

FOR LEASE

SPROUTS AND ICON CINEMA ANCHORED CENTER FOUR HILLS VILLAGE SHOPPING CENTER

SWQ OF TRAMWAY BLVD AND INTERSTATE 40, ALBUQUERQUE, NEW MEXICO

RETAIL

MAJOR REDEVELOPMENT COMPLETED

EXPERIENCED DEVELOPER
ADDED ANCHOR TENANTS,
NEW STOREFRONTS,
LANDSCAPING AND
PARKING LOT
UPGRADES



AVAILABLE

- + Shop Space - 770± SF - 12,967± SF
- + Fast Food Building w/drive-thru - 3,048± SF
- + Lease Rate: \$13.00 - \$23.00/SF
- + Estimated NNN - \$3.50/SF

FEATURES

- + Exceptional visibility and access
- + Join Sprouts , Burke's Outlet, Icon Cinemas and Tractor Brewing
- + New facade/fresh look
- + New signage

CONTACT US

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2017 Est Trade Area Demographics

Population	167,936
Avg Household Income	\$60,951
Avg # of Households	70,830

Source: Esri

AREA RETAILERS INCLUDE:

A collection of logos for various retailers located in the area. The logos include Sprouts Farmers Market, Burke's Outlet, Icon Cinema, Cato (Look Smart. Buy Smart.), Tractor Brewing Welcome Company, Great Clips, Einstein Bros Bagels, Dollar Tree, and Subway.

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PROPERTY SITE PLAN



Tenant	Sq. Ft.	Rate
Subway	1,350	
Suite 1110	1,733	\$18-\$20
Suite 1120	12,967	\$18-\$20
Style America	1,462	
H&R Block	2,545	
Dollar Tree	9,412	
Suite 1400	1,038	\$16.00
Suite 1402	1,019	\$16.00
Suite 1405	770	\$16.00
Envy Nails & Spa	1,200	
Perfect Teeth	2,100	
Suite 1420	7,706	\$13.00
NM Veterans	2,000	\$16.00
Cato Fashions	4,500	
Suite 1460	2,409	
Suite 1470	2,386	\$16.00
Cricket Wireless	1,600	
Sprout's	30,825	
Burkes Outlet	19,988	
Valet Cleaners	2,930	
Duds N Suds	5,080	
Einstein Bros	2,000	
Great Clips	1,360	
T Mobile	1,140	
UPS Store	1,625	
Tractor Brewing	2,824	
Happy Garden	2,300	
Chinese		
Compass Bank & ATM		
Fast Food Building with Drive-thru	3,048	Contact Broker

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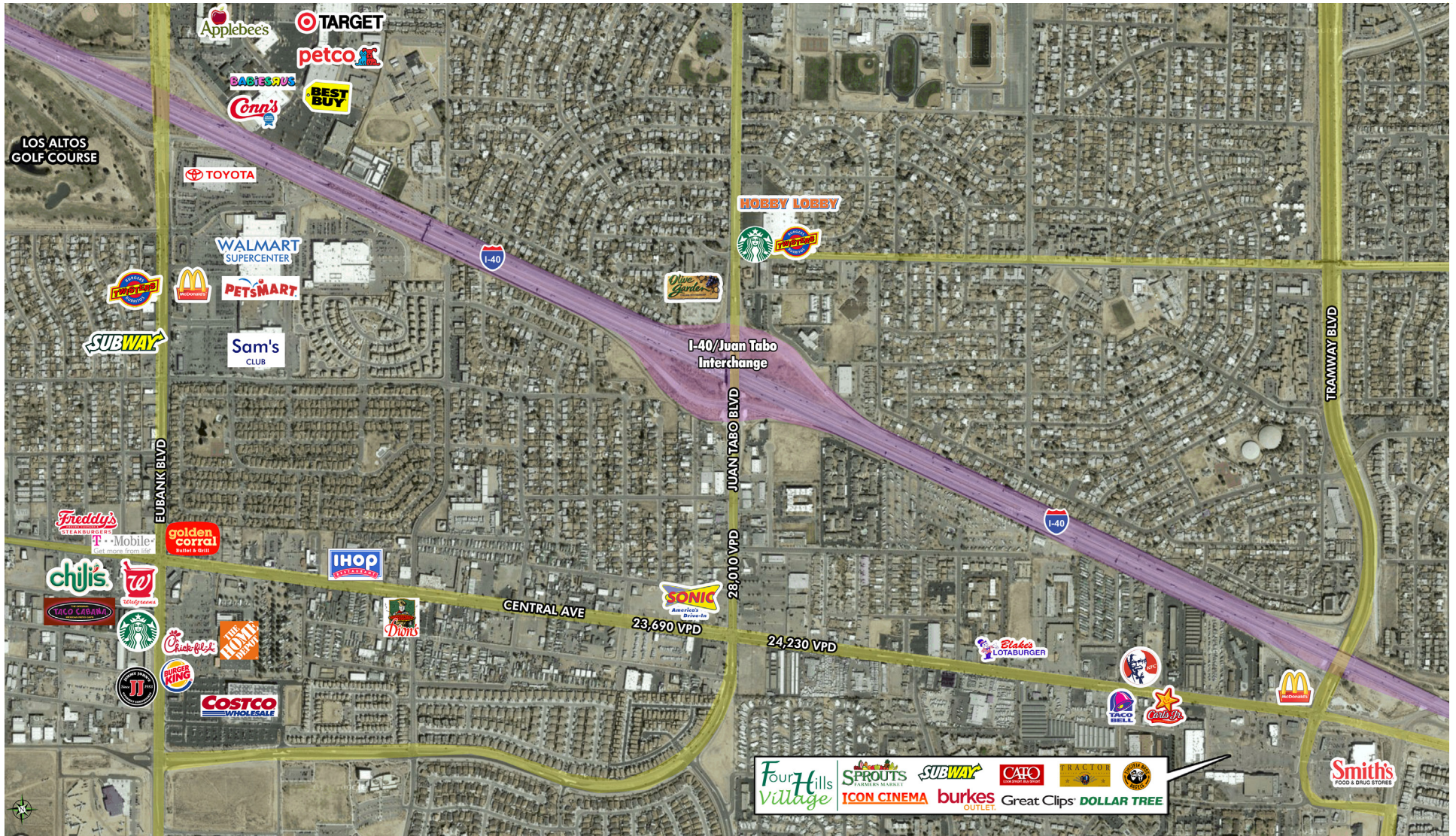
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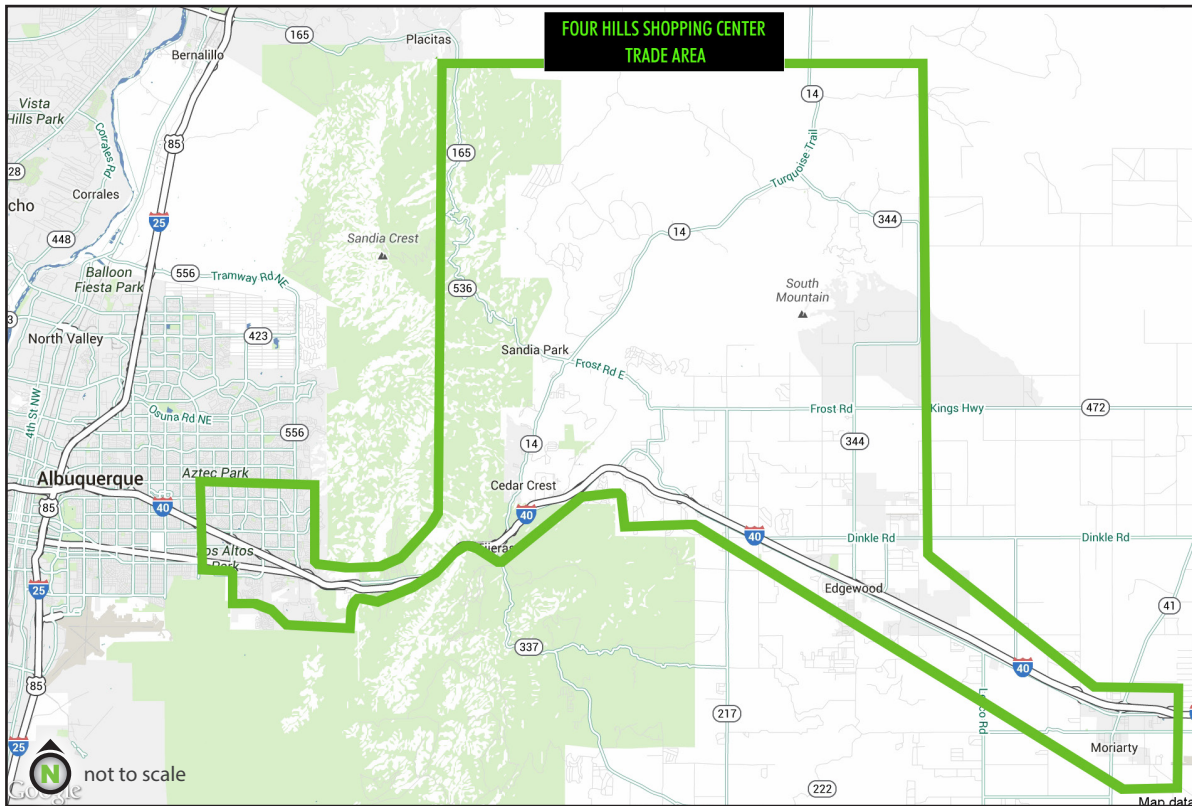
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TRADE AREA MAP



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	Trade Area
Population	
2017 Population	167,936
2022 Population	171,293
Percent Pop Change: 2010 to 2017	0.35%
Percent Pop Change: 2017 to 2022	0.40%
Age	
2017 Median Age	39.6
2017 Average Age	40.9
Households	
2017 Households	70,830
2022 Households	72,000
Percent HH Change: 2010 to 2017	0.24%
Percent HH Change: 2017 to 2022	0.33%
Average Household Size	2.35
Income	
2017 Median Household Income	\$43,687
2017 Average Household Income	\$60,951
Housing Units	
2017 Housing Units	75,883
Education	
2017 Population Age 25 and Over	117,445
High School thru Associates	68,071
Bachelor's Degree	19,524
Graduate Degree	17,515
Place of Work	
Total Businesses	6,985
Daytime Employment (Total Employees)	71,140

SOURCE: Esri

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