



BASE 5
RETAIL PARTNERS

REDEVELOPED BY



COTTONWOOD CORNERS

Alameda & Ellison, Albuquerque NM 87114
Cottonwood Regional Trade Area



COTTONWOOD CORNERS
#1 COMMUNITY SHOPPING CENTER
IN NEW MEXICO



Placer.ai

3.88M VISITS/YR

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



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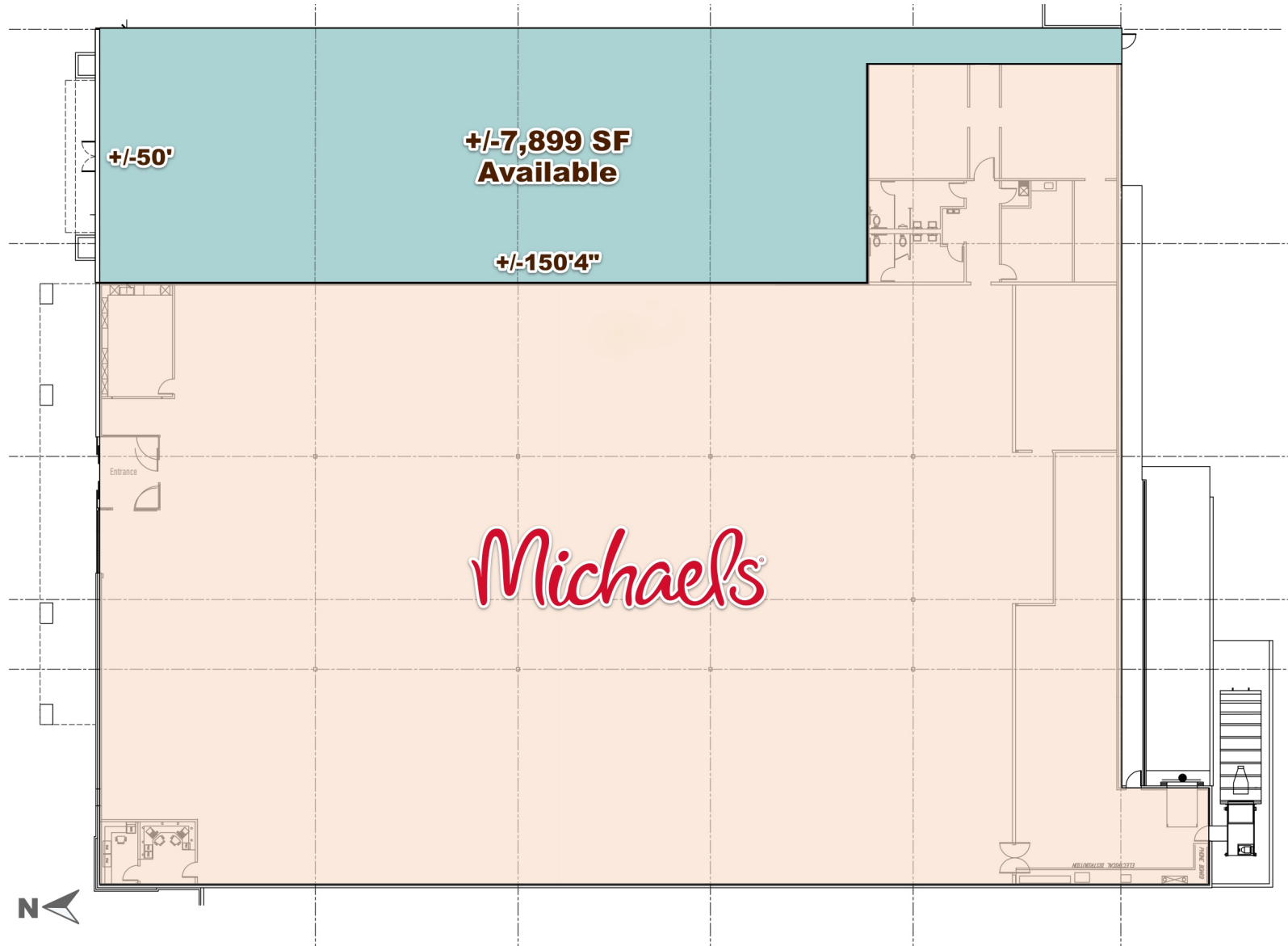
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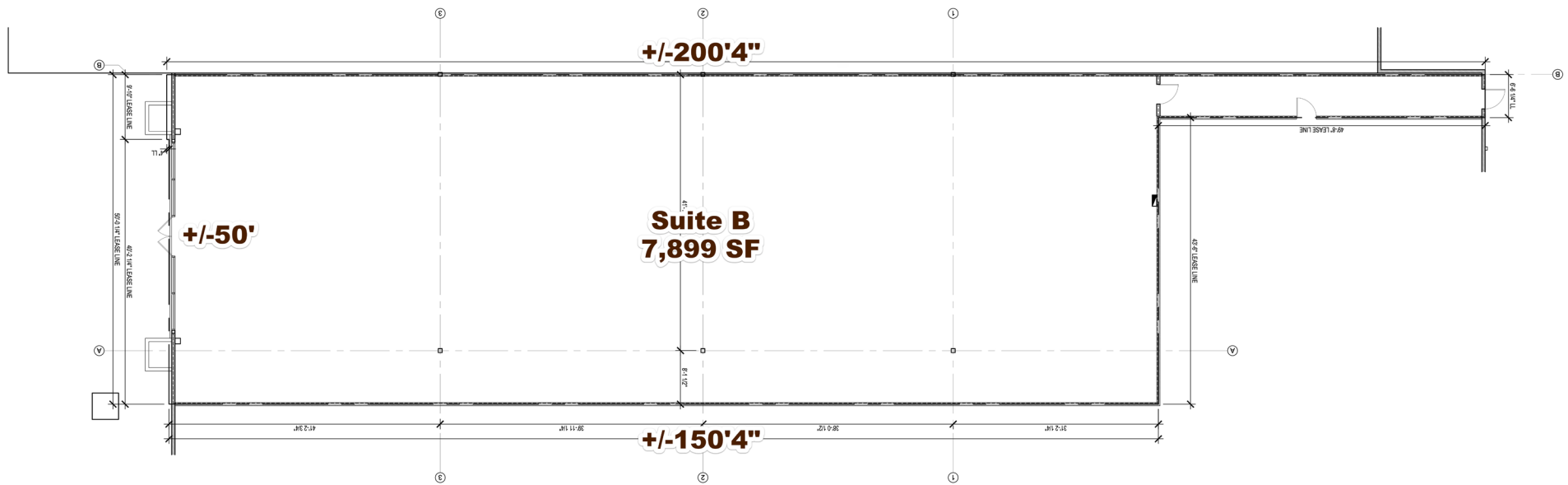
Suite 3701A/B - Demised Space



Suite 3731B - Michael's - Demised Space Space



Suite 3731B - LOD



Suite 3731B - Storefront





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B
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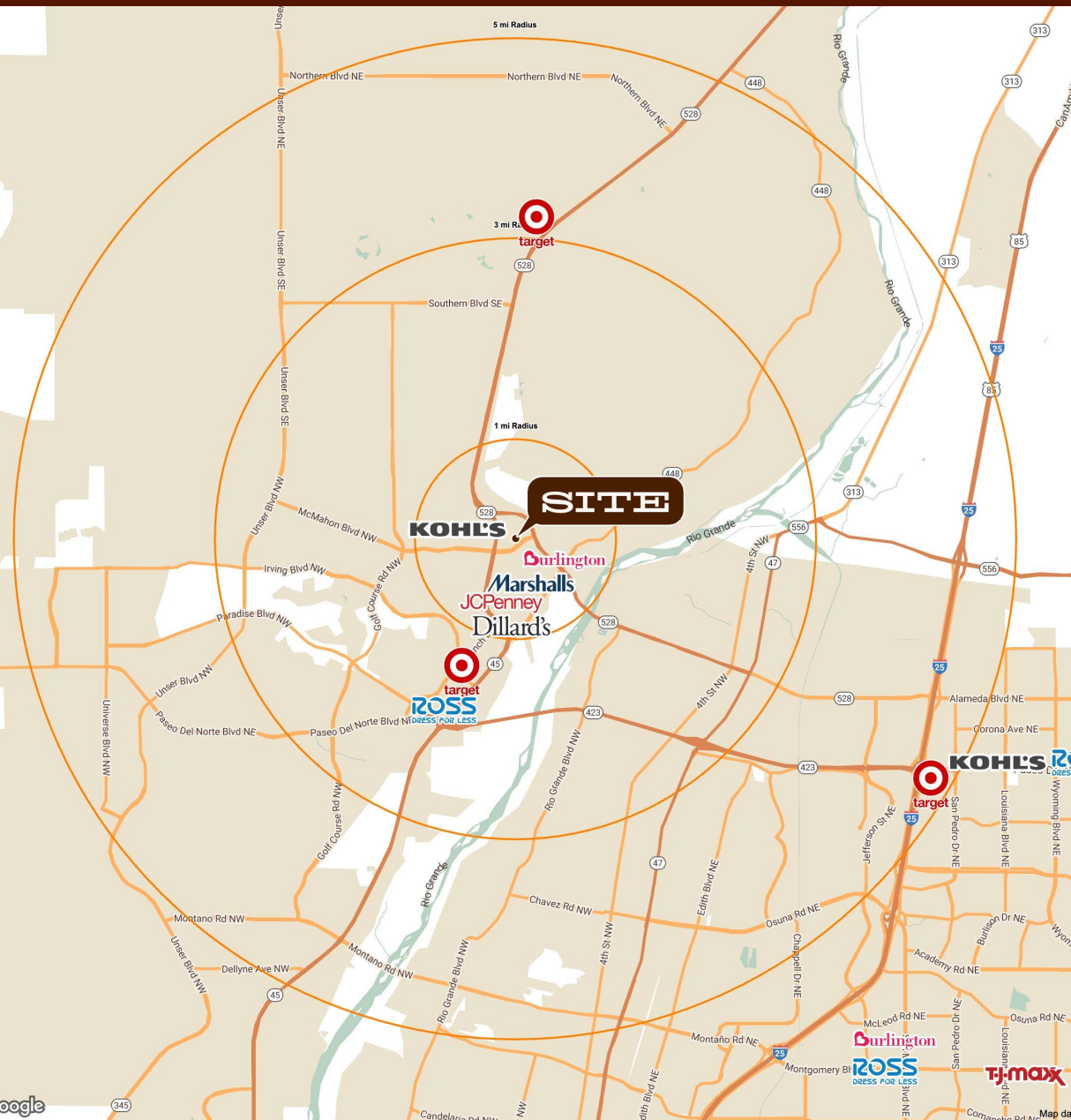
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3701 Ellison Rd
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1 MILE
8,532

3 MILE
71,774

5 MILES
170,753

POPULATION



1 MILE
\$98,675

3 MILE
\$118,271

5 MILES
\$116,978

INCOME



1 MILE
5,353

3 MILE
23,083

5 MILES
74,755

EMPLOYEES



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

TRAFFIC

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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.

- #1 Community Shopping Center in New Mexico with 3.88M annual visits (Placer.ai)
- 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.



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