

Cottonwood Mall Retail Anchor or Office/Flex Space

10000 Coors Bypass NW
Albuquerque, NM 87114

Located in high-volume trade area



Available

- Large open retail or office space on second floor
- **UPPER LEVEL:**
 - ±15,000 - ±41,300 SF
 - One ground level exterior and mall interior entrance
- **LOWER LEVEL:**
 - ±43,188 SF
 - Two ground level exterior and mall interior entrance
- **LEASE RATE:** See Broker

Property Highlights

- Located in one of the busiest trade areas in Albuquerque
- Amenity-rich submarket with wide range of national, regional and local retailers
- Ideally located at the intersection of Coors Bypass and Coors Blvd
- Surrounded by new and established residential neighborhoods
- Adjacent to main mall and food court entrance
- Excellent surrounding demographics
 - 182,000 people within a 5 mile radius
 - \$109,531 average household income within a 5 mile radius
- Multiple full and signalized access points
- High visibility from major arterials

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For Lease



Cottonwood Submarket

The Cottonwood Submarket is one of the most popular and busiest retail trade areas in the city of Albuquerque.

It is home to many national and local retailers, including the Cottonwood Mall, which is one of only two regional malls in the area. The submarket serves as a hub for the dense residential neighborhoods on the west side of Albuquerque. With a population of nearly 182,000 people within a 5-mile radius, the submarket is easily accessible to a wide variety of consumers and workforce.

The Cottonwood Submarket is also in the path of growth. Most of the new residential development has taken place on the west side of Albuquerque. As the community grows there will be increased need for new amenities in the area.

Area Traffic Counts

- 45,900 VPD
Coors Bypass
- 25,800 VPD
Coors Blvd

Demographics



POPULATION

9,987 (1 Mile)
69,146 (3 Miles)
181,916 (5 Miles)



OF HOUSEHOLDS

4,756 (1 Mile)
28,237 (3 Miles)
73,639 (5 Miles)



DAYTIME EMPLOYEES

9,253 (1 Mile)
28,087 (3 Miles)
91,448 (5 Miles)



AVG HH INCOME

\$101,362 (1 Mile)
\$114,906 (3 Miles)
\$109,531 (5 Miles)



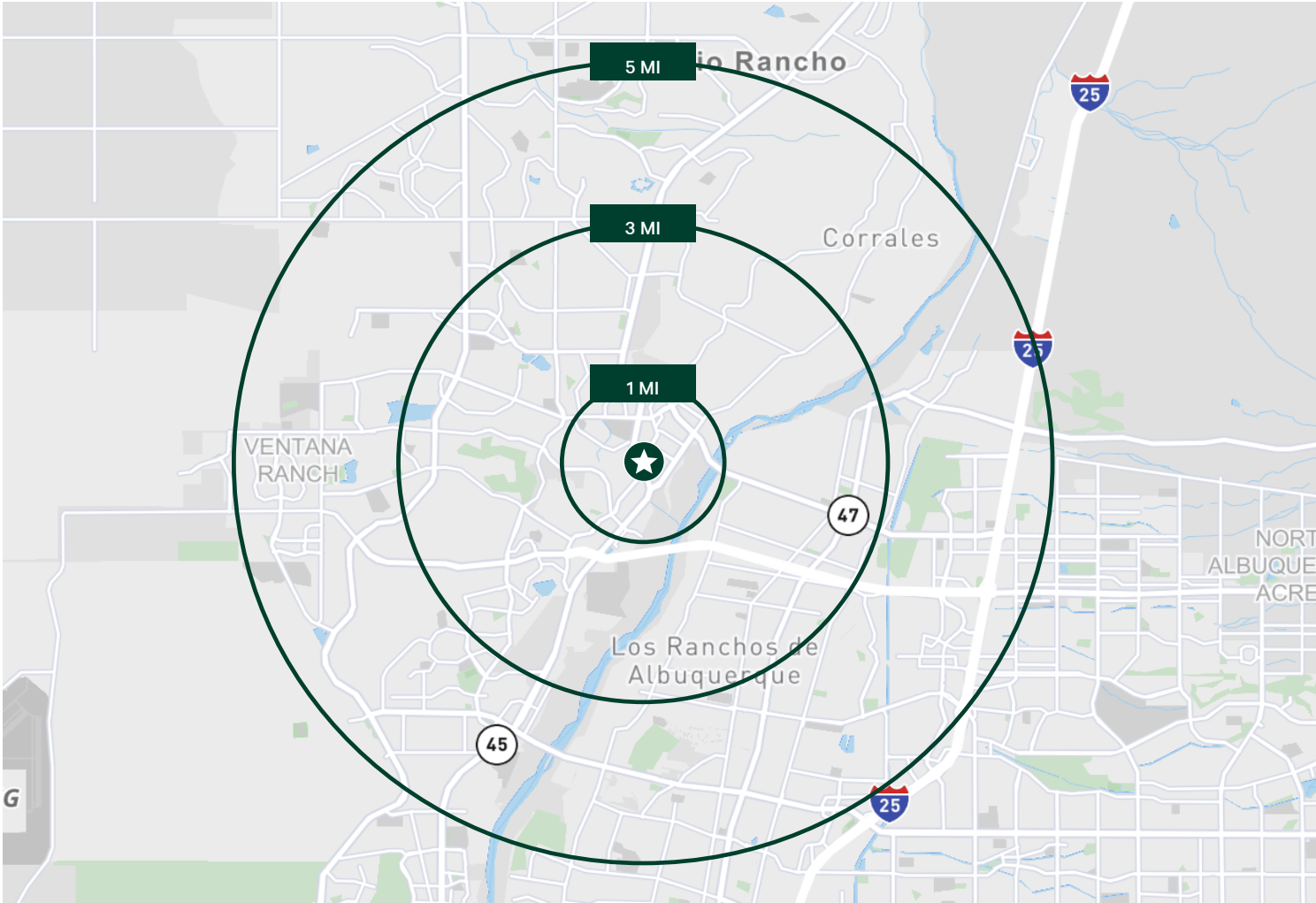
EDUCATION
(BACHELORS DEGREE+)

44.1% (1 Mile)
42.5% (3 Miles)
41.6% (5 Miles)



MEDIAN AGE

34.1 (1 Mile)
39.2 (3 Miles)
39.3 (5 Miles)



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Upper Level - $\pm 15,000$ - $\pm 41,300$



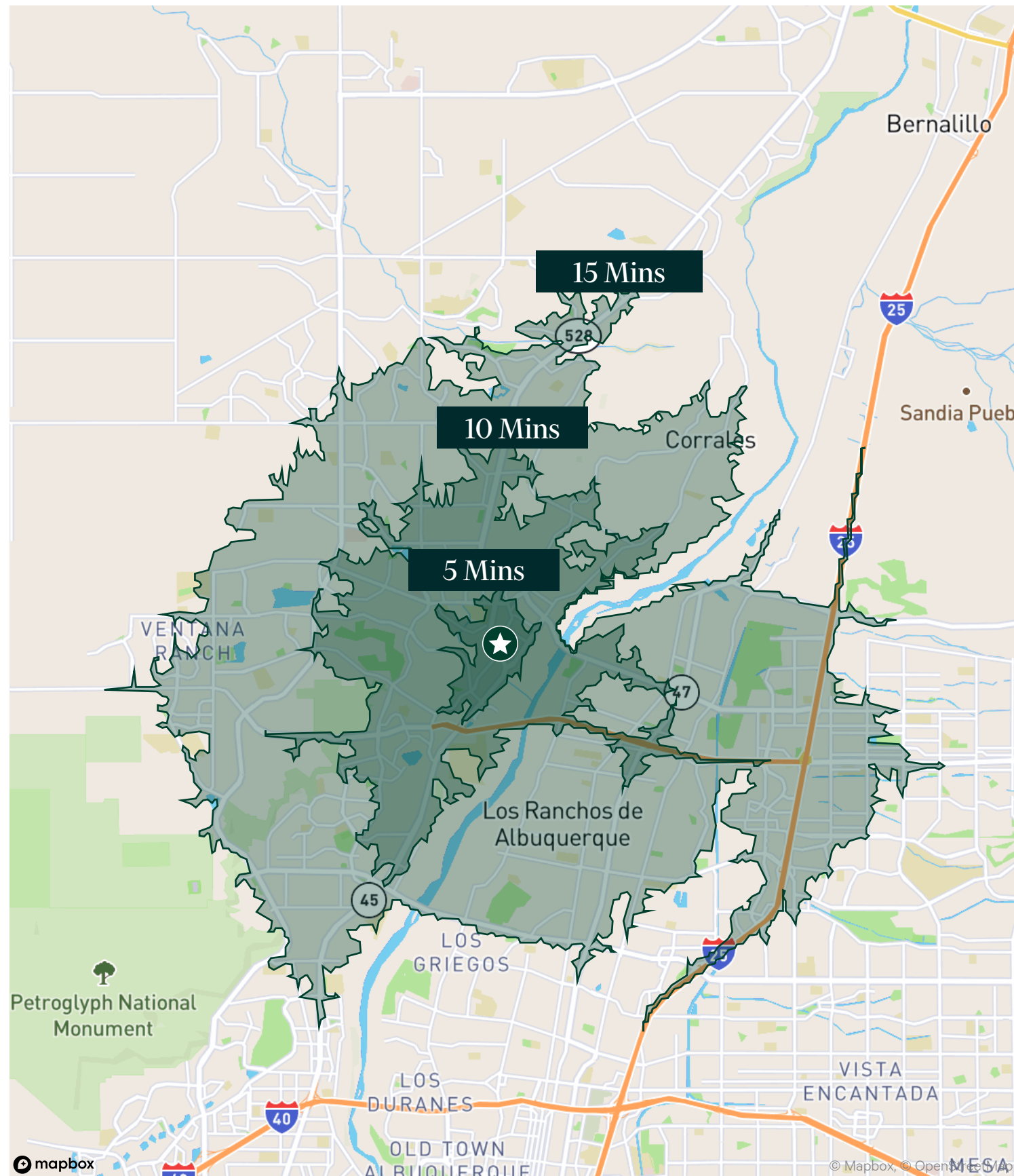
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Lower Level - ±43,188



Drive Time



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