

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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2016 Est Trade Area Demographics

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

Source: Neilsen

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, Tractor Brewing, Great Clips, Einstein Bros Bagels, Dollar Tree, and Subway. The logos are arranged in a grid-like fashion on a green background.

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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

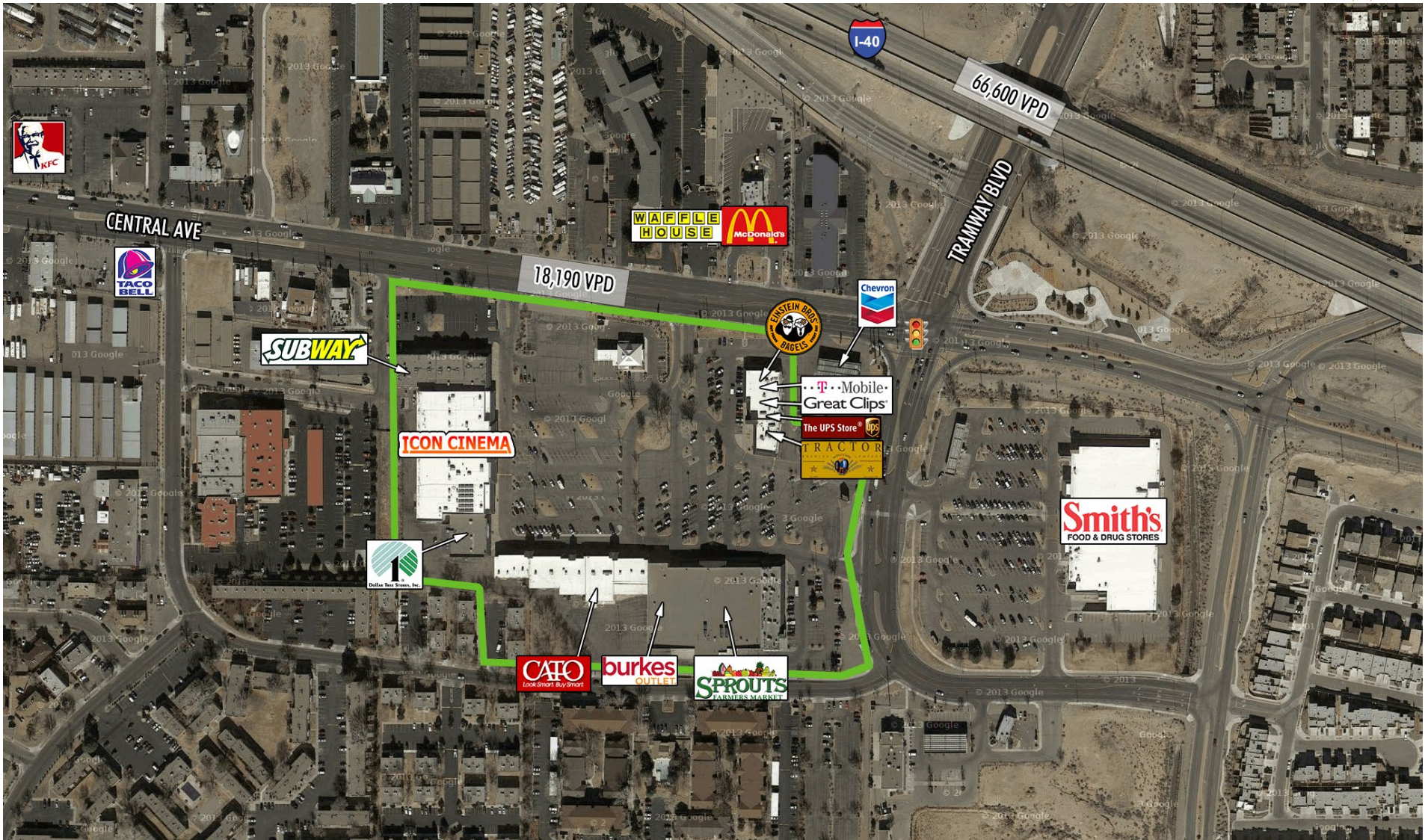
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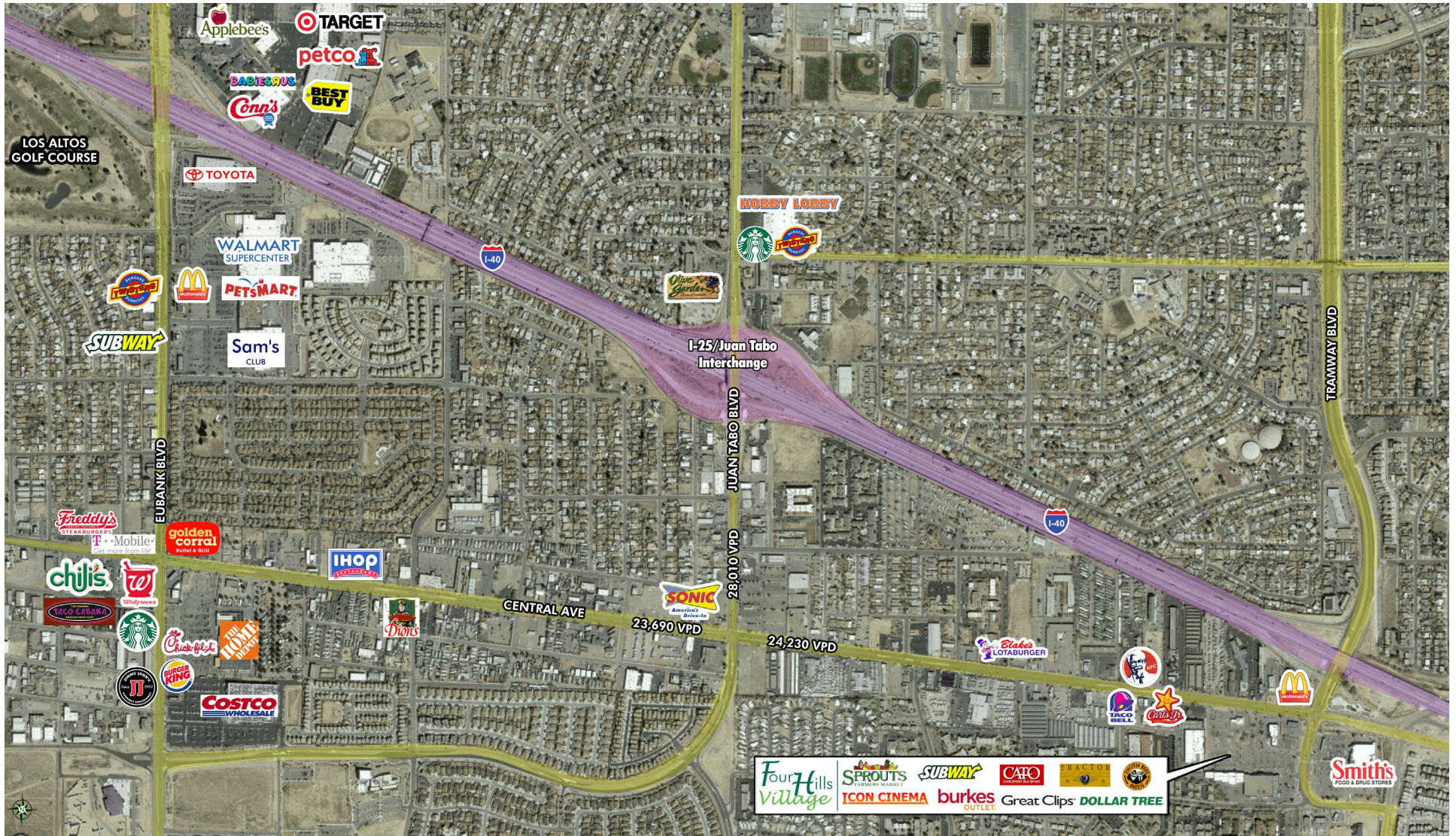
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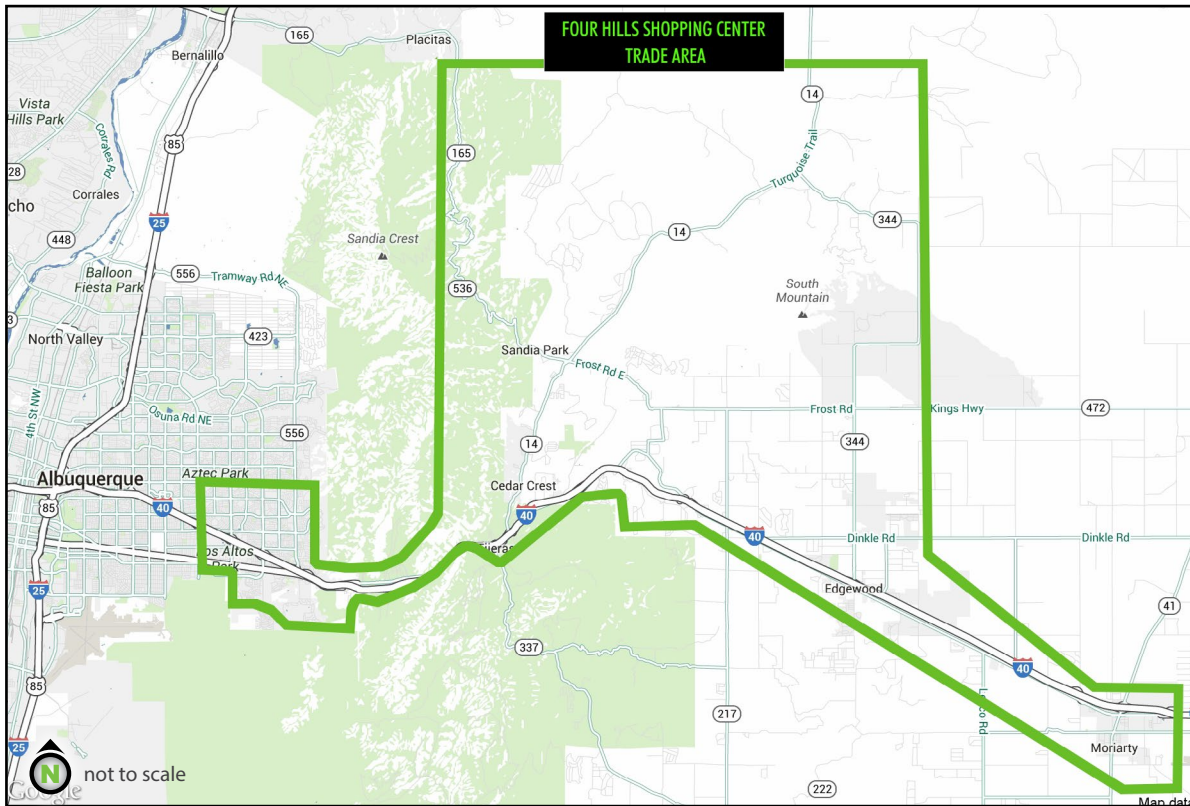
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TRADE AREA MAP



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

SOURCE: Nielsen

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