

COTTONWOOD CORNERS

AVAILABLE FOR LEASE | BOX SPACE & SHOPS SPACE

NEC OF ELLISON DR & COTTONWOOD DR, ALBUQUERQUE, NM



FIREHOUSE
SUBS

AVAILABLE

MATTRESS FIRM



BARNES
& NOBLE
BN.com

SIERRA

NATIONAL BEAUTY
RETAILER - AT LOI

AVAILABLE

ROSS
DRESS FOR LESS

NATIONAL SOFTGOODS USER
AT REAL ESTATE COMMITTEE

Michaels

SPECIALTY
GROCER

BEST
BUY

LOCATION HIGHLIGHTS



RANKED AMONG THE TOP 1% NATIONALLY

Cottonwood Corners Shopping Center ranks among the top 1% of community shopping centers in the United States according to Placer.ai analytics. The Property draws approximately 4.4 million visitors annually, reflecting exceptional consumer engagement and dominant market share within the Northwest Albuquerque trade area. This high performance underscores the center's crucial role as a premier daily-needs retail destination and reinforces its long-term investment quality.



MAJOR RETAIL CORRIDOR

Cottonwood Corners benefits from its location within one of Albuquerque's most active retail nodes, immediately adjacent to a strong roster of regional and national tenants. The Property is proximal to major anchors and destination retailers, including Costco, Sam's Club, Walmart, Dick's Sporting Goods, Home Depot, that collectively drive significant traffic to the area. This concentration of retailers increases cross-shopping opportunities, and supports tenant sales performance.



STRONG VISIBILITY AND ACCESS

Property sits on two major cross streets at Alameda & Ellison, seeing $\pm 64,800$ VPD and enjoys excellent street frontage along with multiple access points and strong connectivity to Coors Boulevard NW and Interstate 25. Its positioning within the Cottonwood retail corridor enhances cross-traffic from surrounding national retailers and adjacent commercial uses, allowing better consumer access.



6,282

AVAILABLE SqFt



$\pm 14,279$

CACTUS RD VPD



$\pm 71,951$

HOUSE HOLDS
5 MILE RADIUS

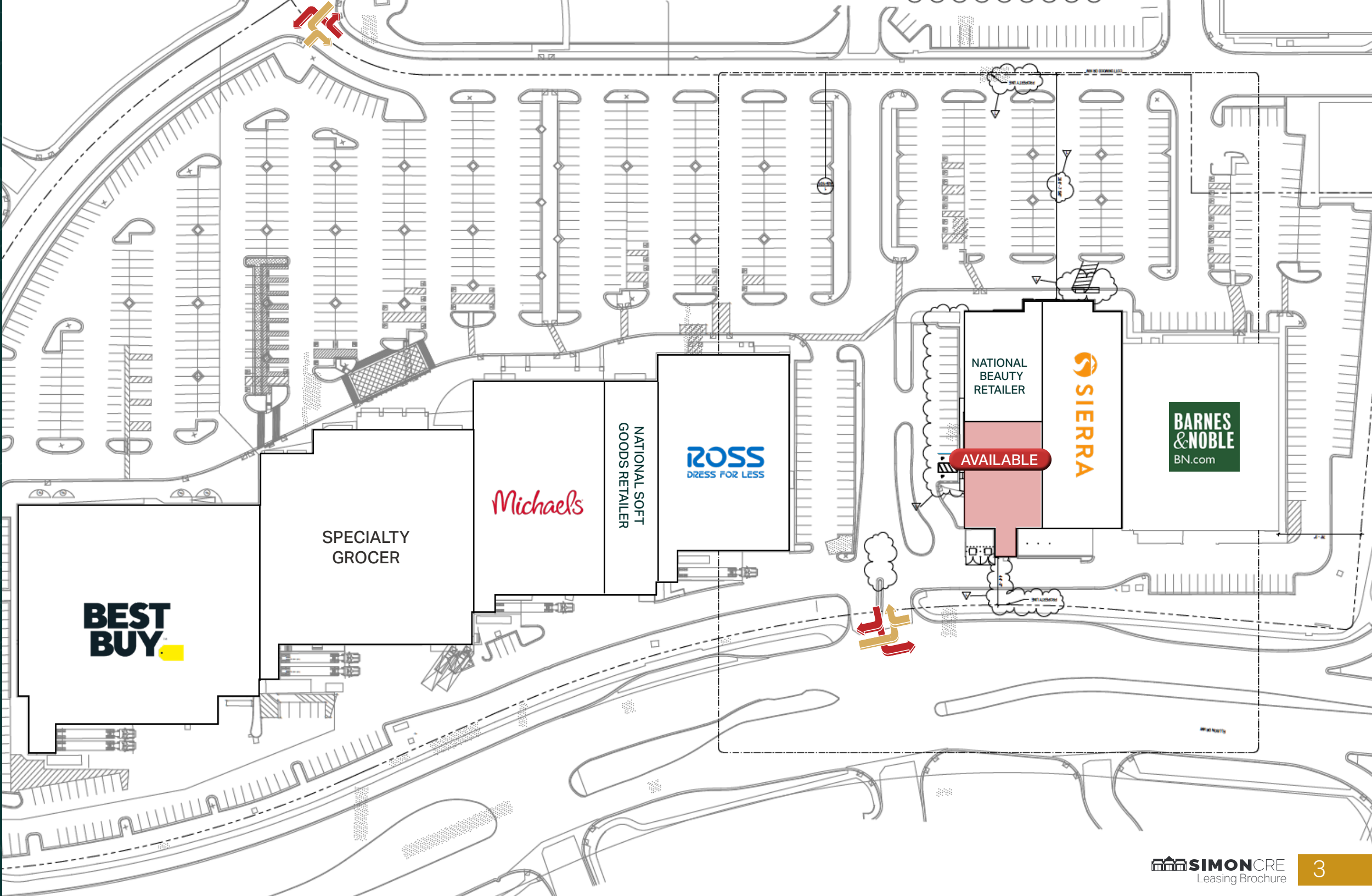


7.9 B+

ANNUAL HH EXPENDITURE
5 MILE RADIUS



SITE PLAN



SITE PLAN



LOCATION AERIAL



COORS BYPASS
± 51,702 VPD

ELLISON DR
± 21,904 VPD


CIBOLA HIGH SCHOOL
1,622 STUDENTS

528

448

± 64,800 VPD

± 20,627 VPD

528

448

TRADE MAP

Smith's
Walmart Supercenter
Starbucks
WELLS FARGO
CVS pharmacy
verizon
Church's
McDonald's
TAKE 5
Walgreens
The UPS Store

SITE

FIREHOUSE SUBS
MATTRESS FIRM
LOWE'S
Starbucks
DISCOUNT TIRE
Freddy's STEAKBURGERS
AutoZone
CHIPOTLE MEXICAN GRILL
verizon
Jason's deli
KOHLS
Chick-fil-A
Walgreens
McDonald's
Panera
Target

ROSS DRESS FOR LESS
Pizza Hut
CHRYSLER
Jeep
DODGE
BIG 5 SPORTING GOODS
RAM
KIA
DOLLAR TREE
CHASE
SKECHERS
TACO BELL

CINEMARK
P.F. CHANG'S
Fairfield BY MARRIOTT
PAPPADEAUX SEAFOOD KITCHEN
Cheddar's SCRATCH KITCHEN
Panera BREAD
EINSTEIN BROS. BAGELS
Mimi's Cafe
TEXAS ROADHOUSE
Bubba's 33
WaFd Bank
Starbucks
McDonald's
Residence Inn MARRIOTT
Olive Garden ITALIAN KITCHEN
Hampton Inn



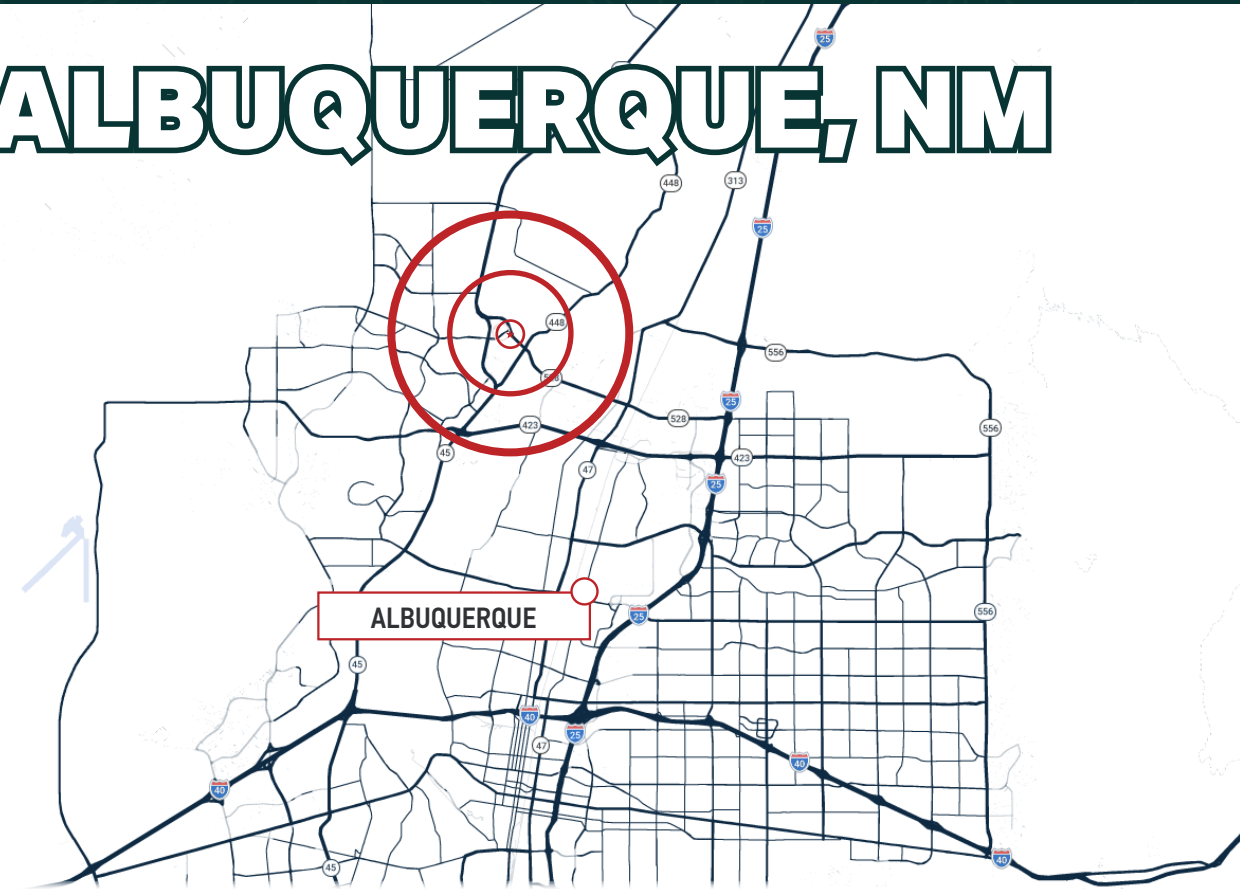
LOCATION HIGHLIGHTS

The Southwest's Most Underrated Major Market Is Making Its Move
 The Albuquerque metro area is approaching 1 million residents, growing steadily and on track to cross that milestone by 2027 cementing its status as a true major market in the Southwest. The city is actively investing in high-growth sectors including tech, quantum, biosciences, aerospace, and film, backed by a pro-business city government committed to job creation and workforce development. In December 2024, Albuquerque designated its first-ever Tax Increment Financing (TIF) districts, unlocking a powerful new tool to spur catalytic private investment and commercial development citywide.

A Half-Million-Person City With Affordable Entry Points and Room to Run
 With a city population of 558,000 and a median age of just 38.8, Albuquerque offers retailers a large, diverse, and relatively young consumer base at a fraction of the cost of comparable Southwest metros. Compared to other major metros, Albuquerque offers more affordable real estate, shorter commute times, and a vibrant cultural scene fueling business recruitment and long-term talent retention across key industries. Space infrastructure startup Mantis Space recently selected Albuquerque for its headquarters and manufacturing hub, a move projected to generate over \$480 million in economic impact and add 200-plus high-wage jobs.

Major Retail Investment Is Finally Arriving
 The \$150 million Lobo Crossing Shopping Center — a 363,000-square-foot open-air retail and dining destination anchored by Target — just closed on its land purchase in April 2026 and is breaking ground now, with the majority of tenants expected to open by fall 2027. Major national tenants including Sierra, HomeGoods, Marshalls, Burlington, Boot Barn, and Michaels have already committed, signaling strong retailer confidence in Albuquerque's consumer demand. With the city's Campaign for Growth targeting 1,000 net new jobs by 2028 and new financing tools now in place, the retail and investment window in Albuquerque is wide open — and closing fast.

ALBUQUERQUE, NM



ARE DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
Total Population	±14,581	±92,878	±239,598
Daytime Population	±27,806	±76,633	±155,322
Number of Households	±7,983	±42,603	±105,803
Median Household Income	\$46,840	\$56,907	\$60,063
Obtained A College Degree	40%	43%	41%
Annual HH Consumer Expenditure	\$574.1M	\$3.4B	\$8.8B



EXCLUSIVELY LISTED BY:



15 YEARS	24 STATES	753+ LEASE DEALS	305+ PROJECTS	\$1.42B+ TOTAL VALUE
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DESIGNATED BROKER | Joshua Simon | 480.588.2999 | js@simoncre.com
Listed by: SI REAL ESTATE, LLC | Joshua Simon, Owner/Agent

Jeff Carpenter

SimonCRE Partner

480.370.9900 | Jeff.Carpenter@simoncre.com

Andrew Veatch

Director of Acquisitions & Leasing

480.204.3739 | Andrew.Veatch@simoncre.com

Austin Gottsacker

Director of Acquisitions & Leasing

602.573.0809 | Austin.Gottsacker@simoncre.com