 Details

Sale Price	Lease Rate
See Broker	**See Broker**
Building 1	**± 102,495 sf**
Lot Size	**5.9152 acres**



Property Benefits

- Approx. 93,222 SF two-story anchor building on ±5.92 acres
- Located within New Mexico's second-largest shopping center, drawing over 350,000 annual visitors
- Excellent repositioning potential for retail, entertainment, fitness, or mixed-use concepts
- Surrounded by top national retailers including Costco, Lowe's, Walmart, and Home Depot
- Multiple access points from Coors Blvd, Coors Bypass, and NM-528
- Traffic counts exceeding 73,000 vehicles per day in a dense retail corridor
- Strong local demographics with average household incomes above $95K within 5 miles
- Positioned in one of Albuquerque's fastest-growing trade areas with robust consumer demand
- Former Sears Auto Center – Cottonwood Submarket

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Building 2 Details

Sale Price
$875,000.00

Lease Rate
$87,500.00/yr

Building 2 **± 9,238 sf**

Lot Size **0.8498 acres**



Property Benefits

- ±9,238 SF Freestanding Retail Building
- Adjacent to Former Sears Anchor Redevelopment Opportunity
- Premier Northwest Albuquerque Retail Location
- Excellent Visibility & Easy Regional Access
- High Traffic Corridor (73K+ VPD)
- Surrounded by Major National Retailers
- Strong Westside & Rio Rancho Demographics
- Flexible Redevelopment / Adaptive Reuse Potential

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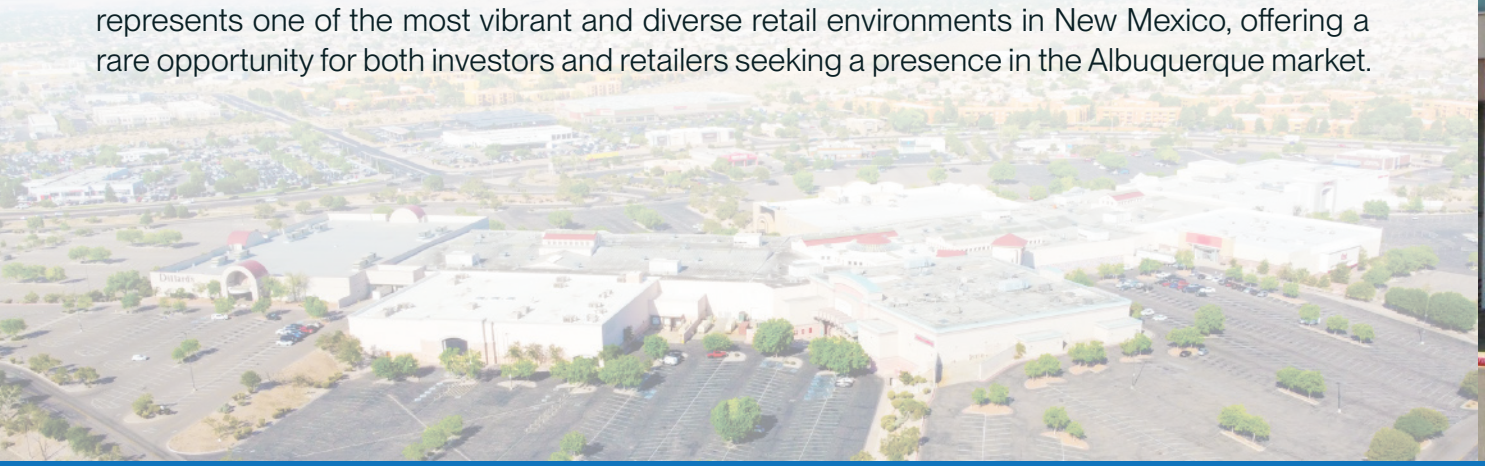
Property Overview

Cottonwood Mall & Surrounding Area

Cottonwood Mall is one of New Mexico's premier retail destinations, drawing over **6.6 million annual visitors annually** and ranking as the **#2 mall in the state**. Visitors arrive with an average **household income of $100,000**, providing an affluent customer base and strong spending potential. Strategically positioned along Coors Bypass NW in Albuquerque's thriving Westside retail corridor, the property offers excellent access from Coors Blvd and Alameda Blvd and benefits from dense surrounding residential neighborhoods and complementary retail centers.

Anchored by major department stores, a robust entertainment presence, and a wide mix of national and regional tenants, Cottonwood Mall delivers a balanced shopping and lifestyle experience. From fashion and specialty retail to dining, wellness, and family entertainment, the property is designed to attract a broad and loyal customer base, making it a cornerstone for Albuquerque commerce.

With its strategic location, strong tenant mix, and consistently high visitation, Cottonwood Mall represents one of the most vibrant and diverse retail environments in New Mexico, offering a rare opportunity for both investors and retailers seeking a presence in the Albuquerque market.





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Tenant Overview

COTTONWOOD MALL

Department & Anchor Tenants
- Dillard's
- JCPenney
- Hobby Lobby
- Mor Furniture
- Old Navy

Entertainment & Attractions
- Regal Cinema
- Kids Empire
- Lunar Golf
- ThrowBacks Roller Skating Mini Rink
- The Picklr

Fashion & Specialty Retail
- Aéropostale, Buckle, Charlotte Russe, Hollister, Maurices, Pacsun, Torrid, Victoria's Secret
- Vans, Zumiez, Hot Topic, Spencer's, Super Fab Fashion, Fashion Dalary
- Famous Footwear, Shoe Dept Encore, Shoe Palace, Finish Line, JD Sports, Champs Sports, Foot Locker
- Bath & Body Works, Claire's, Icing, Kay Jewelers, Zales, Sunglass Hut, Piercing Pagoda
- Box Lunch, Hot Dog on a Stick, Grayskull Toys, GameStop, FYE, Dallas Cowboys Pro Shop

Dining & Food & Beverage
- BJ's Restaurant & Brewhouse, Burger King, Charley's Philly Steaks, Chick-fil-A, Fuji Japan, Sushi Roller
- Auntie Anne's, Boba Tea Company, Rocky Mountain Chocolate Factory, Candle Cafe, The Paleta Bar, Potato Corner, Raw Root Juice Café, Puffed Up Candy, Slice of Heaven

Health, Beauty & Personal Services
- Avella Salon, Barbers by Avella, Fresh Barber Co, Lash Envy Salon & Spa, Lash Kissed, Nail Pro, ABQ Eyebrow Designer, ABQ Spa de Albuquerque
- Visionworks, Cottonwood Pain Care Center, Trifecta Light Center, Enso Healing, Exodus CBD

Local & Specialty Concepts
- Watermelon Mountain Ranch, Cottonwood Dog Park, Africway, Anime Jutsu, New Mexico Collections, New Mexico Rocks, Inka Gold, CJ Sports Collectibles, Fun is Our Game, Three Black Cats











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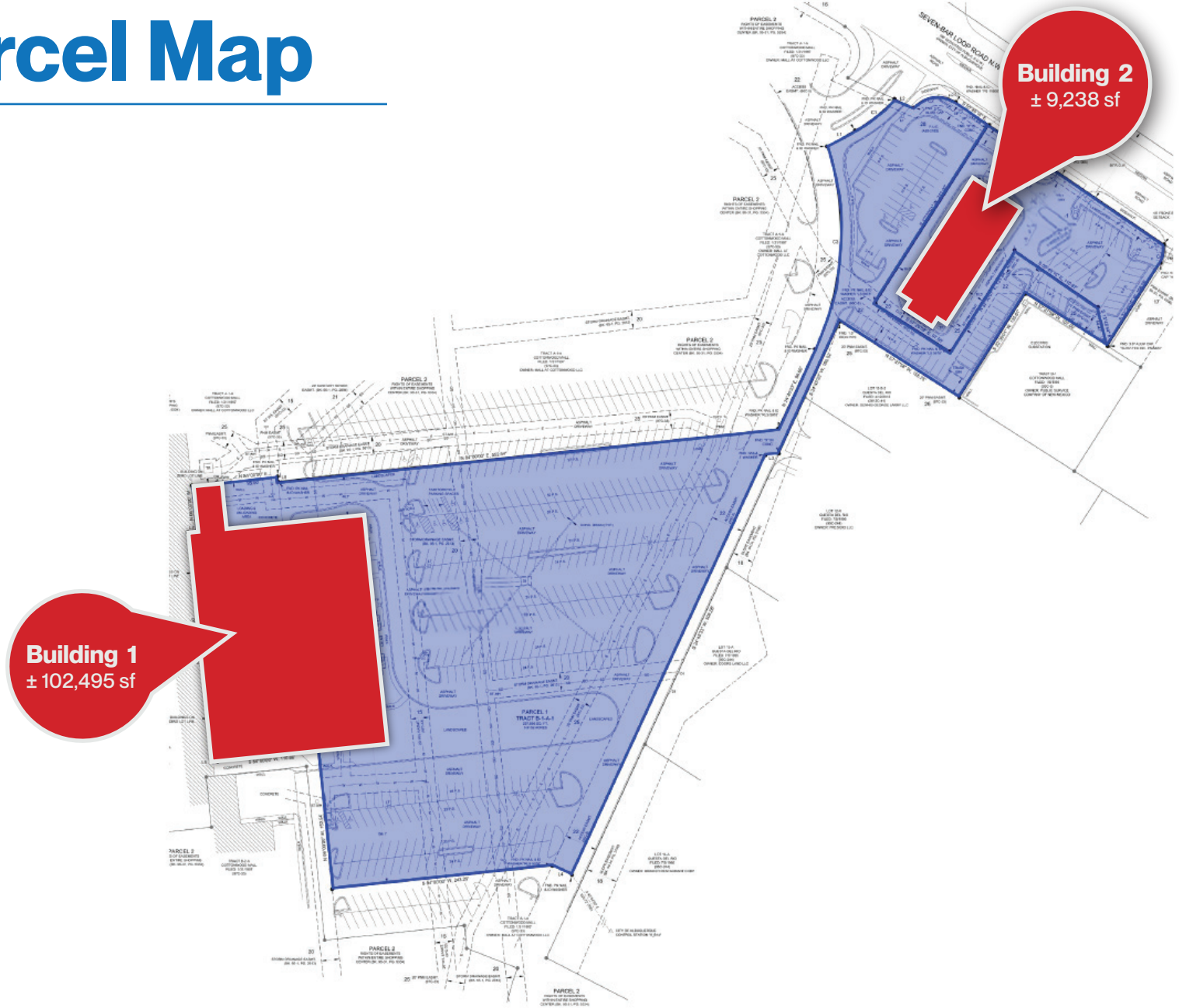
Parcel Map



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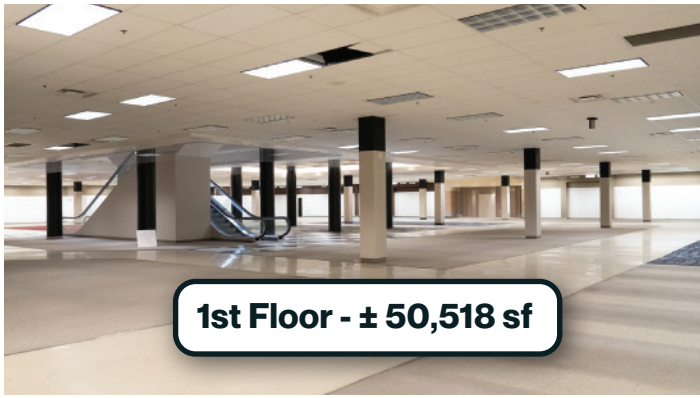





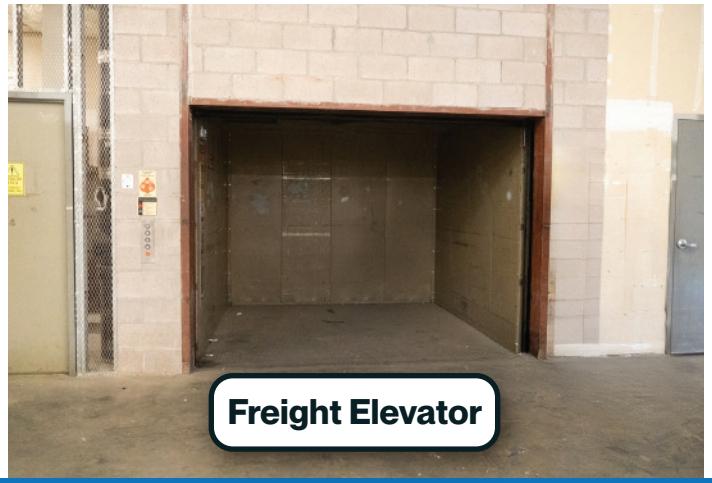



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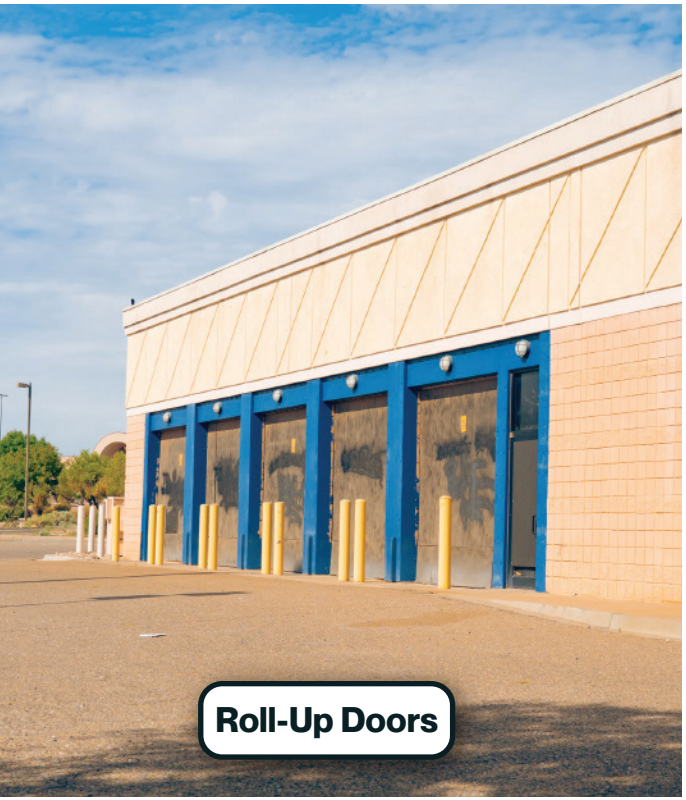

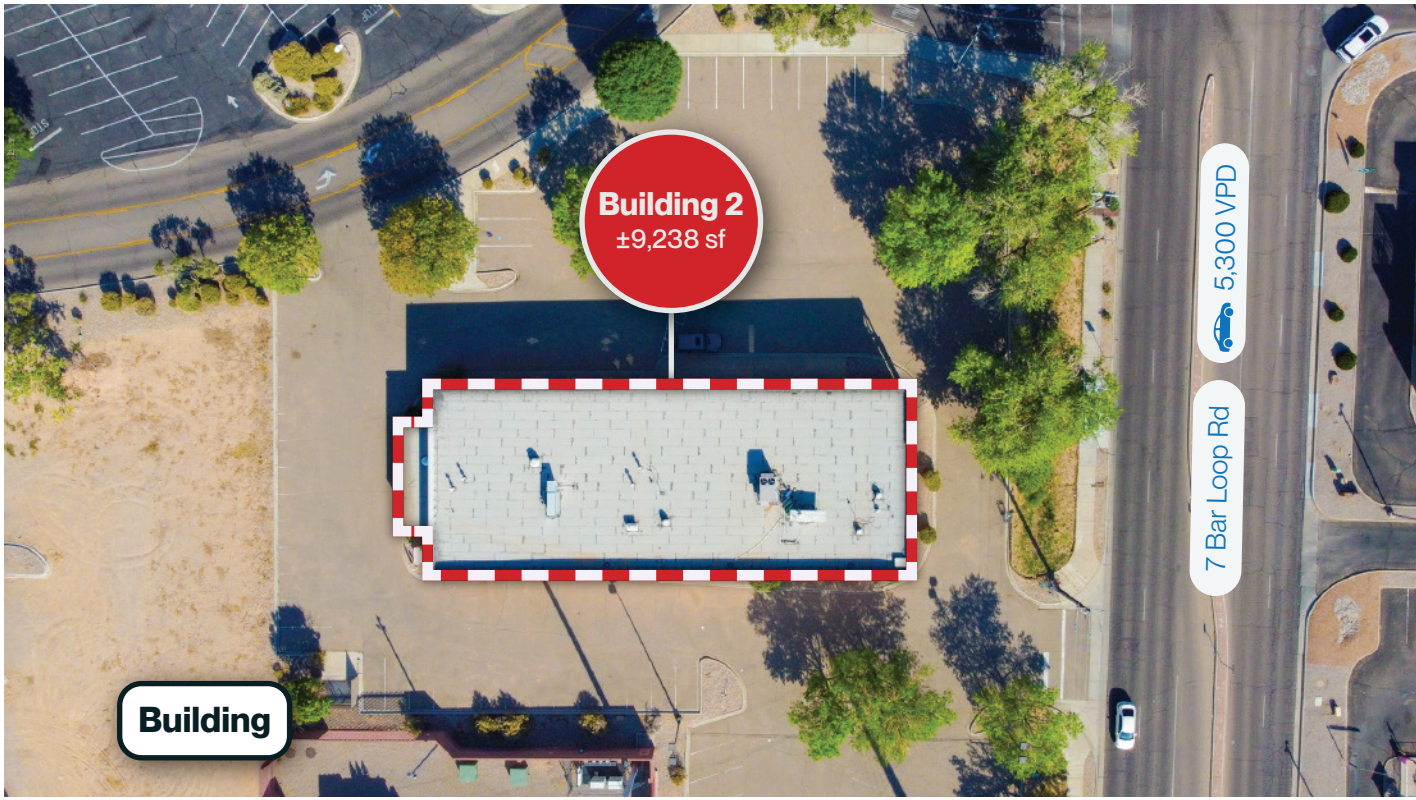







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Market Aerial



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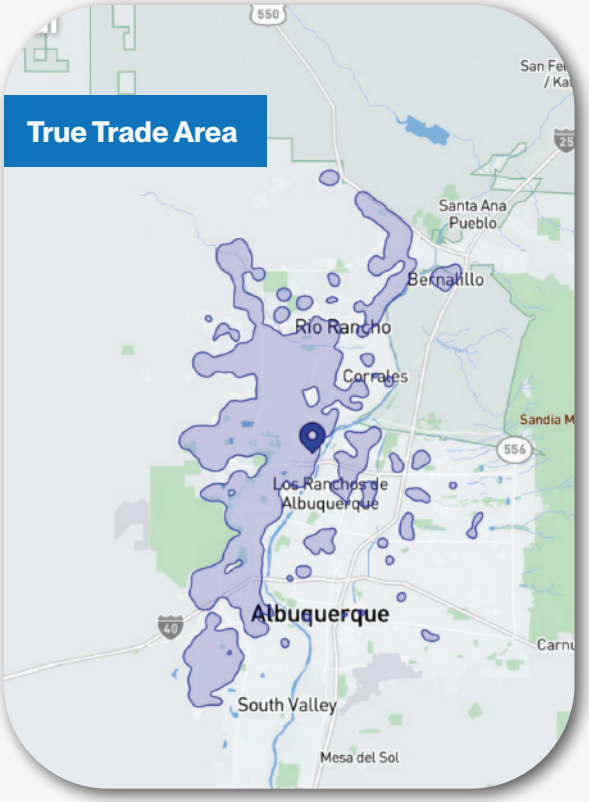
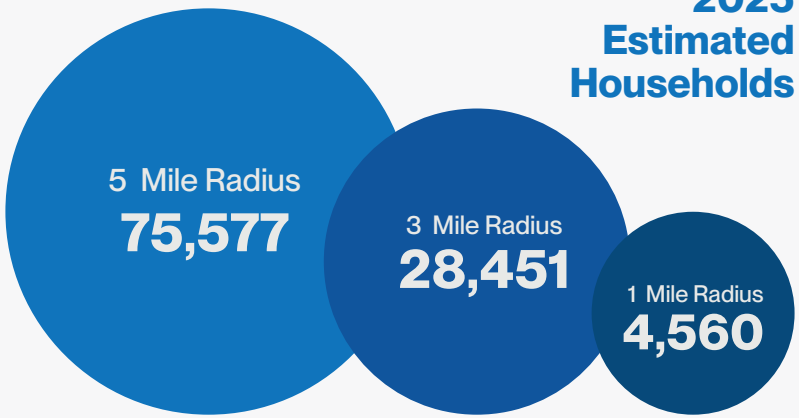


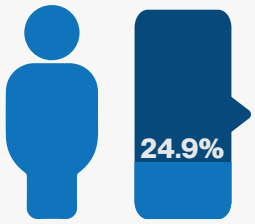
Average Household Income

100K

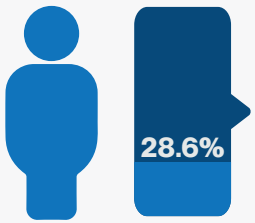
2025 Estimated Households



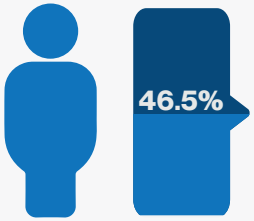
Age



18 - 37
(millennials)

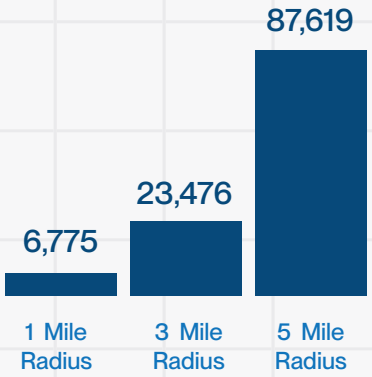


38 - 51
(gen x)

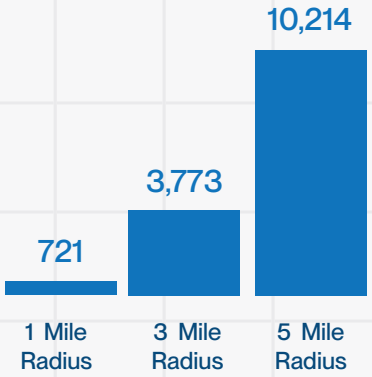


52+
(baby boomers)

2025 Estimated Total Employees



2025 Estimated Total Businesses



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