



BASE 5
RETAIL PARTNERS

REDEVELOPED BY



COTTONWOOD CORNERS

Alameda & Ellison, Albuquerque NM 87114
Cottonwood Regional Trade Area



BASE 5 RETAIL PARTNERS

6739 Academy Rd NE #380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKER:

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

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



BASE 5
RETAIL PARTNERS

COTTONWOOD CORNERS FOR LEASE

3701 Ellison Rd
Albuquerque NM

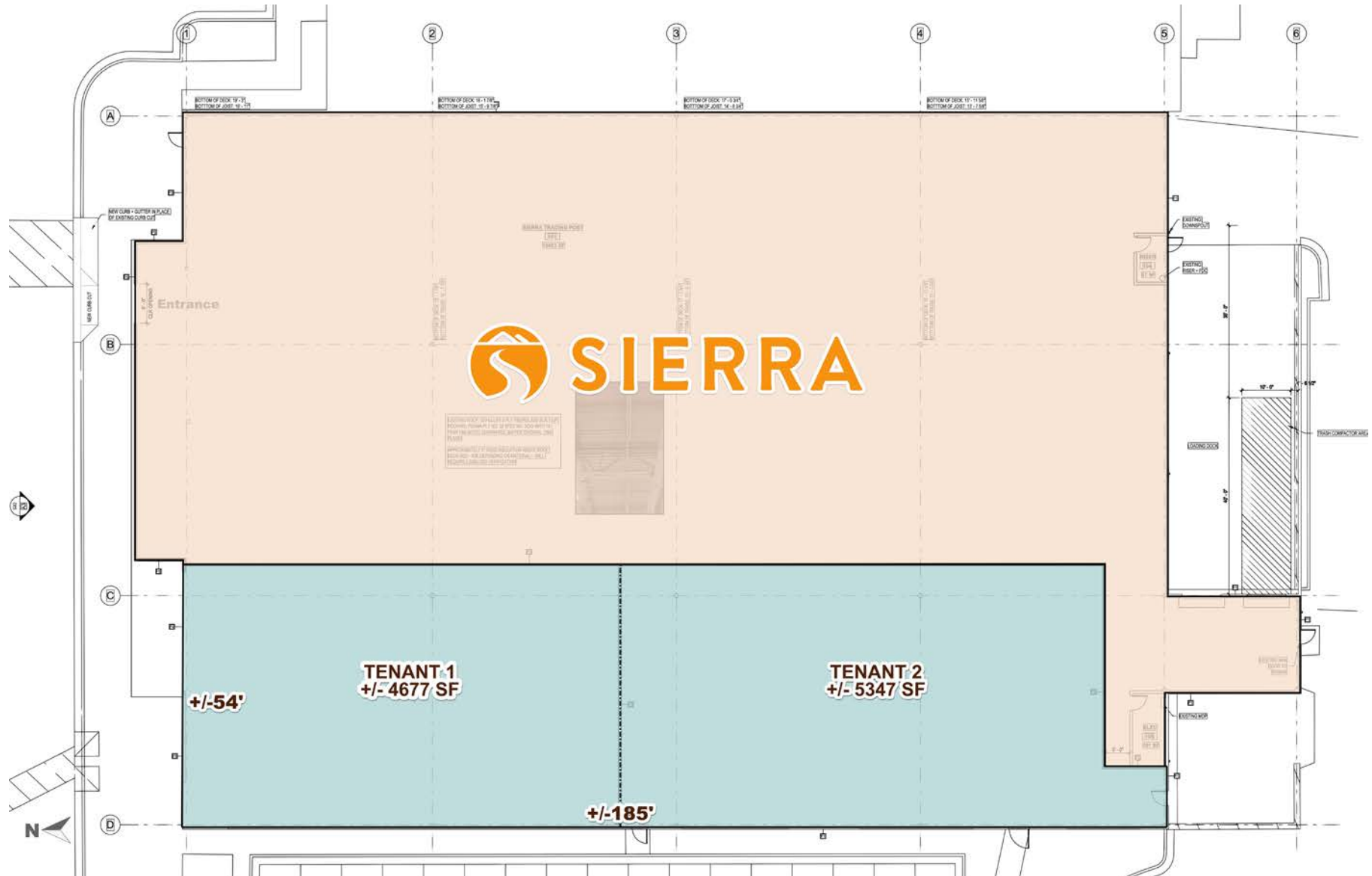


KINO JAMES
kino@base5retail.com - 505-463-7191

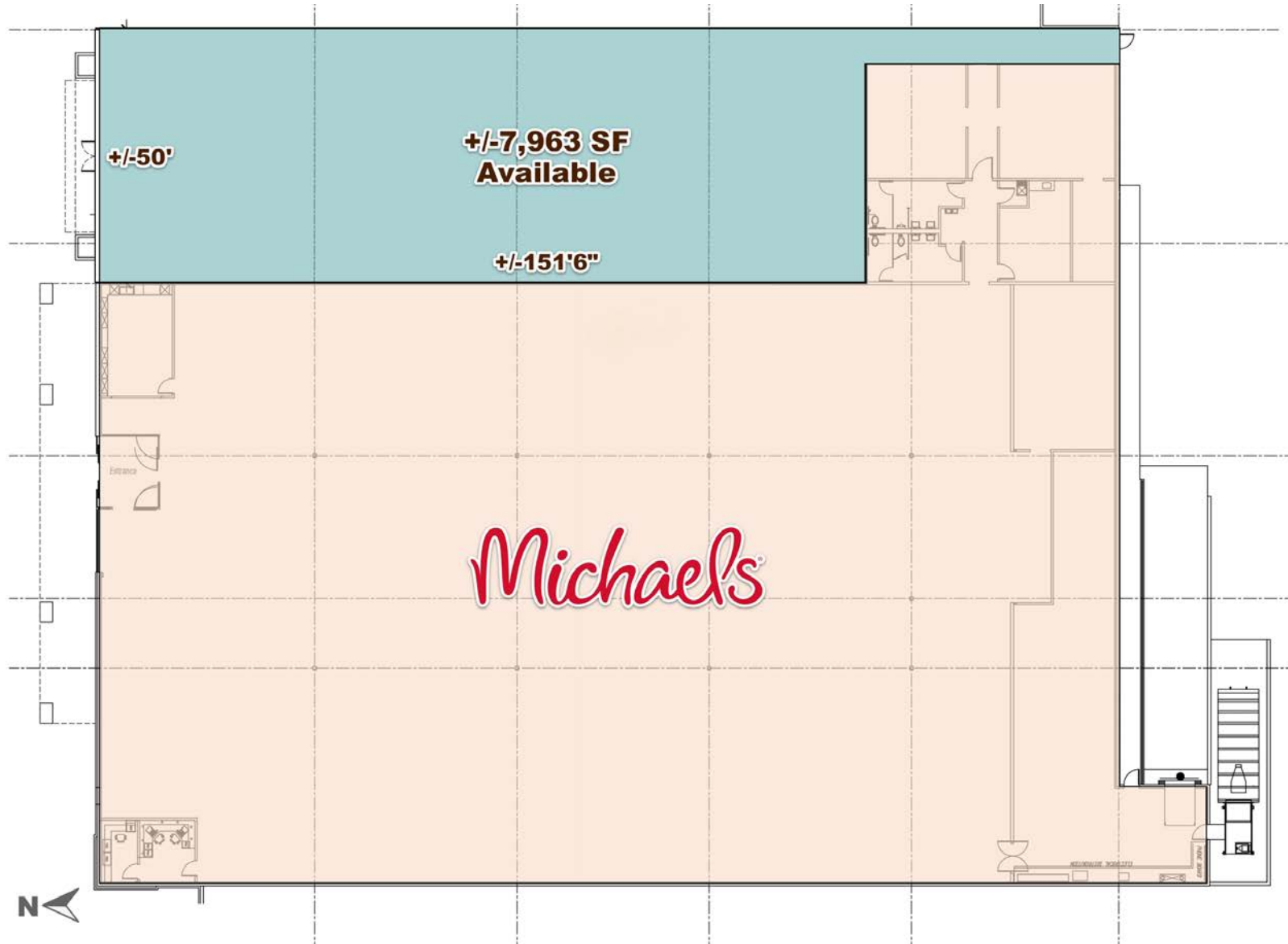
WWW.BASE5RETAIL.COM
505-807-0605

DAVID CHAVEZ
chavo@base5retail.com - 505-507-3283

Suite 3701B - Outdoor Gear/Apparel Retailer - Demised Space



Suite 3731B - Michael's - Demised Space Space





3701 Ellison Rd
Albuquerque NM



WWW.BASE5RETAIL.COM
505-807-0605

DAVID CHAVEZ
chavo@base5retail.com - 505-507-3283



B **COTTONWOOD CORNERS** FOR LEASE
BASE 5
RETAIL PARTNERS

3701 Ellison Rd
Albuquerque NM



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

WWW.BASE5RETAIL.COM
505-807-0605

DAVID CHAVEZ
chavo@base5retail.com - 505-507-3283

B
BASE 5
RETAIL PARTNERS

COTTONWOOD CORNERS

FOR LEASE

3701 Ellison Rd
Albuquerque NM



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

WWW.BASE5RETAIL.COM
505-807-0605

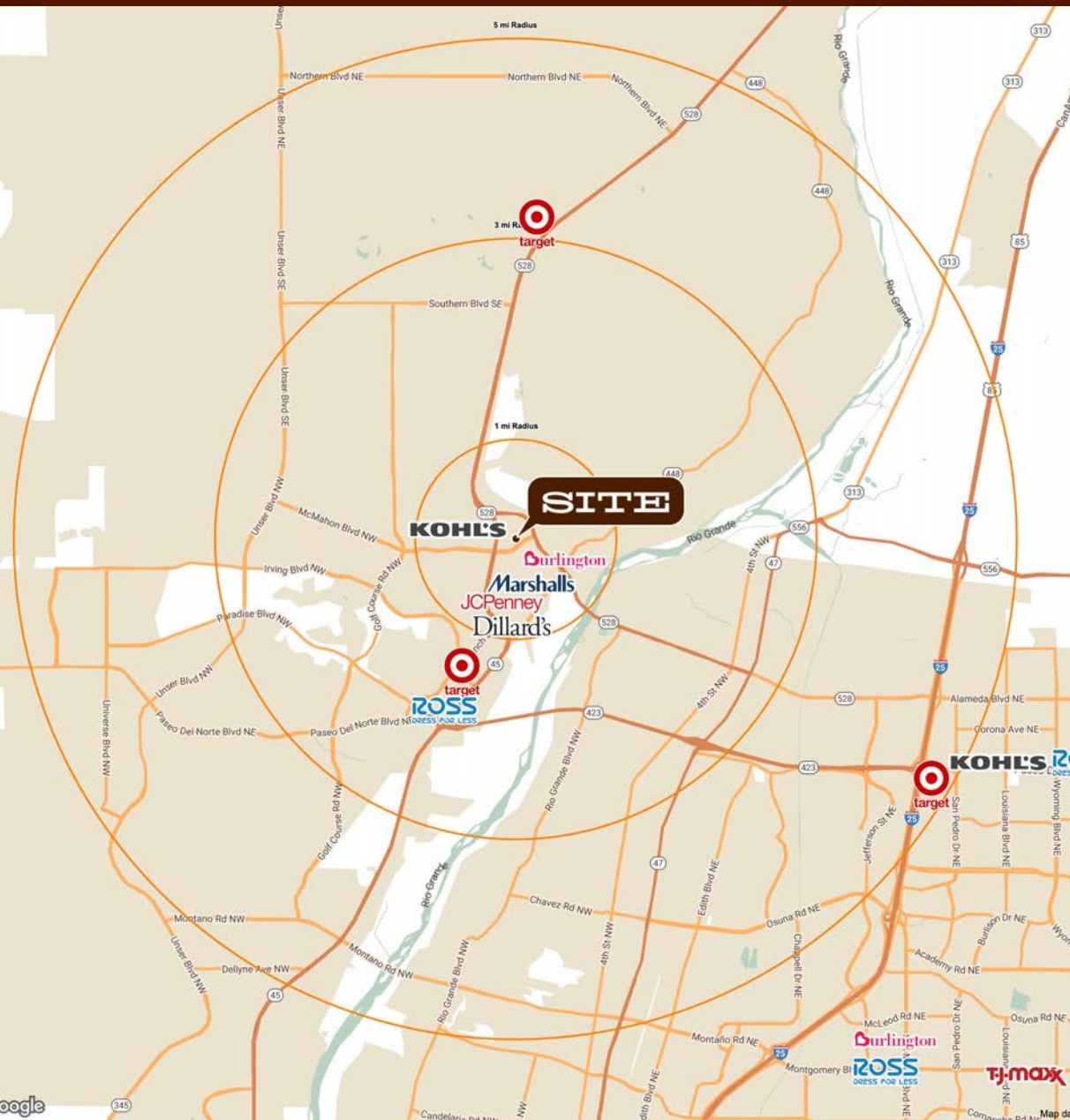
DAVID CHAVEZ
chavo@base5retail.com - 505-507-3283



BASE 5
RETAIL PARTNERS

COTTONWOOD CORNERS FOR LEASE

3701 Ellison Rd
Albuquerque NM



POPULATION

1 MILE
8,532

3 MILE
71,774

5 MILES
170,753



INCOME

1 MILE
\$98,675

3 MILE
\$118,271

5 MILES
\$116,978



EMPLOYEES

1 MILE
5,353

3 MILE
23,083

5 MILES
74,755



TRAFFIC

Alameda (30,500 VPD)
Ellison (23,300 VPD)

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

WWW.BASE5RETAIL.COM
505-807-0605

DAVID CHAVEZ
chavo@base5retail.com - 505-507-3283

Cottonwood Corners is positioned at the hard corner of Alameda & Ellison in the Cottonwood Regional trade area. The property is anchored by Best Buy, Michael's, Barnes & Noble, and adjacent to Sam's, Kohl's, and TJ HomeGoods.

- Recently signed leases with a national specialty grocery store & Sierra Trading Post.
- Property will benefit from major upgrades/rennovations starting in Q1 2026.
- Access: Great access from Coors By-Pass, Ellison, and Alameda.
- Location: Regional trade area with over 4M SF of retail and restaurants
- Population: The site has a large trade area draw with over 173,000 population in a 5 mile area.

Currently have opportunities for shop space tenants up to ~10,000 SF.



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



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

