

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 and Icon Cinemas
- + New facade/fresh look
- + New signage

## CONTACT US

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## 2016 Est Trade Area Demographics

Population	108,175
Avg Household Income	\$67,712
Avg # of Households	49,999

Source: Neilsen

## AREA RETAILERS INCLUDE:



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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	
Bagels		
Suite 1710	1,360	\$23.00
T Mobile	1,140	
UPS Store	1,625	
Suite 1740	2,824	\$20.00
Happy Garden	2,300	
Chinese Restaurant		
O-1		
Compass Bank & ATM		
Fast Food Building with Drive-thru	3,048	Contact Broker

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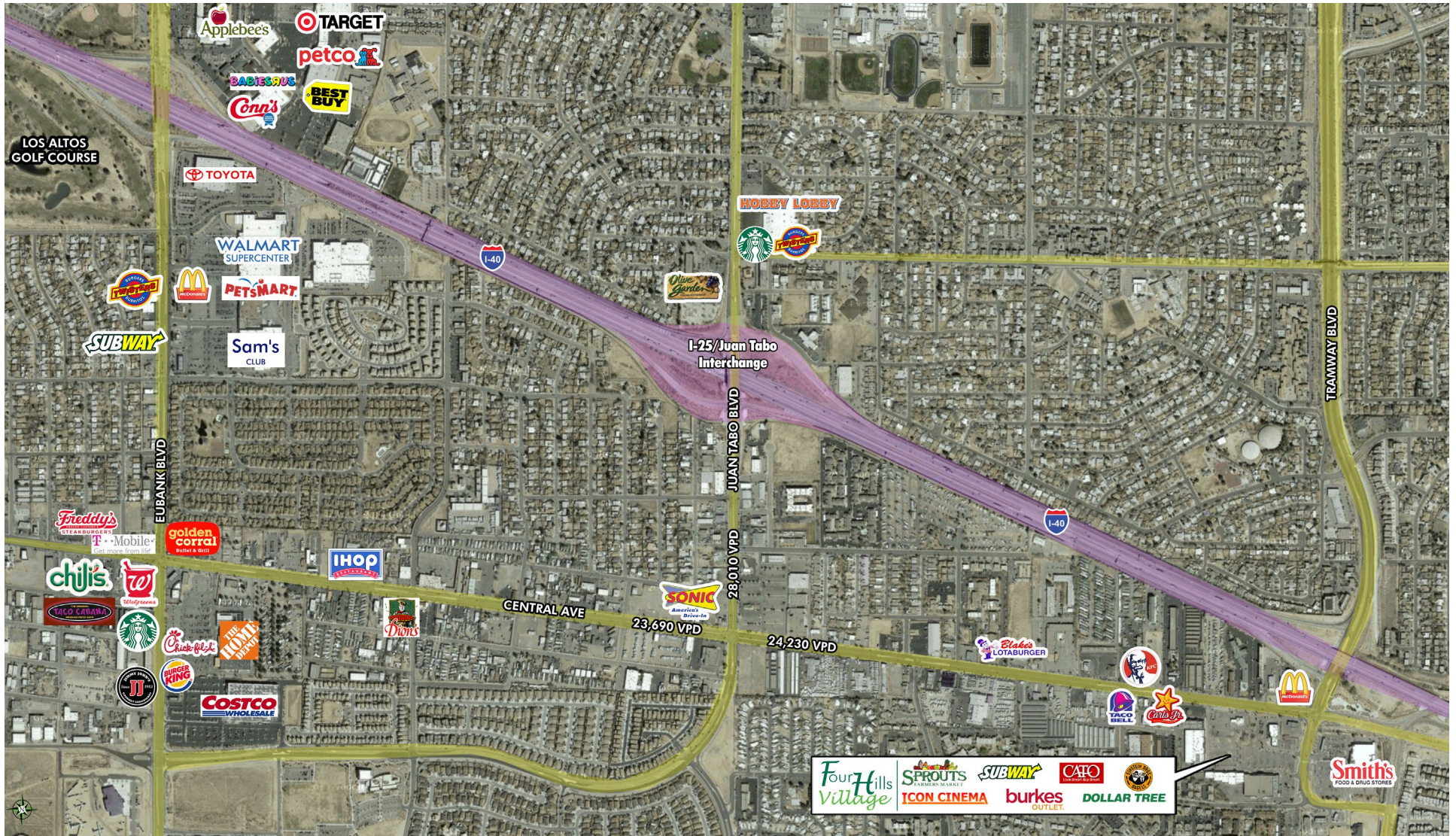
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**CBRE**

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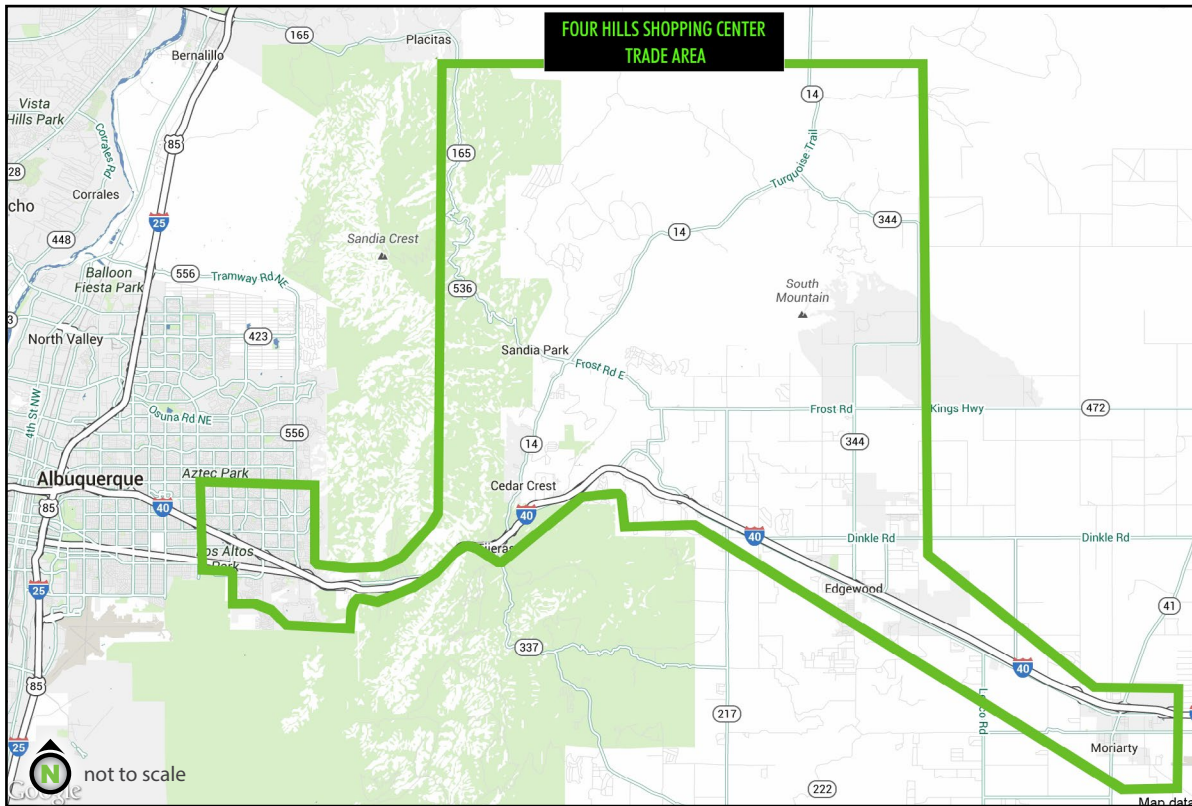
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## TRADE AREA MAP



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	Trade Area
<b>Population</b>	
2015 Population	108,175
2020 Population	109,047
Percent Pop Change: 2010 to 2015	0.8%
Percent Pop Change: 2015 to 2020	0.8%
<b>Age</b>	
2015 Median Age	41.8
2015 Average Age	40.9
<b>Households</b>	
2015 Households	46,408
2020 Households	47,259
Percent HH Change: 2010 to 2015	2.5%
Percent HH Change: 2015 to 2020	1.8%
Average Household Size	2.3
<b>Income</b>	
2015 Median Household Income	\$49,365
2015 Average Household Income	\$67,712
<b>Housing Units</b>	
2015 Housing Units	49,999
<b>Education</b>	
2015 Population Age 25 and Over	75,969
High School thru Associates	44,519
Bachelor's Degree	13,415
Graduate Degree	11,230
<b>Place of Work</b>	
Total Businesses	4,640
Daytime Employment (Total Employees)	28,206

SOURCE: Nielsen

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