



Cottonwood Trade Area Retail Space

9411 Coors Blvd NW | Albuquerque NM 87114

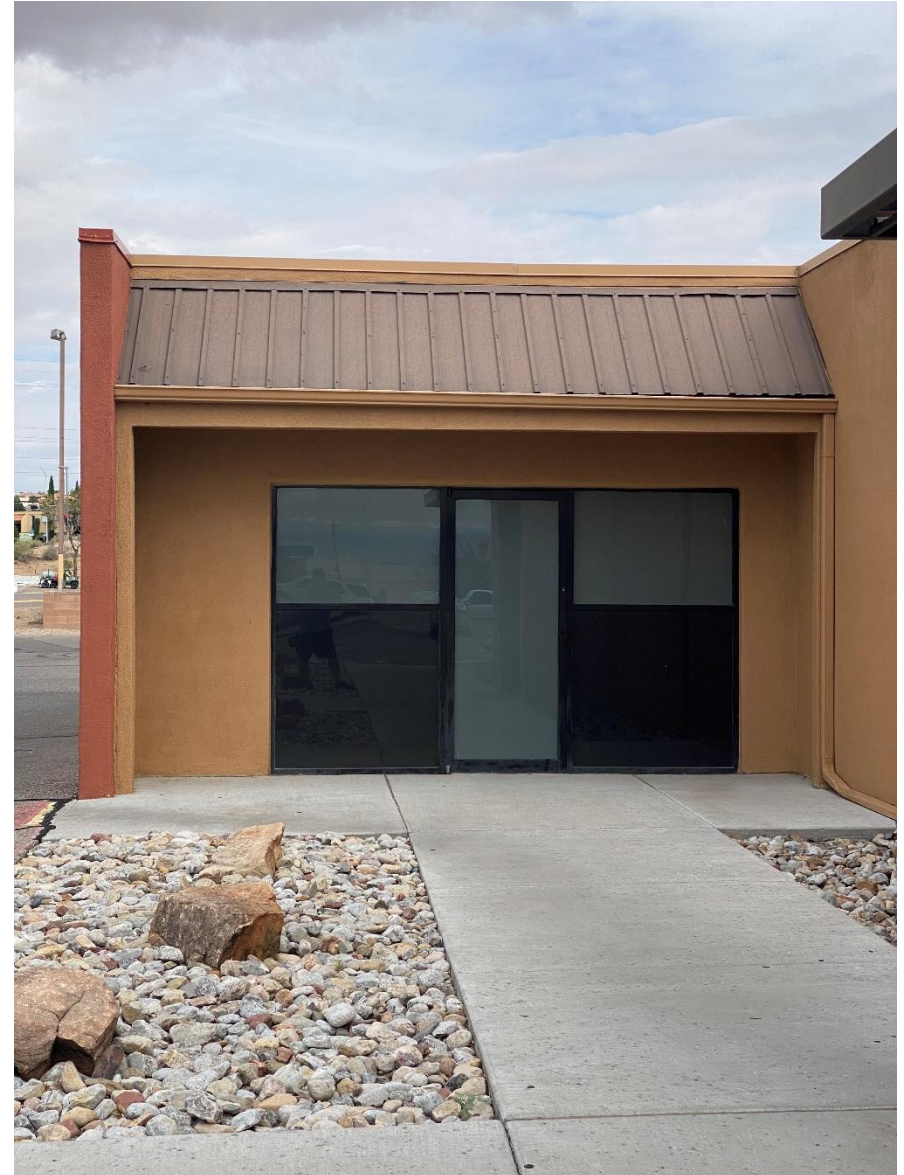
505-585-5700 | 5600 Eubank Suite 200 | Albuquerque, NM | ws-cre.com

PROPERTY SUMMARY

Lease Rate	\$12 - \$18 PSF NNN
Available	1,084 – 2,045 SF
Zoning	SU-1 for C-2 Uses New designation: MX-M

PROPERTY HIGHLIGHTS

- One of the top 10 intersections in the city – 73,000 VPD along Coors at Paseo
- Shadow anchored by high volume Target Store
- Rare small-footprint retail suite with sign frontage
- Signalized intersection
- High visibility from Coors Blvd
- Excellent access from Coors & Irving
- 74 shared parking spaces
- Large monument signage available

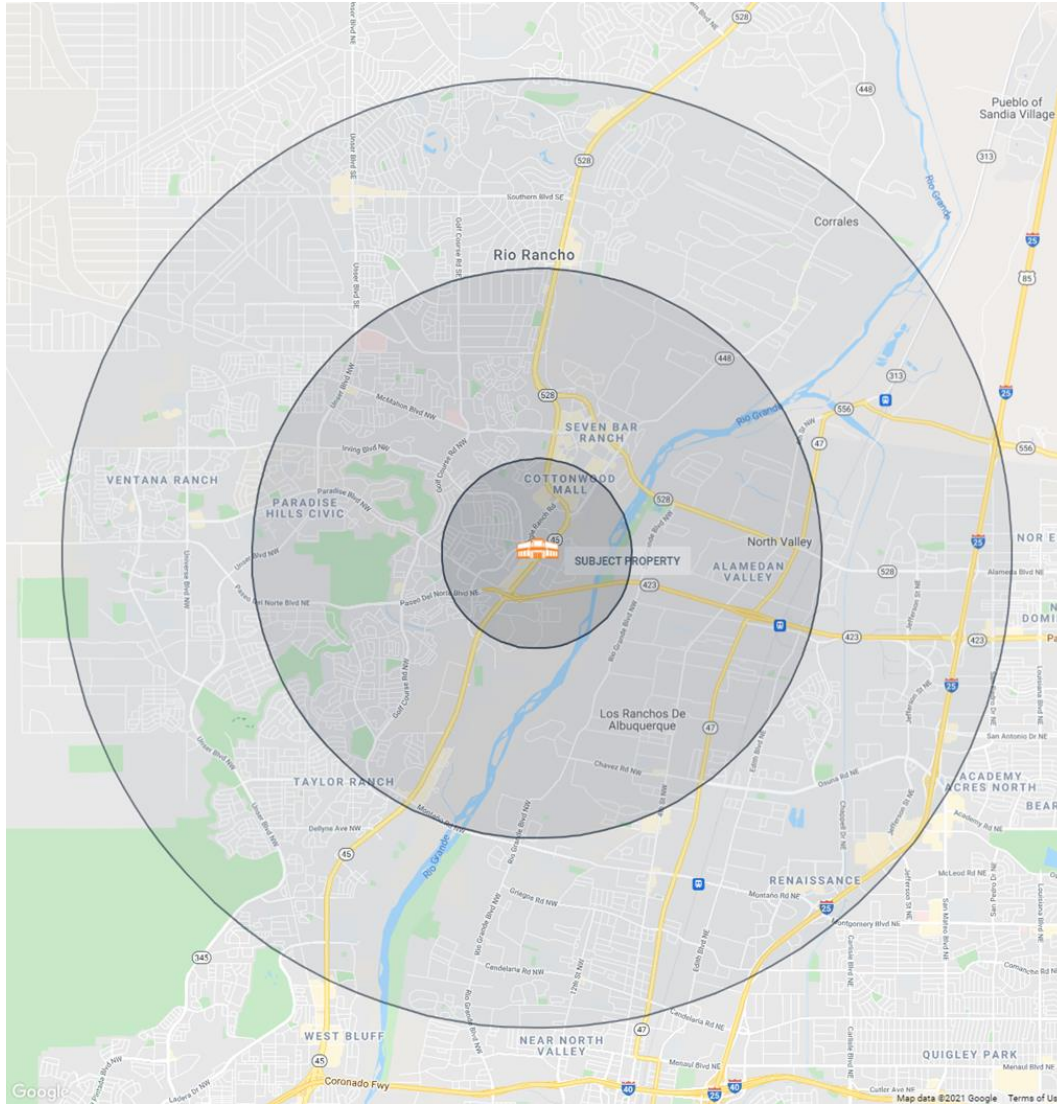






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Demographics



	1 Miles	3 Miles	5 Miles
POPULATION			
2025 Projection	9,887	69,197	184,811
2020 Estimate	9,635	67,078	178,350
2010 Census	9,297	64,214	168,733
2000 Census	6,110	49,127	120,868
INCOME			
Average	\$103,858	\$96,623	\$87,629
Median	\$73,677	\$70,736	\$65,707
Per Capita	\$43,883	\$39,068	\$35,078
HOUSEHOLDS			
2025 Projection	4,213	28,119	74,111
2020 Estimate	4,047	27,061	71,037
2010 Census	3,858	25,688	66,819
2000 Census	2,305	18,643	46,373
HOUSING			
2020	\$273,410	\$254,481	\$236,478
EMPLOYMENT			
2020 Daytime Population	8,605	54,445	182,678
2020 Unemployment	5.15%	4.55%	4.42%
2020 Median Time Traveled	25	26	26
RACE & ETHNICITY			
White	69.84%	72.79%	72.39%
Native American	0.10%	0.09%	0.09%
African American	3.79%	2.74%	2.70%
Asian/Pacific Islander	2.91%	2.20%	2.26%

WESTERN STATES
COMMERCIAL REAL ESTATE

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