



COTTONWOOD PROFESSIONAL OFFICE

ELLISON RD NW AND ALAMEDA BLVD NW
3730 Ellison Rd NW, Albuquerque, NM 87114



FOR SUBLEASE

AVAILABLE SPACE
2,806 SF

RATE

\$25.00 PSF NNN

NNNs* \$4.88

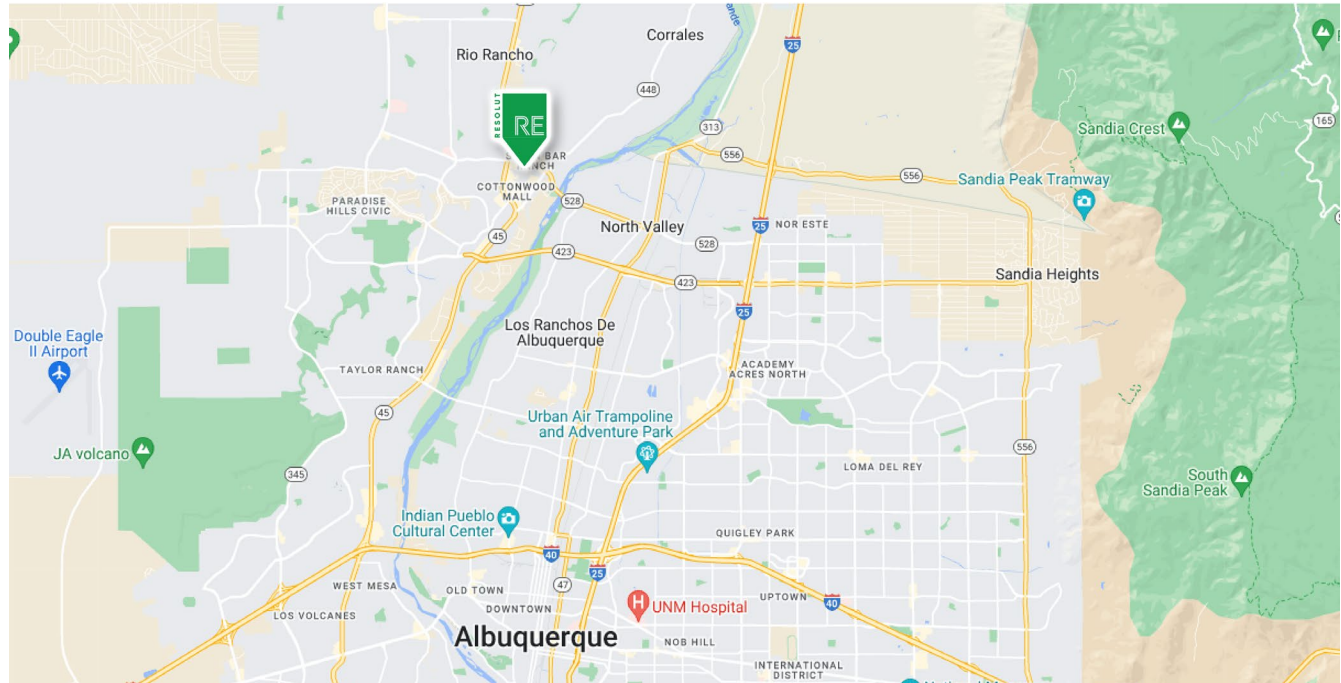
* Estimate provided by Landlord and
subject to change

Jeremy Salazar, CCIM
jsalazar@resolutre.com
505.337.0777

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

PROPERTY HIGHLIGHTS

- Sublease Opportunity, Master Lease Until Jan. 2035
- Standalone Building
- Suite in Cold Shell Condition, Ready for Tenant's Build Out
- Tenant Improvement Allowance and Rent Concessions Available
- Monument Signage Opportunity on Ellison Rd.
- Building Signage Available
- Great Location for Professional/ Medical Office, Retail



AREA TRAFFIC GENERATORS



Jeremy Salazar, CCIM

jsalazar@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2026



69,104
POPULATION
3-MILE RADIUS



\$125,292.00
AVG HH INCOME
3-MILE RADIUS



47,120
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

Ellison Rd NW: 12,686 VPD
Alameda Blvd NW: 33,959 VPD
(Sites USA 2026)

PROPERTY OVERVIEW

3730 Ellison Rd NW, Suite A consists of 2,800 SF, currently in cold shell condition and ready for a tenant's build out. This prime Cottonwood location features the availability of a monument sign along Ellison Rd NW near The Salt Yard. Co-tenancy with an established orthodontics practice provides synergy and a referral base for dental specialists and pediatric dentists. Landlord is open to all types of office and retail uses.

LOCATION OVERVIEW

The Cottonwood trade area is the retail hub of Albuquerque's west side and features some of the highest traffic counts within the city. This medical office is perfectly positioned to provide convenient access for the west side population. This area features some of the top retailers such as Dick's Sporting Goods, Petco, World Market, Savers, and Best Buy.

PROPERTY DETAILS

Available SF:	2,806 SF
Zoning:	NR-BP
Lot Size:	1.049 AC
Submarket:	Cottonwood
Year Built:	2006





*AI-generated rendering is provided for illustrative purposes only,
offering a conceptual example of how the space could look.*



AI-generated rendering is provided for illustrative purposes only, offering a conceptual example of how the space could look.



