

**FOR LEASE**

# PREMIER WEST ALBUQUERQUE RETAIL CENTER NORTH ANDALUCIA AT LA LUZ

SEC OF COORS BLVD AND MONTANO RD, ALBUQUERQUE, NEW MEXICO

**RETAIL**



## AVAILABLE

- + Restaurant & Shops Space Available
- + ±917 - ±8,418 SF - First generation spaces

## FEATURES

- + Well appointed, new retail center with an excellent tenant line-up in underserved trade area
- + Beautifully designed, modern architecture with eye-catching stacked stone facades
- + Two signalized intersections with two full access points: Coors/Montano & Coors/Learning
- + Located at one of only six bridge crossings in Albuquerque - 29,600 vehicle crossing each day
- + Busy major arterials - 57,210 VPD on Coors Blvd and 30,650 VPD on Montano Rd
- + Adjacent to new 280-unit Class A multi-family development

### JOIN EXCELLENT RETAILERS:



**Great  
Clips®**



**Polish  
Spa**

[www.cbre.com/abq](http://www.cbre.com/abq)

**CBRE**

FOR LEASE

# PREMIER WEST ALBUQUERQUE RETAIL CENTER NORTH ANDALUCIA AT LA LUZ

SEC OF COORS BLVD AND MONTANO RD, ALBUQUERQUE, NEW MEXICO

RETAIL



[www.cbre.com/abq](http://www.cbre.com/abq)

**CBRE**



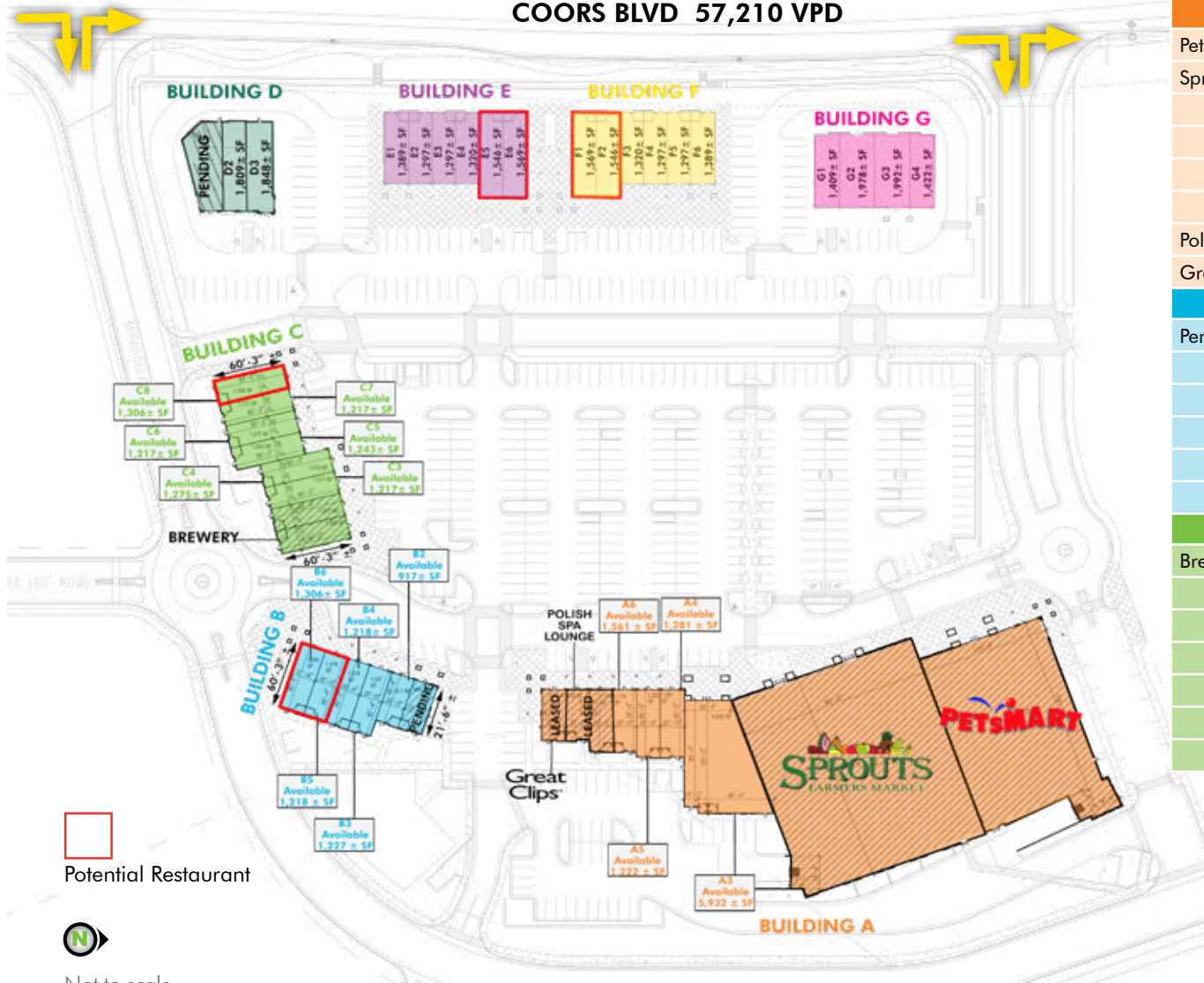
# FOR LEASE PREMIER WEST ALBUQUERQUE RETAIL CENTER NORTH ANDALUCIA AT LA LUZ

SEC OF COORS BLVD AND MONTANO RD, ALBUQUERQUE, NEW MEXICO

RETAIL

## CONCEPTUAL SITE PLAN

COORS BLVD 57,210 VPD



Tenant	Suite	Sq. Ft.
<b>BUILDING A</b>		
Petsmart	A1	18,973
Sprouts	A2	31,007
	A3	5,932
	A4	1,281
	A5	1,222
	A6	1,561
Polish	A7	
Great Clips	A8	
<b>BUILDING B</b>		
Pending	B1	984
	B2	917
	B3	1,227
	B4	1,218
	B5	1,218
	B6	1,306
<b>BUILDING C</b>		
Brewery	C1	2,5223
	C3	1,217
	C4	1,275
	C5	1,243
	C6	1,217
	C7	1,217
	C8	1,306

Tenant	Suite	Sq. Ft.
<b>BUILDING D</b>		
Pending	D1	2,415
	D2	1,809
	D3	1,848
<b>BUILDING E</b>		
	E1	1,389
	E2	1,297
	E3	1,297
	E4	1,320
	E5	1,546
	E6	1,569
<b>BUILDING F</b>		
	F1	1,569
	F2	1,546
	F3	1,320
	F4	1,297
	F5	1,297
	F6	1,389
<b>BUILDING G</b>		
	G1	1,409
	G2	1,978
	G3	1,992
	G4	1,442

[www.cbre.com/abq](http://www.cbre.com/abq)

**CBRE**

**FOR LEASE**

# PREMIER WEST ALBUQUERQUE RETAIL CENTER NORTH ANDALUCIA AT LA LUZ

SEC OF COORS BLVD AND MONTANO RD, ALBUQUERQUE, NEW MEXICO

**RETAIL**



[www.cbre.com/abq](http://www.cbre.com/abq)

**CBRE**

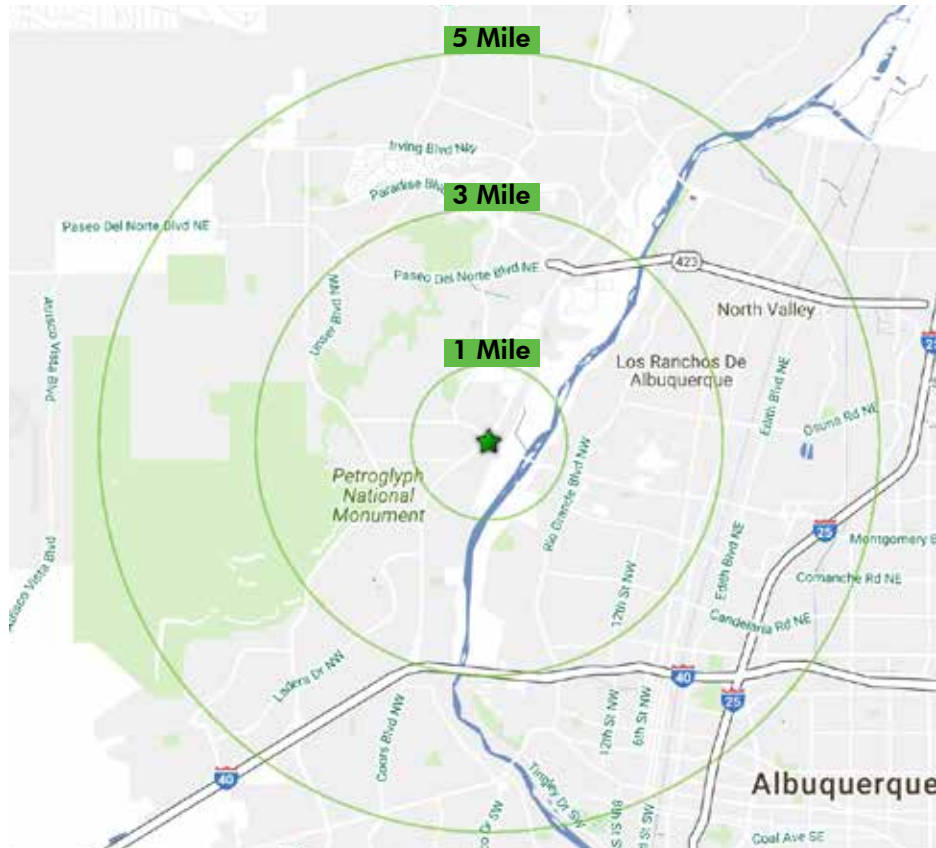
FOR LEASE

# PREMIER WEST ALBUQUERQUE RETAIL CENTER NORTH ANDALUCIA AT LA LUZ

SEC OF COORS BLVD AND MONTANO RD, ALBUQUERQUE, NEW MEXICO

RETAIL

## DEMOGRAPHICS



### Kyla Stoker

Associate  
+1 505 837 4927  
kyla.stoker@cbre.com

### Lia Armstrong, CCIM

First Vice President  
+1 505 837 4951  
lia.armstrong@cbre.com

### Jim Dountas

First Vice President  
+1 505 837 4955  
jim.dountas@cbre.com

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2017 Population - Current Year Estimate	8,629	74,823	205,008
2022 Population - Five Year Projection	8,949	76,159	211,803
2010 Population - Census	7,862	72,035	194,263
2000 Population - Census	6,502	64,726	146,492
2010-2017 Annual Population Growth Rate	1.29%	0.53%	0.75%
2017-2022 Annual Population Growth Rate	0.73%	0.35%	0.65%
<b>HOUSEHOLDS</b>			
2017 Households - Current Year Estimate	3,769	30,263	80,832
2022 Households - Five Year Projection	3,923	30,737	83,227
2010 Households - Census	3,419	29,427	77,430
2000 Households - Census	2,598	24,566	56,642
2010-2017 Annual Household Growth Rate	1.35%	0.39%	0.59%
2017-2022 Annual Household Growth Rate	0.80%	0.31%	0.59%
2017 Average Household Size	2.28	2.43	2.49
<b>HOUSEHOLD INCOME</b>			
2017 Average Household Income	\$74,831	\$77,210	\$71,233
2022 Average Household Income	\$82,734	\$85,932	\$79,764
2017 Median Household Income	\$56,637	\$57,823	\$53,996
2022 Median Household Income	\$59,947	\$62,427	\$58,039
2017 Per Capita Income	\$32,242	\$31,407	\$28,327
2022 Per Capita Income	\$35,716	\$34,801	\$31,539
<b>HOUSING UNITS</b>			
<b>2017 Housing Units</b>	<b>3,995</b>	<b>32,230</b>	<b>86,063</b>
2017 Vacant Housing Units	226 5.7%	1,967 6.1%	5,231 6.1%
2017 Occupied Housing Units	3,769 94.3%	30,263 93.9%	80,832 93.9%
2017 Owner Occupied Housing Units	2,188 54.8%	21,847 67.8%	52,643 61.2%
2017 Renter Occupied Housing Units	1,581 39.6%	8,416 26.1%	28,189 32.8%
<b>EDUCATION</b>			
<b>2017 Population 25 and Over</b>	<b>6,040</b>	<b>52,360</b>	<b>137,914</b>
HS and Associates Degrees	3,670 60.8%	29,505 56.4%	79,606 57.7%
Bachelor's Degree or Higher	2,232 37.0%	19,210 36.7%	45,994 33.3%
<b>PLACE OF WORK</b>			
2017 Businesses	314	2,226	9,317
2017 Employees	2,568	18,721	136,092

Source: Esri

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Updated 01/2018

CBRE | 6100 Uptown Blvd. NE | Suite 300 | Albuquerque, New Mexico | 87110 | t. +1 505 837 4999 | f. +1 505 837 4994

[www.cbre.com/abq](http://www.cbre.com/abq)

**CBRE**