

For Lease

±3,500 SF Retail Space

LOWE'S OUTPARCEL IN REGIONAL TRADE AREA



3400 Highway 528 | Albuquerque, NM 87114

SWQ Hwy. 528 & Coors Blvd. NW



LEASE RATE

- \$34.00/SF + NNN

AVAILABLE

- Up to ±3,500 SF

PROPERTY HIGHLIGHTS

- Prime location in the heart of concentrated Cottonwood Mall retail district on Albuquerque's growing west side
- Frontage on heavily-traveled, high-visibility Alameda Blvd. (34,100 CPD) that transitions to Highway 528 leading to Rio Rancho
- Surrounded by restaurants, grocery stores, retail shopping, home improvement stores, and automotive services
- High average household income of \$86,616 within 3-mile area
- End-cap patio

got space

NAI SunVista

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com



FOR MORE INFORMATION:

Brett Hills

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LOCATION



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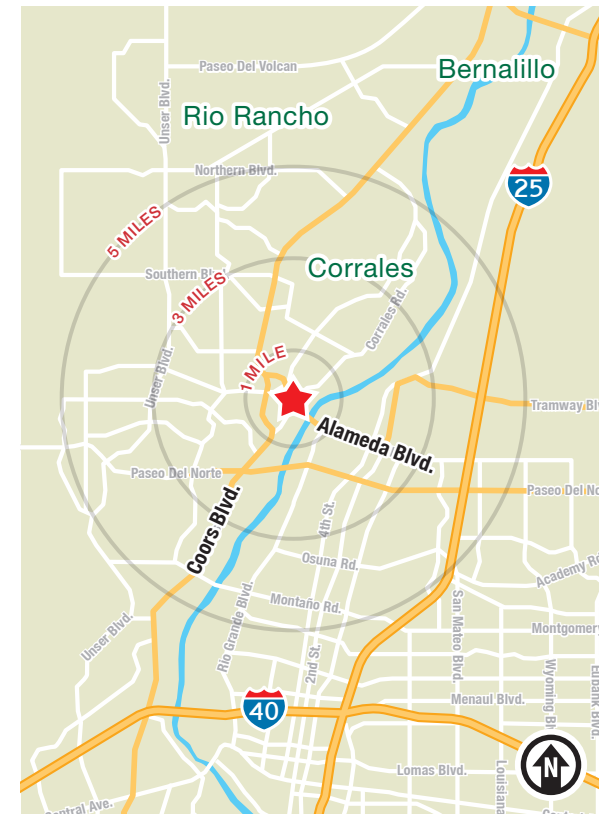
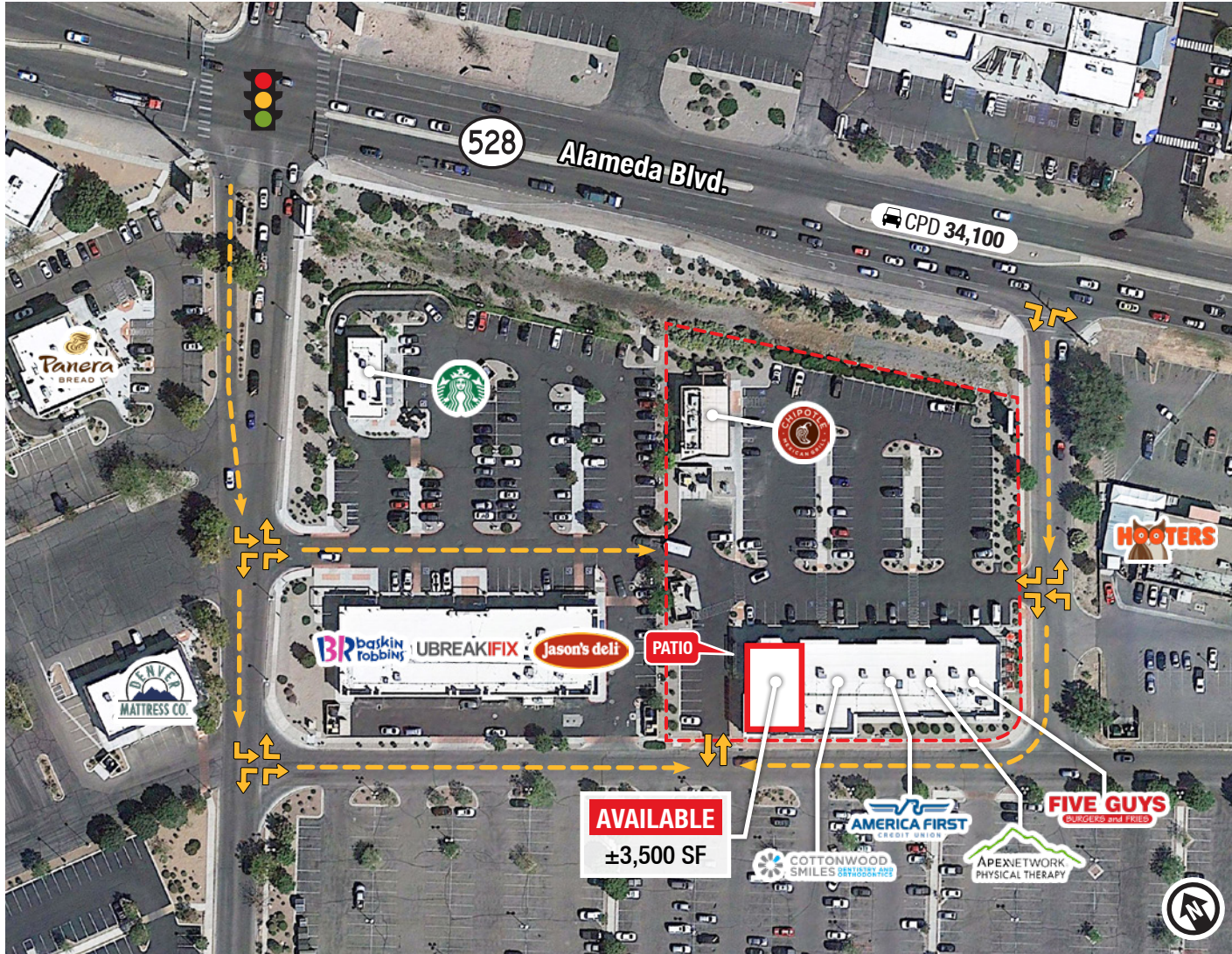


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LOCATION

2021 Demographics	1 mile	3 mile	5 mile
Total Population	6,856	64,601	172,416
Average HH Income	\$71,523	\$96,618	\$94,505
Daytime Employment	8,118	28,879	89,336

2021 Forecasted by Esri



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PHOTOS



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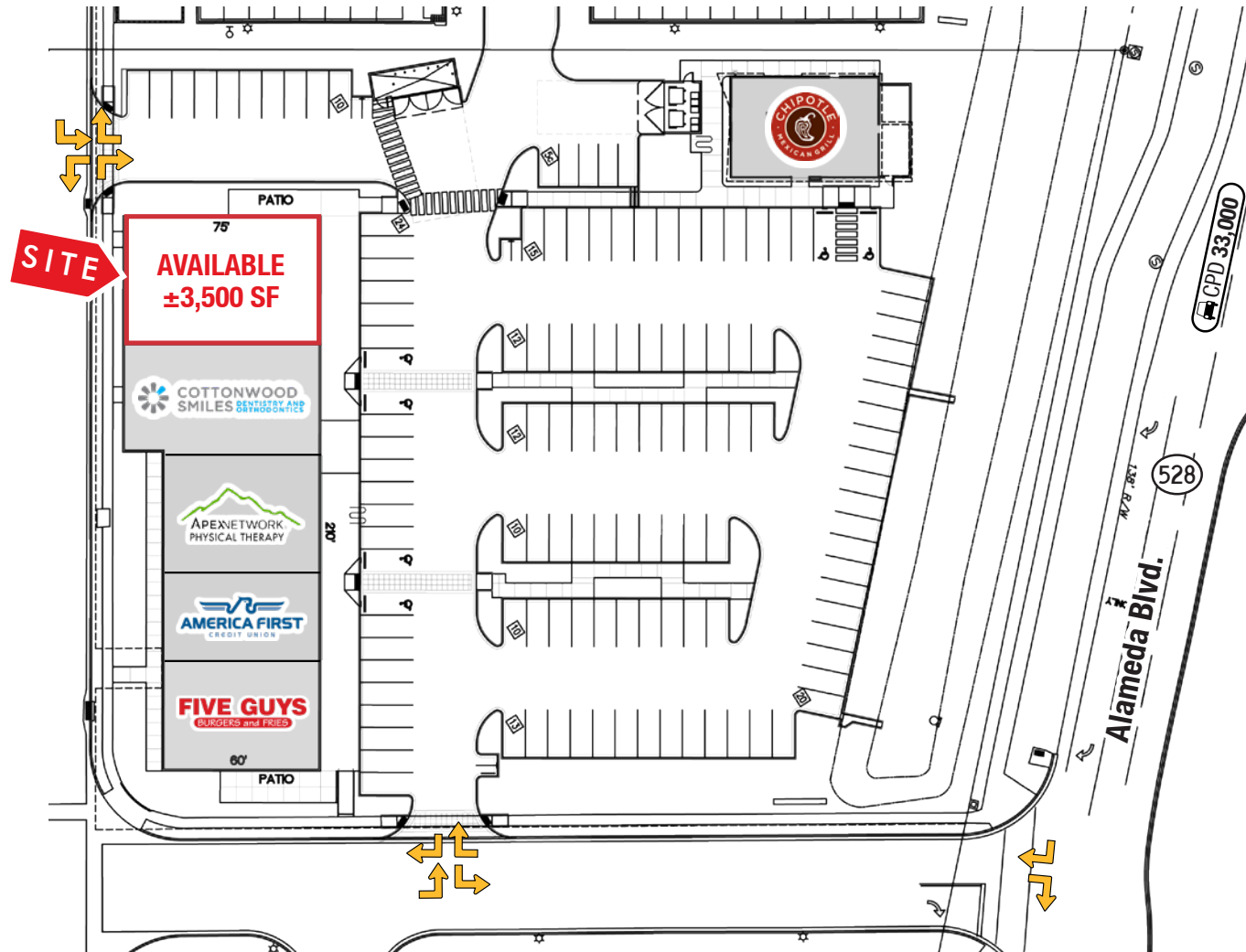
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SITE PLAN



AVAILABLE

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\$34.00/SF + NNN

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Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

City of Albuquerque by the Numbers (ESRI 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees



936,582

Albuquerque
Metro
Population

#1

**The
Largest**
City in
the State

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



EDUCATION | SKILLED WORKFORCE

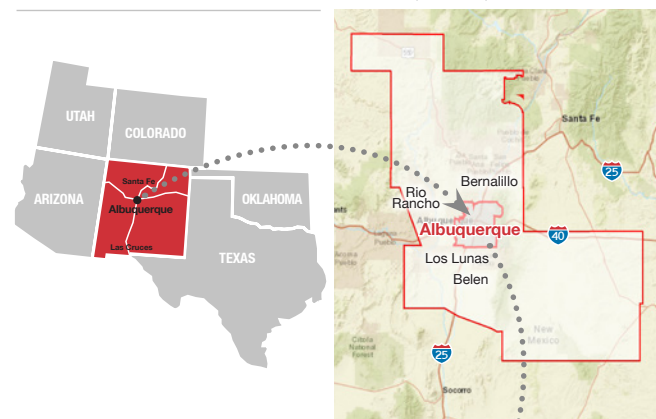
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



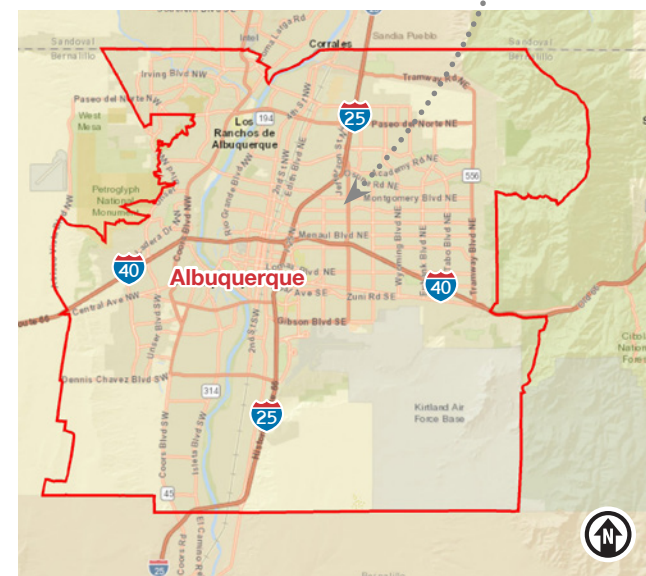
COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

ALBUQUERQUE METRO



ALBUQUERQUE CITY



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