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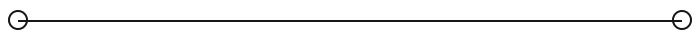
Site

LEASE

**Corner Property Available
SEC of Cottonwood Dr at
NM 528**

3711 ELLISON ROAD NW

Albuquerque, NM 87114



PRESENTED BY:

STEVE LYON, CCIM

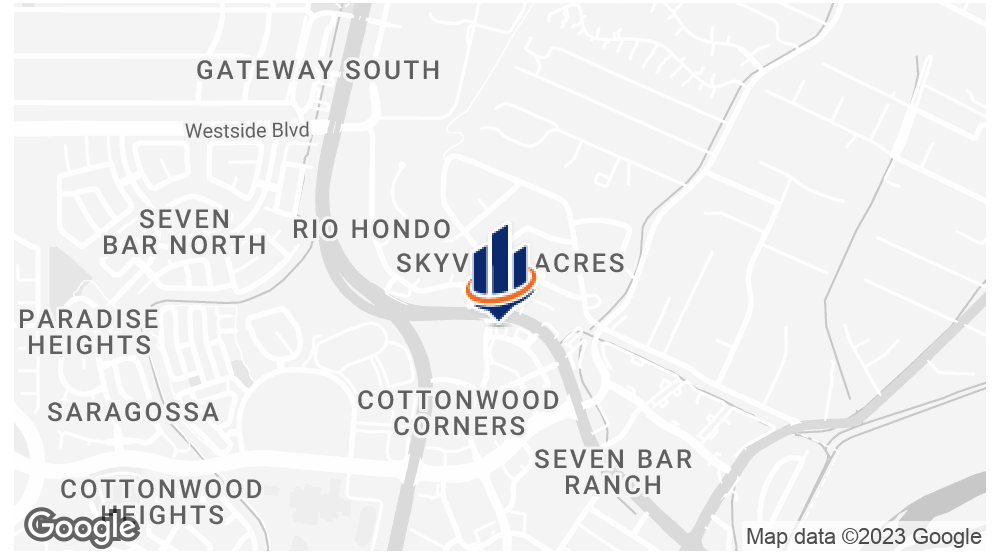
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker
BUILDING SIZE:	4,195 SF
LOT SIZE:	1.203 Acres
ZONING:	NR-BP
MARKET:	Albuquerque
SUBMARKET:	Cottonwood
TRAFFIC COUNT:	34,443

PROPERTY OVERVIEW

1.203± Acres at the South east corner of Cottonwood Drive and Alameda Road NW in Albuquerque. Free standing building. Former restaurant in **shell condition**.

PROPERTY HIGHLIGHTS

- Signalized intersection
- Ample parking
- Monument signage
- Zoning allows for drive through addition as Permissive Accessory. Meet with City of Albuquerque P&Z for application.
- 216' frontage along Alameda Road NW
- 202' frontage along Cottonwood Drive NW

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RETAILER MAP



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AERIAL MAP



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CLOSER AERIAL



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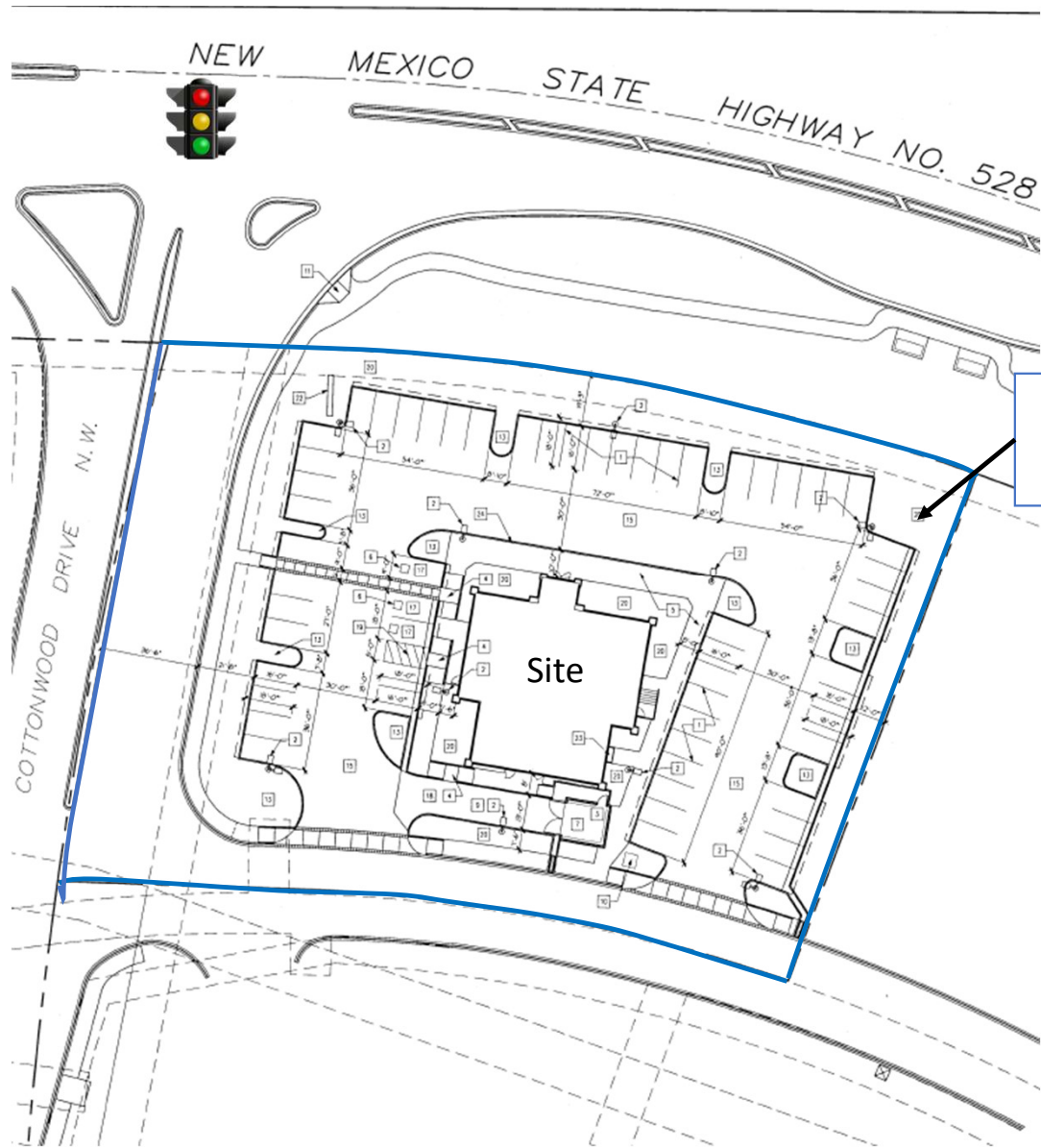
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ADDITIONAL PHOTOS



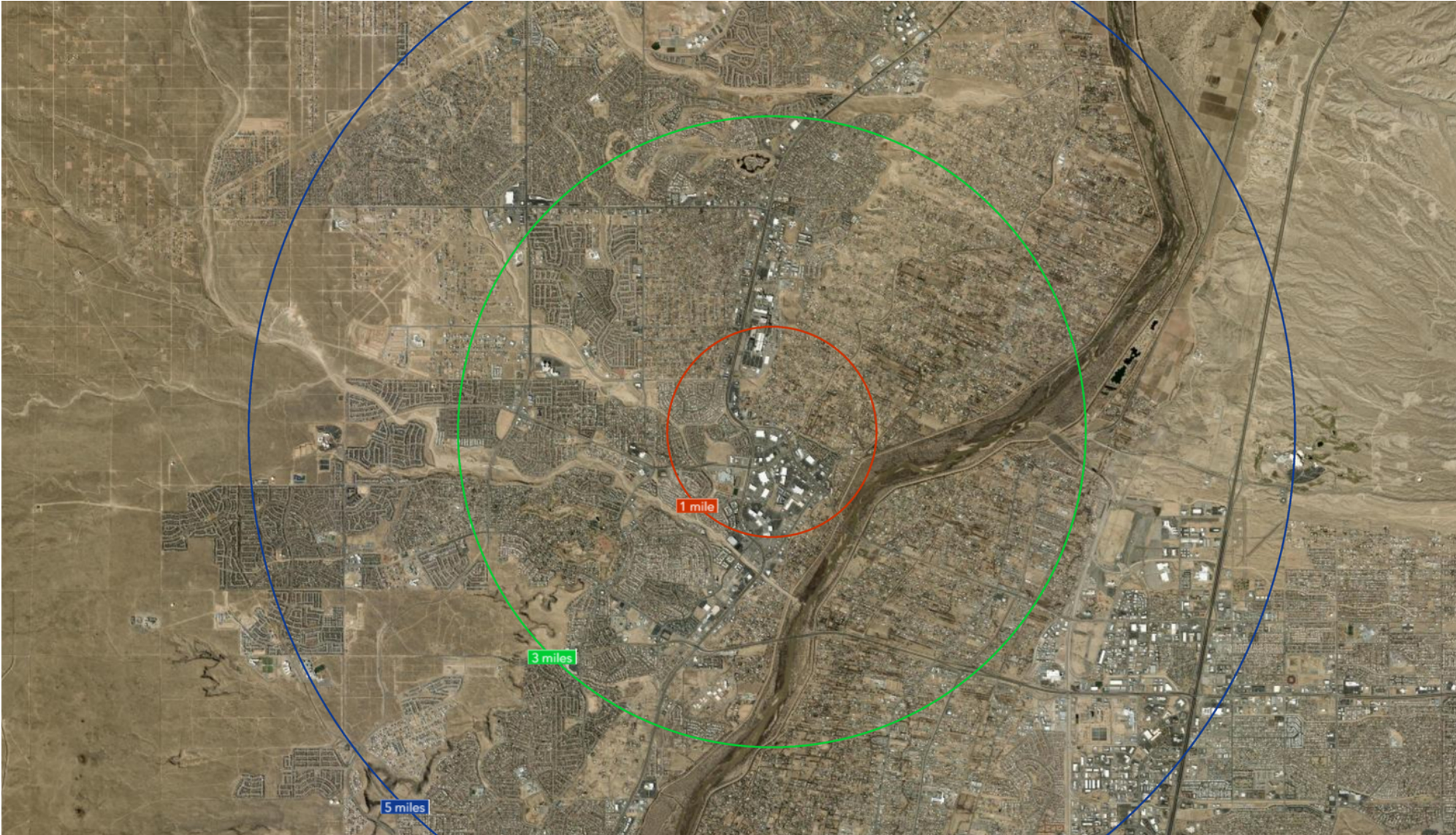
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3711 Ellison Rd NW
Bldg: ± 4,195 SF
Land: ± 1.203 AC
Frontage: ± 216' along NM 528
Parking: 50 Spaces / 11.9:1 ratio



Monument
Sign

DEMOGRAPHIC MAP



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DEMOGRAPHICS



Demographic and Income Comparison Profile

3711 Ellison Rd NW, Albuquerque, New Mexico, 87114
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.21067
Longitude: -106.65534

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	9,146	73,550	167,079
Households	4,374	29,572	65,978
Average Household Size	2.09	2.45	2.51
2023 Summary			
Population	9,027	73,434	167,811
Households	4,372	29,826	67,206
Families	2,299	18,942	44,071
Average Household Size	2.06	2.43	2.48
Owner Occupied Housing Units	1,996	21,101	50,683
Renter Occupied Housing Units	2,376	8,725	16,523
Median Age	36.2	39.4	39.3
Median Household Income	\$67,847	\$80,604	\$81,277
Average Household Income	\$89,953	\$111,276	\$109,465
2028 Summary			
Population	9,040	72,830	171,606
Households	4,457	30,192	70,068
Families	2,316	18,943	45,623
Average Household Size	2.02	2.38	2.43
Owner Occupied Housing Units	2,017	21,378	53,033
Renter Occupied Housing Units	2,440	8,815	17,035
Median Age	37.8	39.6	39.6
Median Household Income	\$78,788	\$92,902	\$94,599
Average Household Income	\$103,244	\$126,470	\$124,856
Trends: 2023-2028 Annual Rate			
Population	0.03%	-0.17%	0.45%
Households	0.39%	0.24%	0.84%
Families	0.15%	0.00%	0.69%
Owner Households	0.21%	0.26%	0.91%
Median Household Income	3.04%	2.88%	3.08%

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