

FOR SALE OR LEASE

Corner Property Available SEC of Cottonwood Dr at NM-528

3711 ELLISON RD NW | ALBUQUERQUE, NM 87114

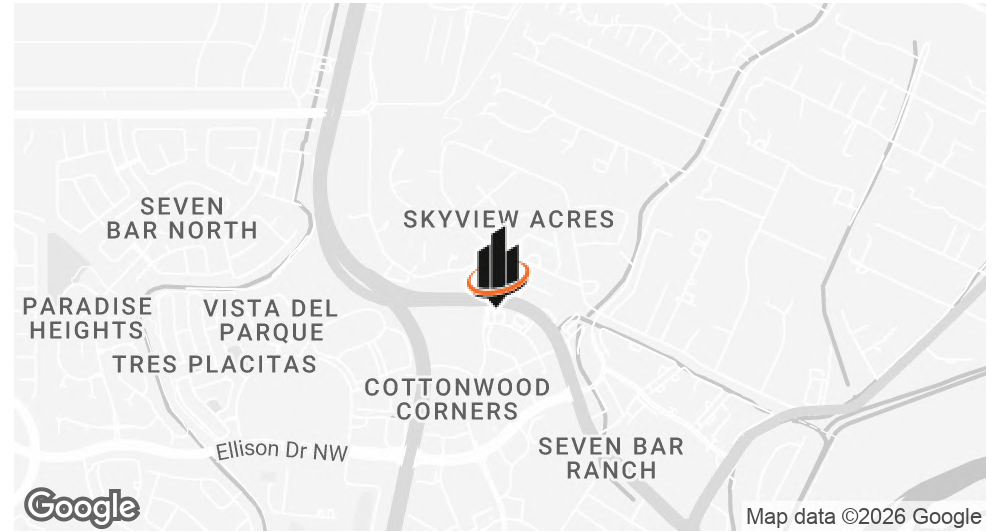


PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

PRICING:	Contact Steve
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 southeast corner of Cottonwood Drive and Alameda Road NW in Albuquerque. Free standing building. Former restaurant with exhaust hoods, freezer/cooler built-ins.

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 (SH NM-528)
- 202' frontage along Cottonwood Drive NW

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FORMER IHOP - SEC OF COTTONWOOD AT NM 528 | 3711 Ellison Road NW Albuquerque, NM 87114

RETAILER MAP



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AERIAL MAP



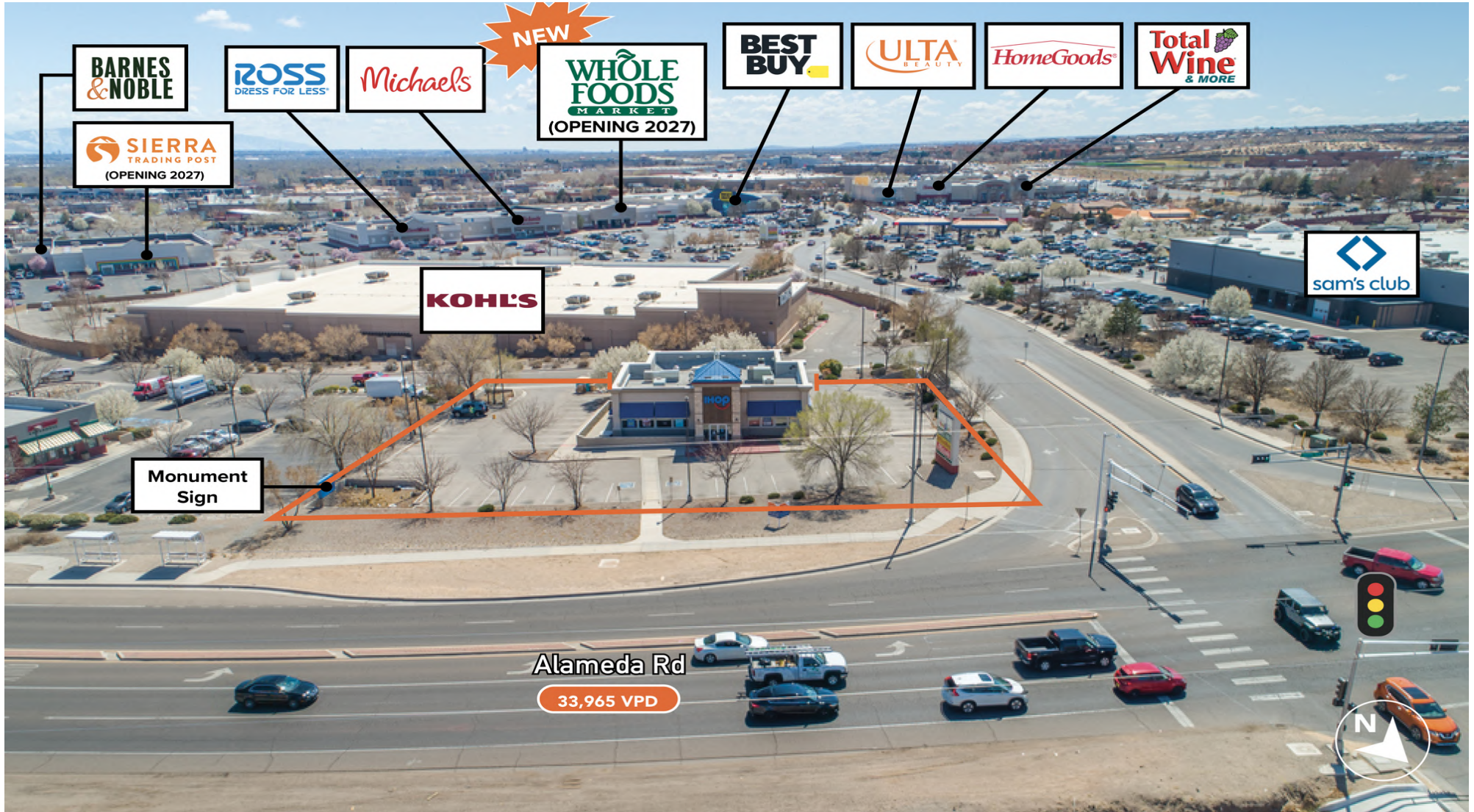
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CLOSER AERIAL



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ADDITIONAL PHOTOS

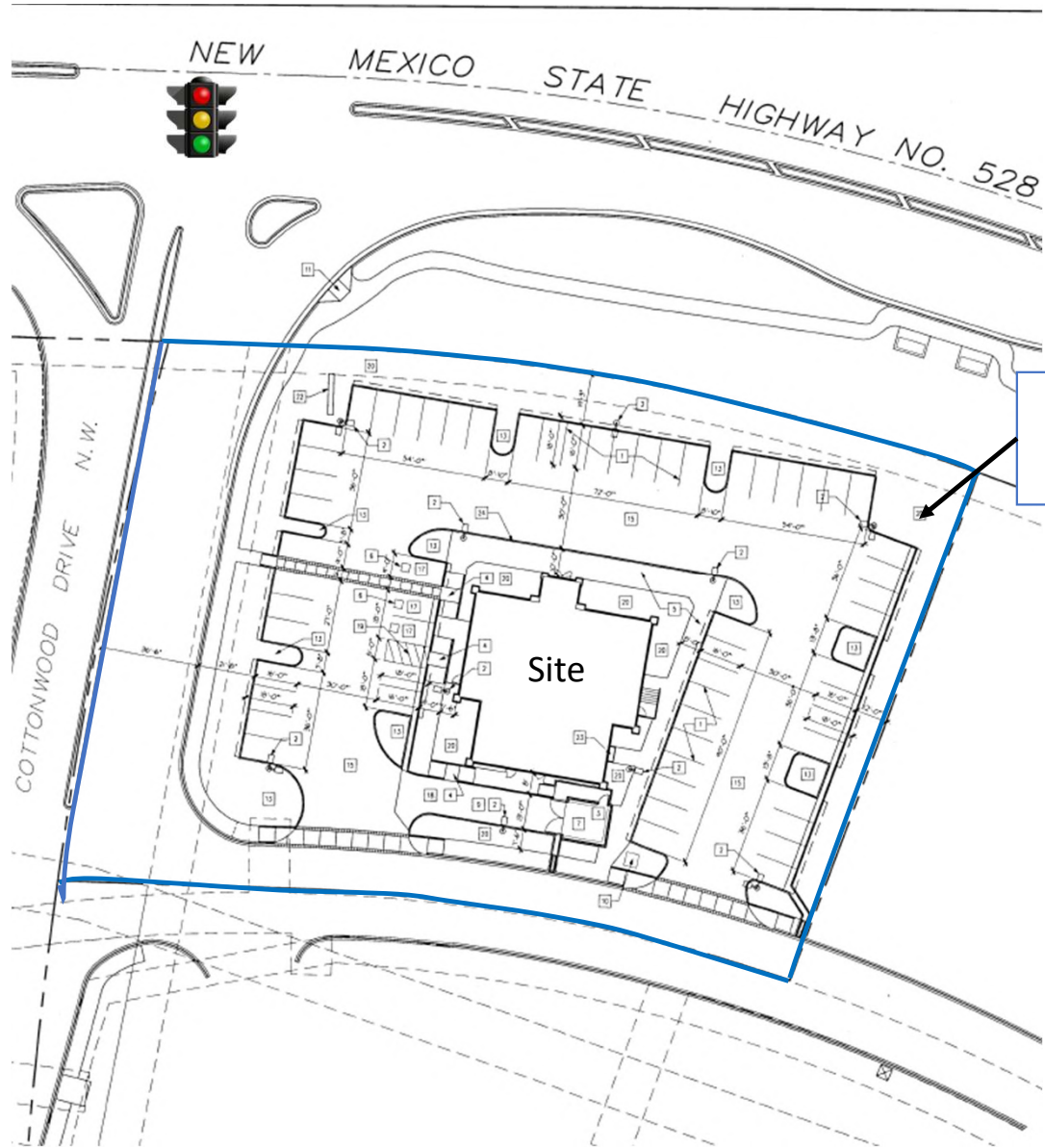


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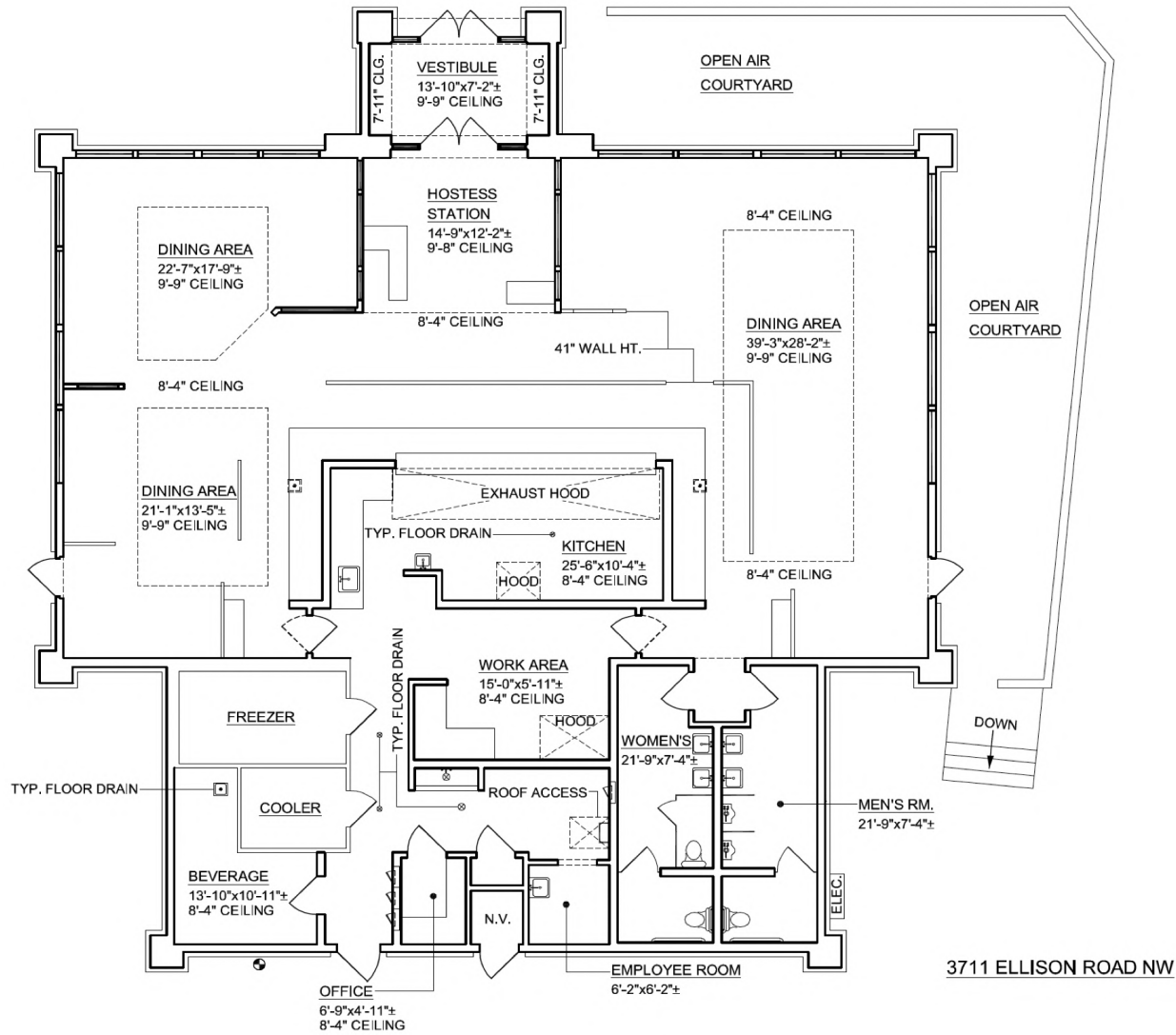


3711 Ellison Rd NW
Bldg: ± 4,195 SF
Land: ± 1.203 AC
Frontage: ± 216' along NM 528
Parking: 50 Spaces / 11.9:1 ratio



Monument
Sign

FLOOR PLAN



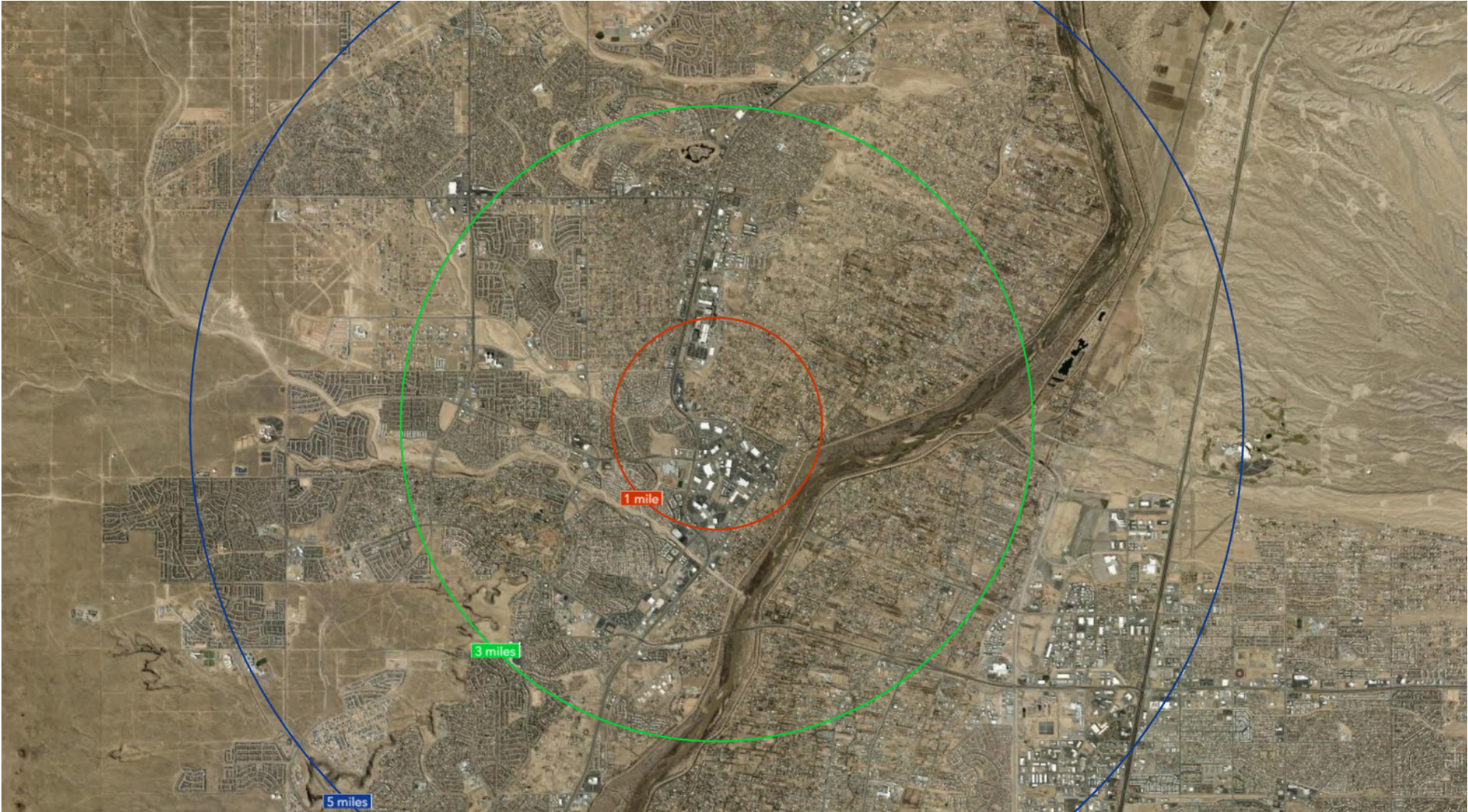
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DEMOGRAPHIC MAP



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DEMOGRAPHICS

Census 2020 Summary	1 mile	3 miles	5 miles
Population	9,146	74,333	167,506
Households	4,374	30,063	66,164
Average Household Size	2.09	2.44	2.51

2025 Summary			
Population	8,972	74,550	169,856
Households	4,372	30,528	68,225
Families	2,225	19,181	44,811
Average Household Size	2.05	2.41	2.47
Owner Occupied Housing Units	1,747	21,035	50,727
Renter Occupied Housing Units	2,625	9,493	17,498
Median Age	37.8	42.0	41.5
Median Household Income	\$71,904	\$83,868	\$85,023
Average Household Income	\$92,788	\$112,990	\$113,689

2030 Summary			
Population	8,986	75,193	175,498
Households	4,420	31,099	71,201
Families	2,211	19,271	46,304
Average Household Size	2.03	2.39	2.44
Owner Occupied Housing Units	1,779	21,668	53,318
Renter Occupied Housing Units	2,641	9,431	17,883
Median Age	39.6	43.0	42.4
Median Household Income	\$79,906	\$96,959	\$99,109
Average Household Income	\$102,878	\$126,986	\$128,493

Trends: 2025-2030 Annual Rate			
Population	0.03%	0.17%	0.66%
Households	0.22%	0.37%	0.86%
Families	-0.13%	0.09%	0.66%
Owner Households	0.36%	0.59%	1.00%
Median Household Income	2.13%	2.94%	3.11%

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