

Las Estancias

MIXED-USE CENTER

THE PLACE TO BE



Las Estancias

Las Estancias is a premier 80-acre mixed-use/community activity center that is transforming an entire trade area in Albuquerque's Southwest Mesa.



DISCOVER LAS ESTANCIAS!
CLICK HERE TO WATCH THE VIDEO

NAISunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com    

Randall Parish

505 338 4110
randall@gotspaceusa.com

Isaac Romero

505 998 1571
isaac@gotspaceusa.com

Keith Meyer, CCIM, SIOR

505 878 0001
keithmeyer@gotspaceusa.com

Las Estancias

MAXIMUM RETAIL TRAFFIC

MOST VISITED

Walmart 

in New Mexico and among the top 2% of all Walmart stores nationwide.



MOST VISITED

ULTA BEAUTY

in the Albuquerque metro area.



MOST VISITED



planet fitness

in the state of New Mexico.



MOST VISITED



WHATABURGER

in the Albuquerque metro area and #2 in all of New Mexico.



8-2021 Data – See Advisor for Details

NAISunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Randall Parish
505 338 4110
randall@gotspacusa.com

Isaac Romero
505 998 1571
isaac@gotspacusa.com

Keith Meyer, CCIM, SIOR
505 878 0001
keithmeyer@gotspacusa.com

Las Estancias

SOUTHWEST MESA



NA SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



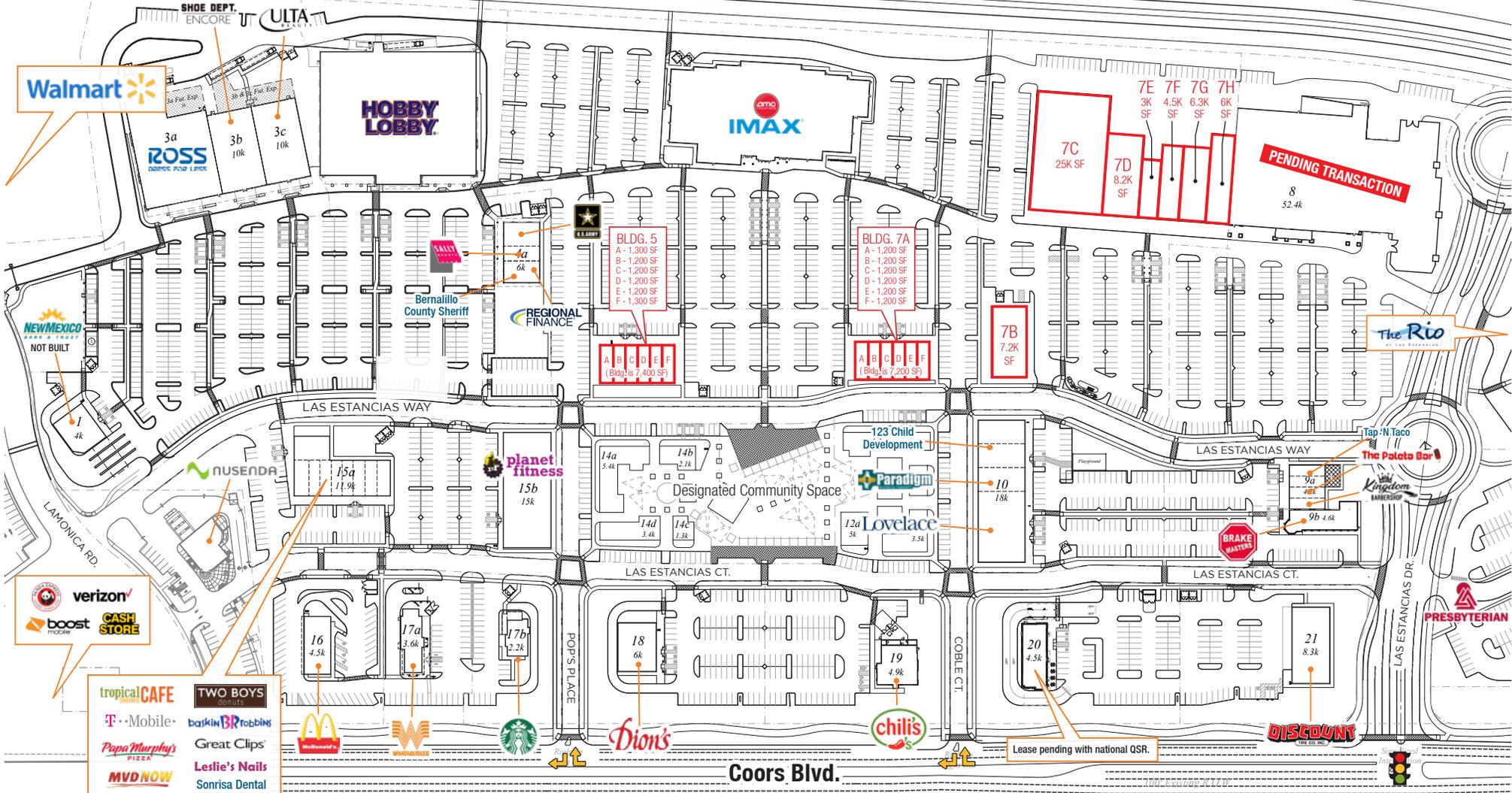
Randall Parish
505 338 4110
randall@gotspacusa.com

Isaac Romero
505 998 1571
isaac@gotspacusa.com

Keith Meyer, CCIM, SIOR
505 878 0001
keithmeyer@gotspacusa.com

Las Estancias

MASTER PLAN



Walmart

HOBBY LOBBY

imax

PENDING TRANSACTION

BLDG. 5
A - 1,300 SF
B - 1,200 SF
C - 1,200 SF
D - 1,200 SF
E - 1,200 SF
F - 1,300 SF

BLDG. 7A
A - 1,200 SF
B - 1,200 SF
C - 1,200 SF
D - 1,200 SF
E - 1,200 SF
F - 1,200 SF

7B
7.2K SF

7C
25K SF

7D
8.2K SF

7E
3K SF

7F
4.5K SF

7G
6.3K SF

7H
6K SF

8
52.4k

The Rio

NEW MEXICO
NOT BUILT

verizon
boost mobile CASH STORE

tropical CAFE
TWO BOYS
Papa Murphy's PIZZA
Great Clips
Leslie's Nails
Sonrisa Dental
MVD NOW

McDonald's

Wendy's

Starbucks

Dion's

chili's

DISCOUNT

Lease pending with national QSR.

Coors Blvd.



Conceptual site plan subject to change. Map NTS.

Available

NSunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Randall Parish
505 338 4110
randall@gotspacusa.com

Isaac Romero
505 998 1571
isaac@gotspacusa.com

Keith Meyer, CCIM, SIOR
505 878 0001
keithmeyer@gotspacusa.com

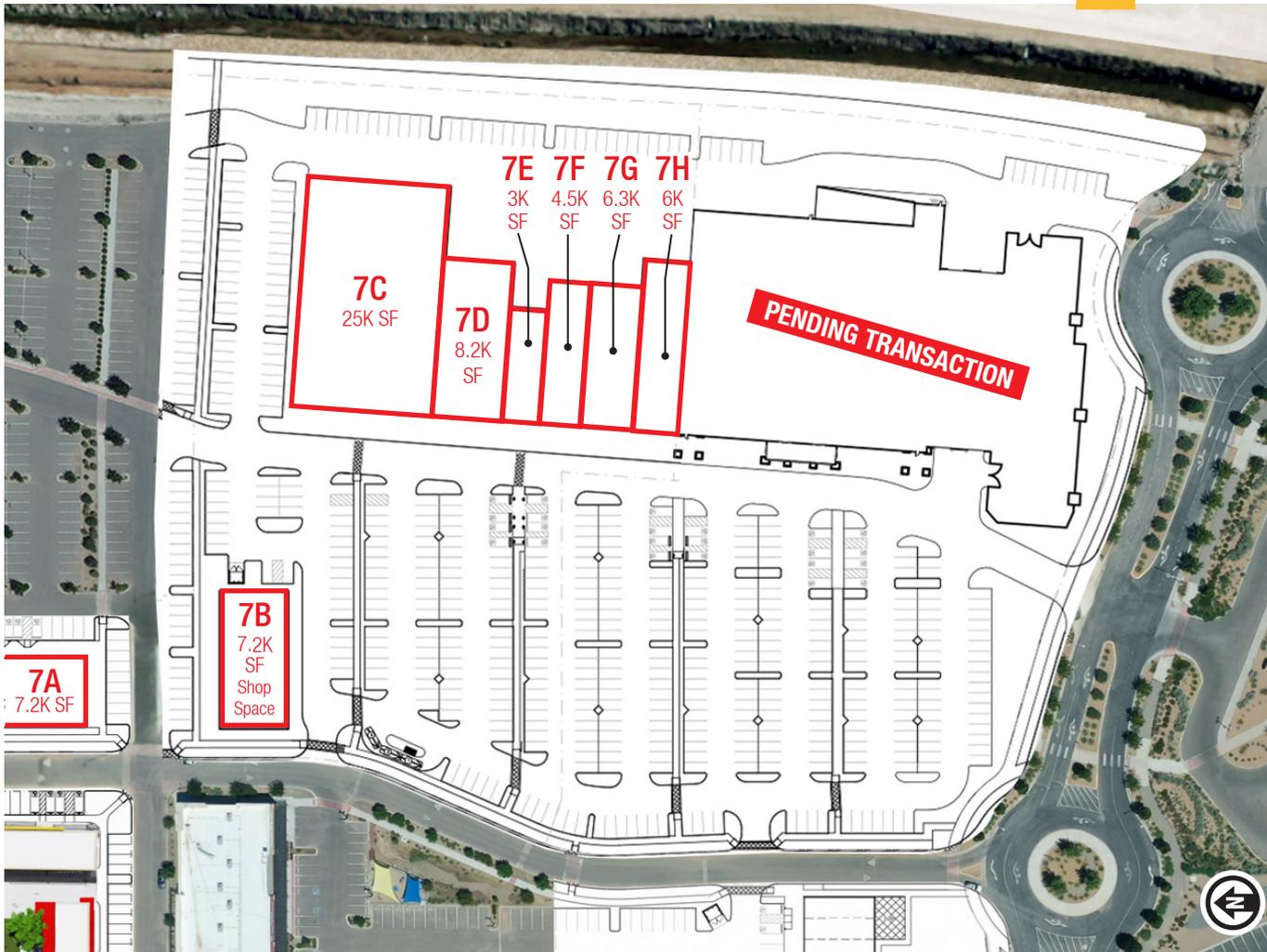
Las Estancias

JUNIOR ANCHOR SPACE

JUNIOR ANCHOR SPACE



AVAILABLE



SPACE	SQUARE FT.	LEASE RATE
7C	±25,000	See Advisor
7D	±8,200	See Advisor
7E	±3,000	See Advisor
7F	±4,500	See Advisor
7G	±6,300	See Advisor
7H	±6,000	See Advisor
TOTAL	±53,000	

ADVANTAGES

- Coors Blvd. is the highest volume corridor traveled North/South thoroughfare on the Westside
- Rio Bravo Blvd. is one of the seven river crossings linking the Eastside to Westside
- Underserved trade area in need of retail, services, food, medical, entertainment and community services
- Regional location that draws from a core population base of almost 150,000 in a five-mile radius
- Nearly 12,000 students (K-12 grade) attend 11 private/public schools within a 3-mile radius of Las Estancias

Available

Conceptual site plan subject to change. Map NTS.



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Randall Parish
505 338 4110
randall@gotinspaceusa.com

Isaac Romero
505 998 1571
isaac@gotinspaceusa.com

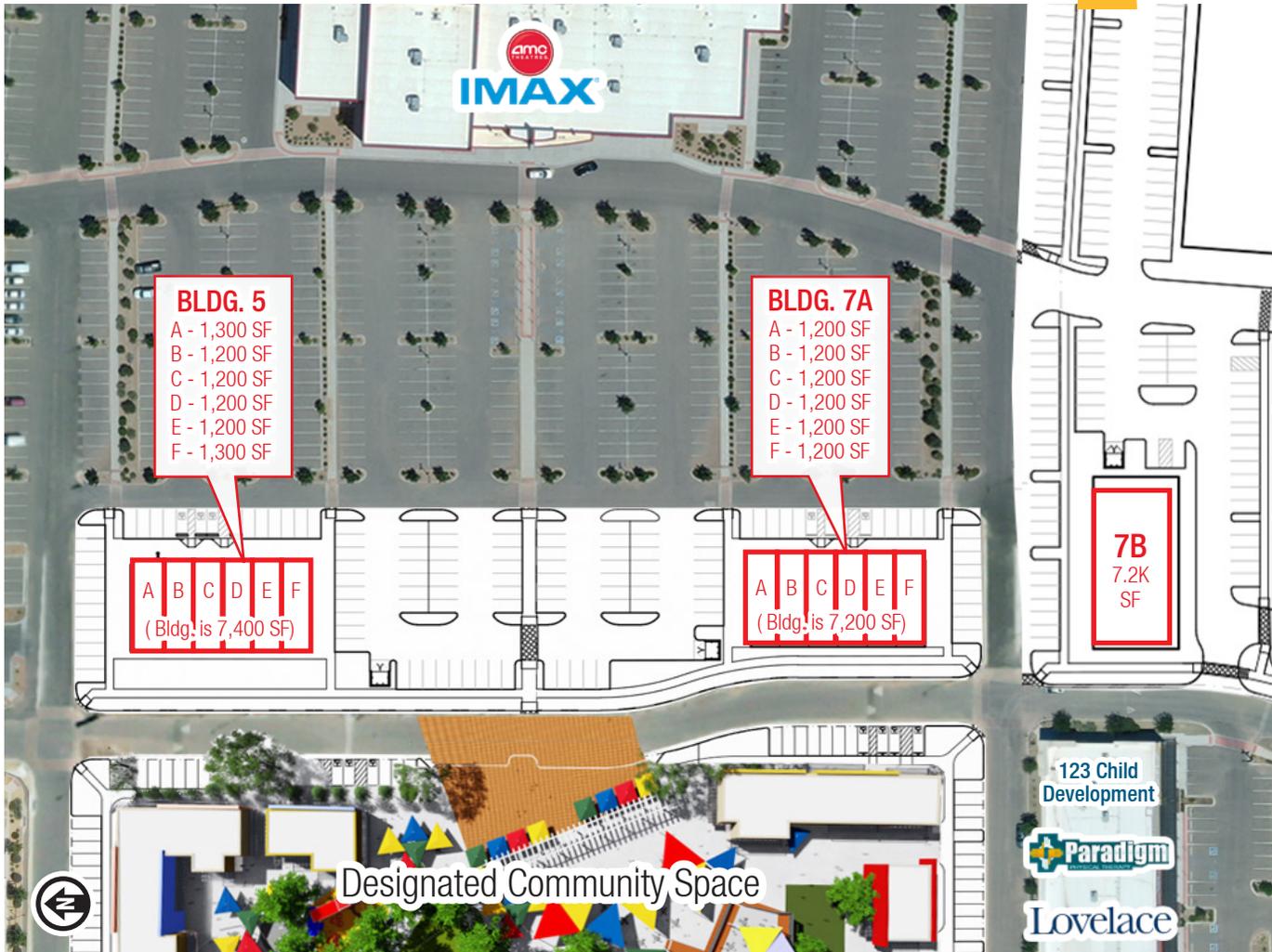
Keith Meyer, CCIM, SIOR
505 878 0001
keithmeyer@gotinspaceusa.com

Las Estancias

RETAIL SHOP SPACE

RETAIL SHOP SPACE

AVAILABLE



SPACE	SQUARE FT.	LEASE RATE
5A	±1,300	See Advisor
5B	±1,200	See Advisor
5C	±1,200	See Advisor
5D	±1,200	See Advisor
5E	±1,200	See Advisor
5F	±1,300	See Advisor
TOTAL	±7,400	

7A-A	±1,200	See Advisor
7A-B	±1,200	See Advisor
7A-C	±1,200	See Advisor
7A-D	±1,200	See Advisor
7A-E	±1,200	See Advisor
7A-F	±1,200	See Advisor
TOTAL	±7,200	

7B	±7,200	See Advisor
----	--------	-------------

Available

Conceptual site plan subject to change. Map NTS.

NAISunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Randall Parish
 505 338 4110
 randall@gotSPACEUSA.com

Isaac Romero
 505 998 1571
 isaac@gotSPACEUSA.com

Keith Meyer, CCIM, SIOR
 505 878 0001
 keithmeyer@gotSPACEUSA.com

Las Estancias

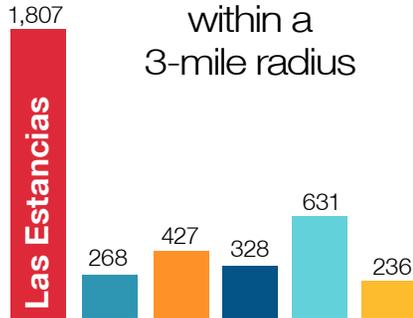
RESTAURANT SPACE

TRADE AREA LEGEND

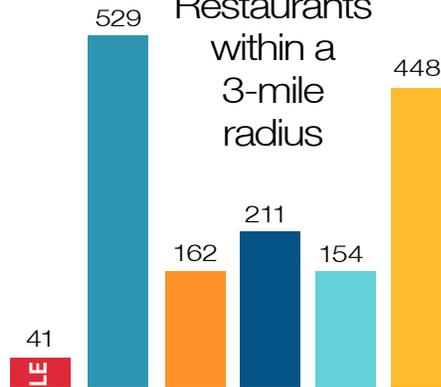
- Las Estancias
- Uptown
- Cottonwood
- Paseo & San Pedro
- Coors & I-40
- Nob Hill



People per Restaurant within a 3-mile radius



Restaurants within a 3-mile radius



FACT: Residents in the Las Estancias Trade Area have to drive **7.6 miles** to dine at the nearest **national sit-down restaurant**



Albuquerque Major Retail Trade Areas



TRADE AREA LEGEND

- Las Estancias
- Uptown
- Cottonwood
- Paseo & San Pedro
- Coors & I-40
- Nob Hill

HUNGRIEST TRADE AREA IN ALBUQUERQUE



FOR EVERY 10 PEOPLE LOOKING FOR A RESTAURANT IN **LAS ESTANCIAS**, THERE ARE...

- 1.4** people looking in Uptown
- 2.3** people looking in Cottonwood
- 1.7** people looking at Paseo & San Pedro
- 3.4** people looking at Coors & I-40
- 1.3** people looking in Nob Hill

NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Randall Parish
505 338 4110
randall@gotspaceusa.com

Isaac Romero
505 998 1571
isaac@gotspaceusa.com

Keith Meyer, CCIM, SIOR
505 878 0001
keithmeyer@gotspaceusa.com

Las Estancias

HEALTHCARE SPACE



In the last 12 months, **70%** of the Southwest Mesa population visited a medical professional.



55% of the medical visits by the residents in the Southwest Mesa were services not offered in the trade area.



Southwest Mesa residents spent **33%** on medical care outside of the trade area.

DISTANCE TO THE NEAREST...



PRESBYTERIAN

HOSPITAL

- 30 Exam Rooms
- 16 Physicians
- 48 Support Staff
- 60 Admin/Maintenance Staff



SENIOR CARE FACILITY

120 Fully-Occupied Units



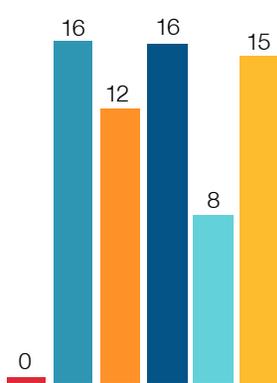
Albuquerque Major Retail Trade Areas



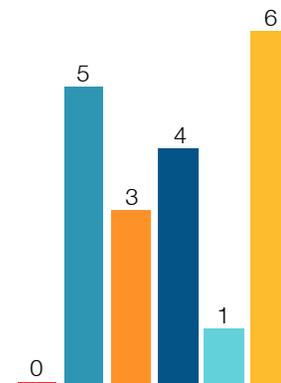
TRADE AREA LEGEND

- Las Estancias
- Uptown
- Cottonwood
- Paseo & San Pedro
- Coors & I-40
- Nob Hill

Oral Surgeon/Dental Emergency After Hours Offices within a 3-mile radius



Medical Imaging & Durable Medical Equipment Stores within a 3-mile radius



NA SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Randall Parish

505 338 4110
randall@gotspacusa.com

Isaac Romero

505 998 1571
isaac@gotspacusa.com

Keith Meyer, CCIM, SIOR

505 878 0001
keithmeyer@gotspacusa.com

Las Estancias

DEMOGRAPHICS



There is a **\$300 Million** gap between retail supply and demand within a 3-mile area



Home ownership within 3 miles of the site is **13.5%** higher than the National average, creating more expendable income



Hispanics make up **80%** of the population in a 5-mile radius of Las Estancias



The Southwest Mesa is the **fastest growing** segment of the Albuquerque MSA



Las Estancias sits at the intersection of the two most traveled roads in the Southwest Mesa with **51K** cars passing daily



The average household income within a 3-mile area is **\$58,239**

2021 ESRI Demographics

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market

ABQ RETAIL REPORT CARD

RETAIL SF PER SHOPPER PER TRADE AREA



Southwest Mesa	9 SF of Retail
Rio Rancho	17 SF of Retail
North Valley	17 SF of Retail
University	21 SF of Retail
Downtown	23 SF of Retail
NE Heights	49 SF of Retail
Far NE Heights	30 SF of Retail
SE Heights	30 SF of Retail
North I-25	133 SF of Retail
Cottonwood	200 SF of Retail
Uptown	638 SF of Retail



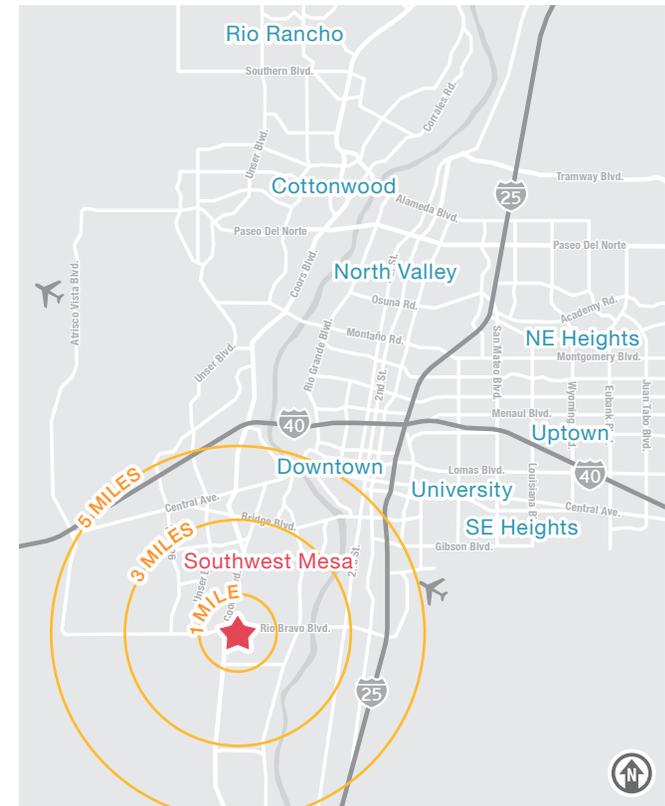
"In comparison to non-Hispanics, **young Hispanic consumers are half as likely to shop on Amazon.**"

"Hispanics are experiencing increased incomes and expenditures. **This purchasing power is forecast to reach \$1.8 trillion by 2021**, indicating the importance of this consumer base.

- "ICSC Reports: U.S. Hispanics biggest fans of physical retail, technology", Article published May 2018

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	5,748	71,616	139,981
Average HH Income	\$53,679	\$58,239	\$57,389
Daytime Employment	2,134	7,374	25,168

2021 Forecasted by Esri



NA SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Randall Parish
505 338 4110
randall@gotspacusa.com

Isaac Romero
505 998 1571
isaac@gotspacusa.com

Keith Meyer, CCIM, SIOR
505 878 0001
keithmeyer@gotspacusa.com