



Expected
Completion
Q2 2027

Retail For Lease - Under Construction

±1,440 - 7,200 SF

9641 EAGLE RANCH RD NW, ALBUQUERQUE, NM 87114



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PROPERTY DETAILS

- Lease Rate: See Broker
- Available: $\pm$ 1,440 - 7,200 SF
- Cottonwood Corridor
- 2 Drive-thru Spaces Available, 2 End Cap
- Construction Started August 2026
- \$30 PSF - inline spaces
- \$35 PSF - end cap
- \$45 PSF - two drive thru spaces

JOIN POPULAR RETAIL CORRIDOR

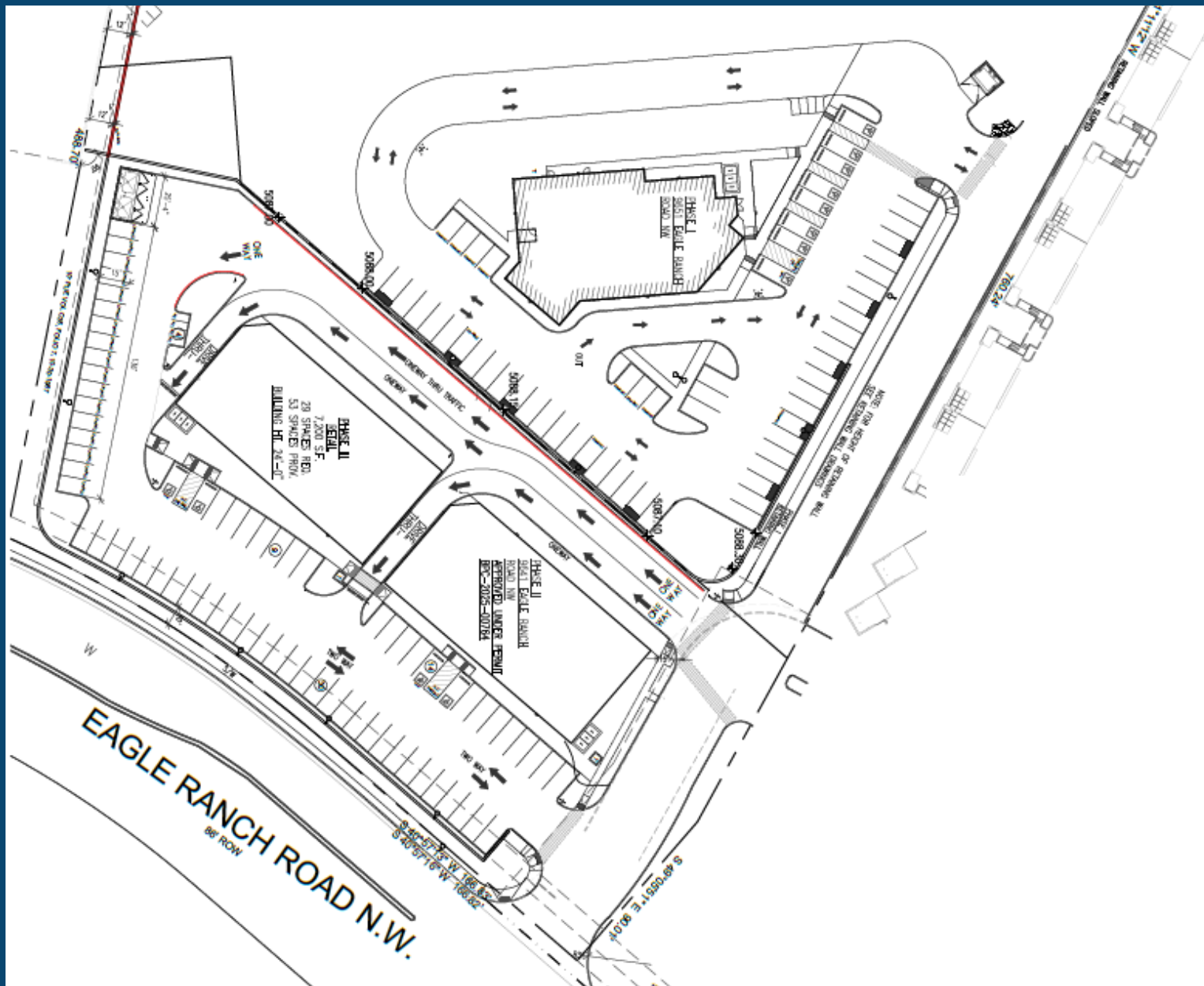




2025 Demographics

	1 Mile	3 Mile	5 Mile
Population:	10,476	66,007	177,440
Households:	4,595	26,769	70,782
Median HH Income:	\$88,103	\$88,384	\$86,032
Average Age:	40	42	42
Avg. Household Size:	2.2	2.4	2.5
Median Home Value:	\$379,449	\$357,240	\$338,728

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated users are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Site



Irving Blvd
±19,500 Vehicles Per Day

Cibola High School

Cottonwood Apartments
466 Units



KOHL'S



Walmart



DICK'S SPORTING GOODS

BED BATH & BEYOND



Burlington Coat Factory

LOWE'S



HARBOR FREIGHT TOOLS



Eagle Ranch Rd
±14,400 Vehicles Per Day

COSTCO WHOLESALE

LONGHORN STEAKHOUSE



Aspens Apartments
548 Units



Coors Blvd
±54,000 Vehicles Per Day

US Eagle



West Park Apartments
216 Units

Eagle Ranch Apartments
432 Units

SITE





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