



**BASE 5**  
RETAIL PARTNERS



**GLOBAL NET LEASE**

# COTTONWOOD COMMONS

NM528 & Old Airport Rd, Albuquerque NM  
Shop Spaces & Anchor Space Available



**Alameda/NM-528**

**(33,900 VPD)**

**BASE 5 RETAIL PARTNERS**

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**WWW.BASE5RETAIL.COM**

**505-807-0605**

**LISTING BROKERS:**

David Chavez - david@base5retail.com - 505-507-3283

Kino James - kino@base5retail.com - 505-463-7191









# COTTONWOOD COMMONS FOR LEASE

3601 OLD AIRPORT RD  
ALBUQUERQUE NM

28,000 SF ANCHOR SPACE  
AVAILABLE



KINO JAMES  
kino@base5retail.com - 505-463-7191

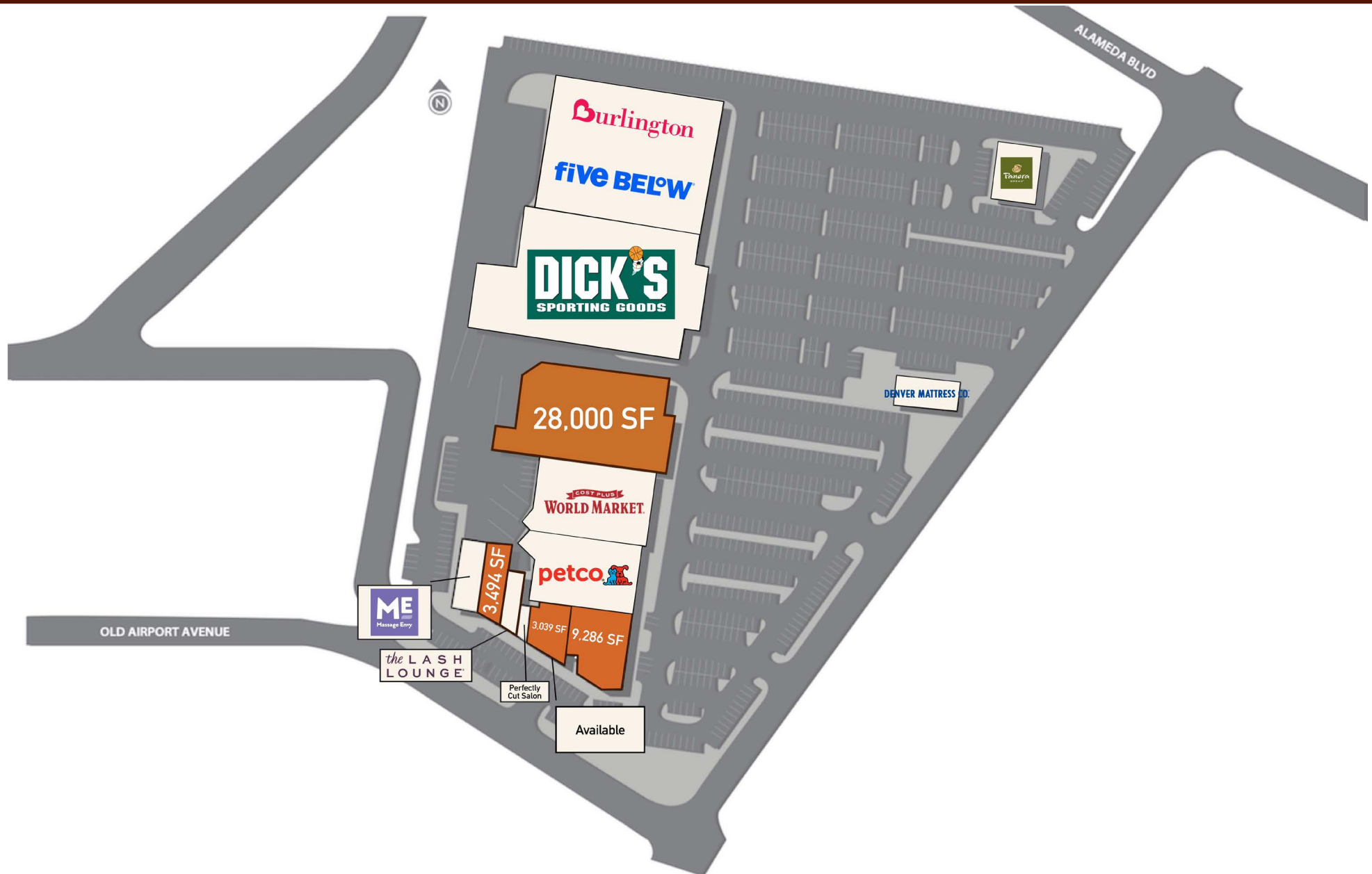
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# COTTONWOOD COMMONS FOR LEASE

3601 OLD AIRPORT RD  
ALBUQUERQUE NM



1 MILE	3 MILES	5 MILES
7,510	69,213	170,499



1 MILE	3 MILES	5 MILES
\$58,577	\$86,764	\$85,771



1 MILE	3 MILES	5 MILES
7,861	24,037	80,856



Alameda/NM-528 (33,900 CPD)

The subject site is located in the Cottonwood trade area in northwest Albuquerque. Cottonwood is a major retail hub comprised of over 4M SF of retail and restaurant development. The regional trade area draws consumers from Rio Rancho, Corrales, NW Albuquerque, and North Valley - over 250K population base.

Cottonwood Commons is one of the premier anchored developments in this trade area. The project includes 195K SF of retail anchors, shops, and pads, with a strong mix of national and local tenants.

**ANCHOR SPACE:** 28,000 SF - Former Bed Bath & Beyond - Exceptional anchor position

**JR ANCHOR SPACE:** 9,286 SF - Fully equipped grocery store with FF&E in exceptional condition!

**SHOP SPACE:** 3,039 & 3,494 SF - Shell space available with very competitive rents and TI available for strong tenants

**COST PLUS**  
**WORLD MARKET**

**DICK'S**  
SPORTING GOODS

DENVER  
MATTRESS CO.

**petco**

**ME**  
Massage Envy

**Panera**  
BREAD®

**five BELOW**

**Burlington**



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**REALTY**  
**RESOURCES**  
MEMBER

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v05.23