

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.

NAISunVista

got space

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Las Estancias

SOUTHWEST MESA



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Las Estancias

MAXIMUM RETAIL TRAFFIC

MOST VISITED

Walmart 

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



Second

MOST VISITED

ROSS

in Albuquerque and #3 in all of New Mexico.



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.



3-2022 Data – See Advisor for Details

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RETAIL SUCCESS



98TH & SAGE

Walmart Neighborhood Market #1 in NM

BBVA #2 in ABQ
#2 in NM

98TH & CENTRAL

McDonald's #1 in ABQ
#5 in NM

Burger King #1 in ABQ
#8 in NM

UNSER & CENTRAL

DEFINED FITNESS #1 in ABQ
#2 in NM

RIO BRAVO SQUARE

Auto Zone #1 in NM

SUBWAY #1 in NM

dd's DISCOUNTS #1 in NM

LAS ESTANCIAS

Walmart #1 in NM

nUSENDA #1 in NM

planet fitness #1 in ABQ
#3 in NM

WHATABURGER #1 in ABQ
#2 in NM

ROSS DRESS FOR LESS #2 in ABQ
#3 in NM

SALLY'S BEAUTY SUPPLY #1 in ABQ
#4 in NM

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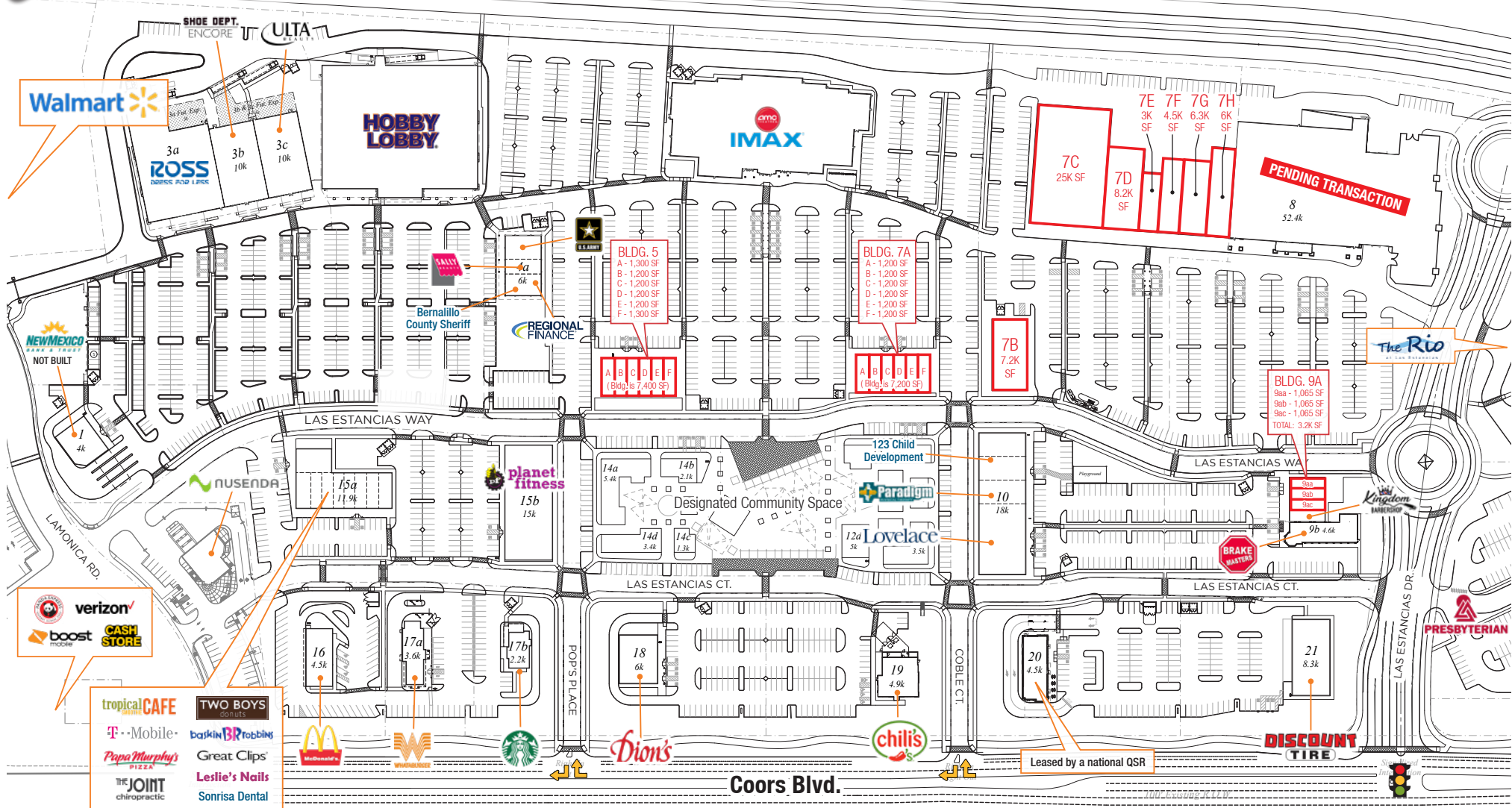
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MASTER PLAN



Conceptual site plan subject to change. Map NTS.

Available



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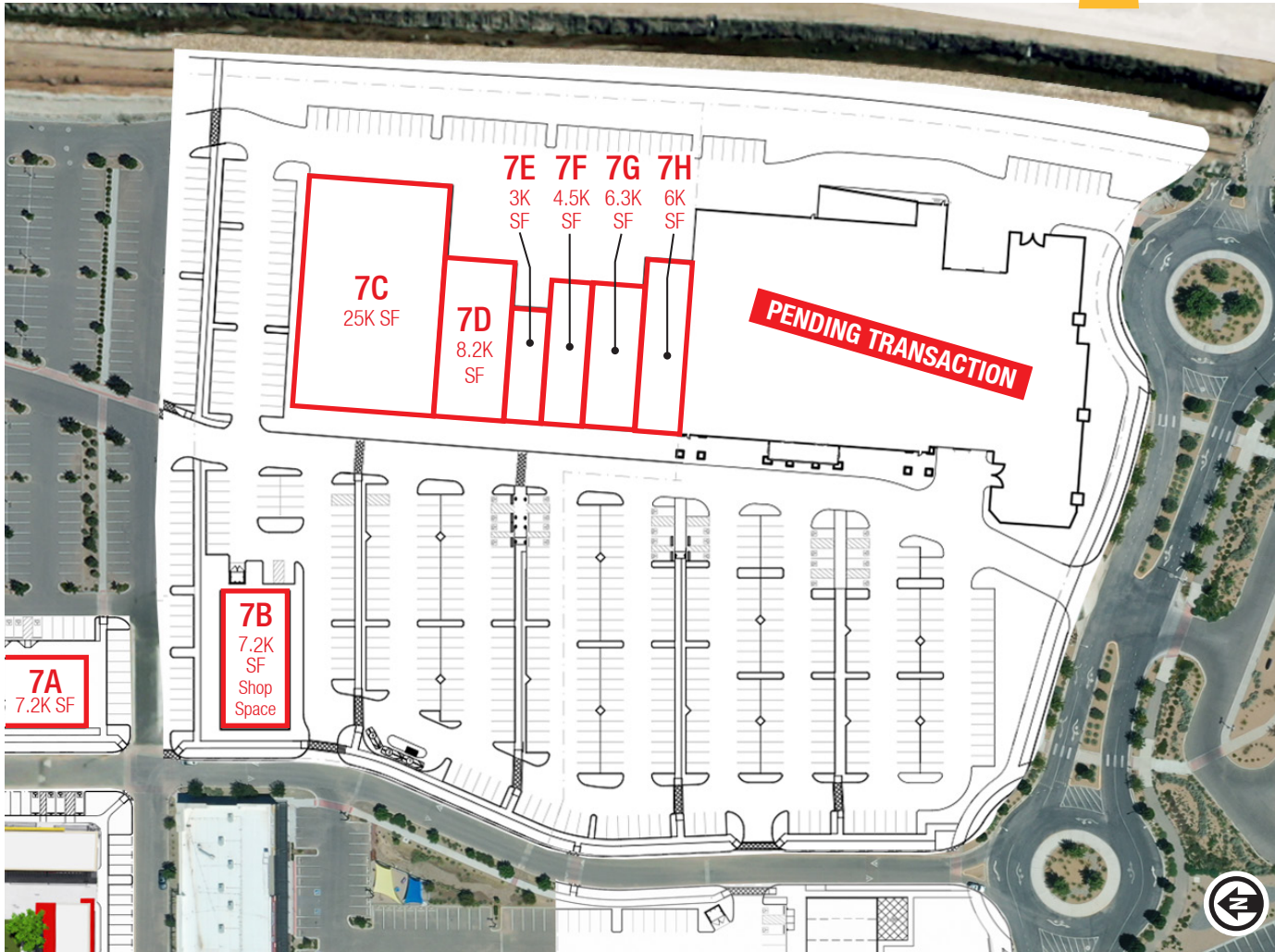
Las Estancias

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

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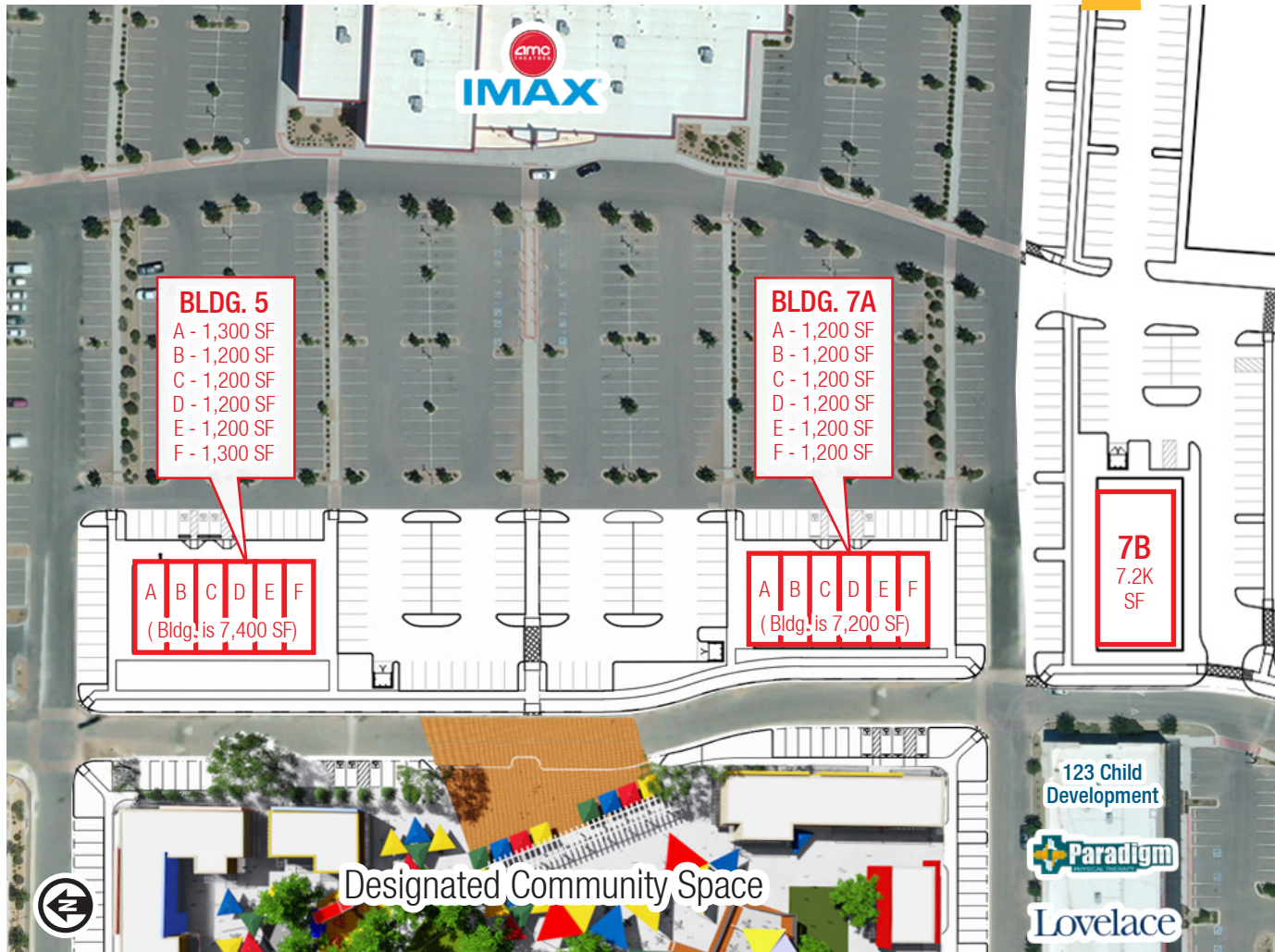
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Las Estancias

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

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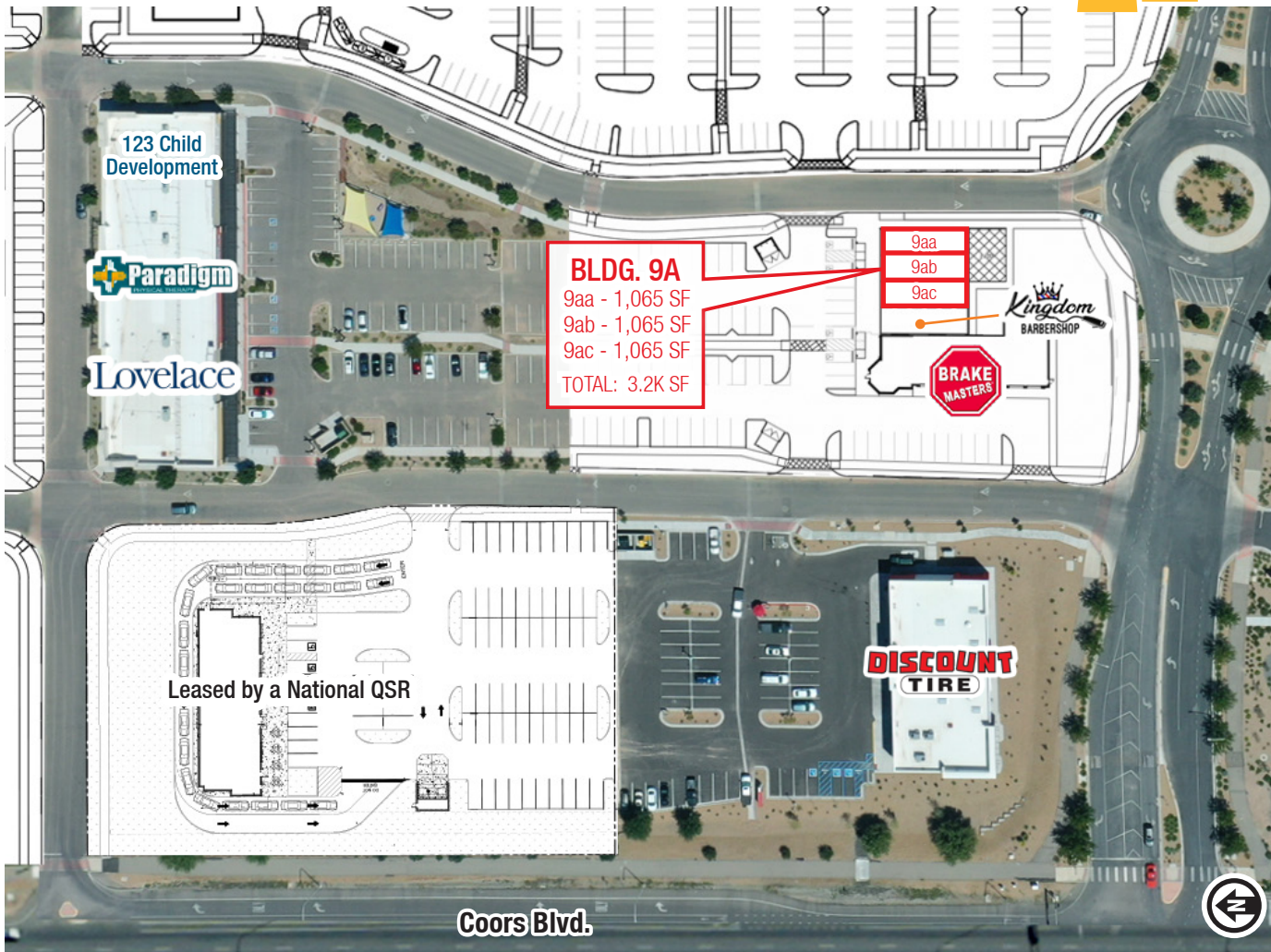
Las Estancias

RETAIL SHOP SPACE

RETAIL SHOP SPACE



AVAILABLE



SPACE	SQUARE FT.	LEASE RATE
9AA	±1,065	See Advisor
9AB	±1,065	See Advisor
9AC	±1,065	See Advisor
TOTAL	±3,195	

 Available

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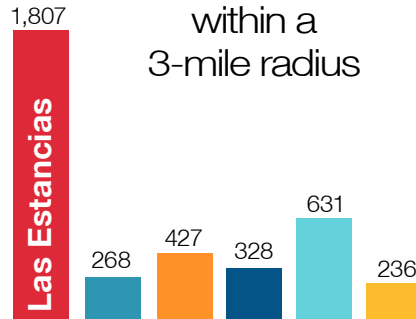
RESTAURANT SPACE

TRADE AREA LEGEND

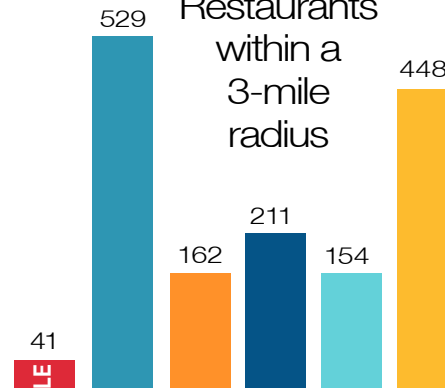
- Las Estancias
- Uptown
- Cottonwood
- Paseo & San Pedro
- Coors & I-40
- Nob Hill



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

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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...

Oral Surgeon		12.6 Miles
Dental Emergency/After Hours		12.1 Miles
Optometrist		11.1 Miles
Retail Optometry Chain		13.4 Miles
Durable Medical Equipment		16.7 Miles
Medical Imaging Center		16 Miles

PRESBYTERIAN

HOSPITAL

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



SENIOR CARE FACILITY
120 Fully-Occupied Units



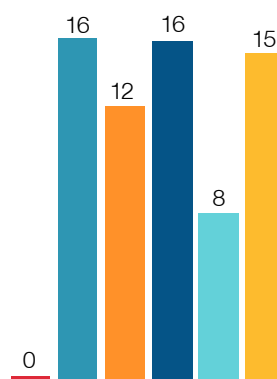
Albuquerque Major Retail Trade Areas



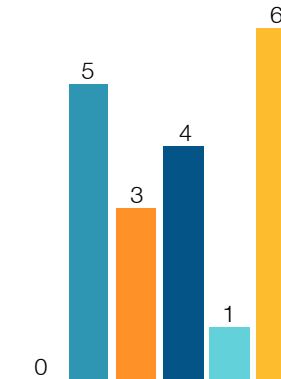
TRADE AREA LEGEND

- 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



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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



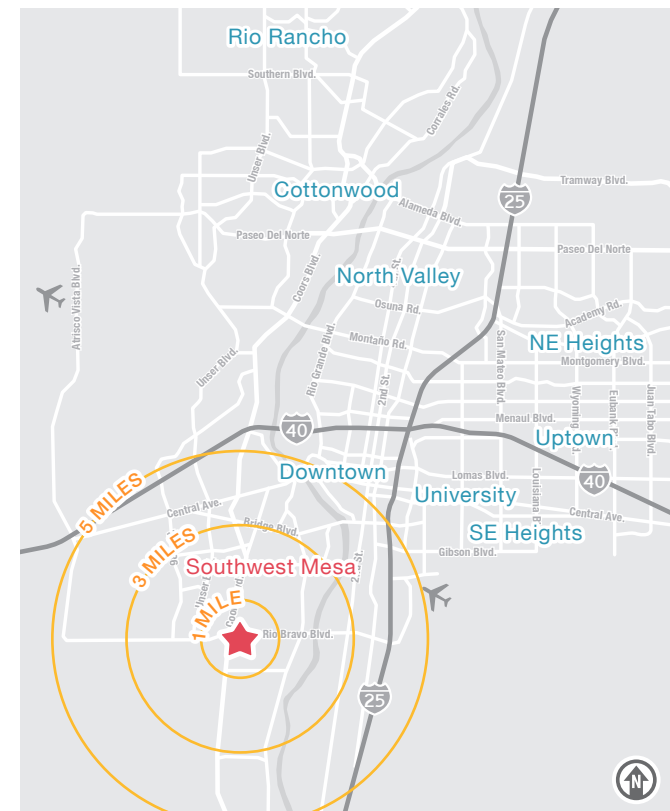
"In comparison to non-Hispanics, young Hispanic consumers are half as likely to shop on Amazon."

"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



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.



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