

GROCERY-ANCHORED SHOPPING CENTER

Montaño Plaza

6200 Coors Blvd
Albuquerque, NM 87120

NEC Coors Blvd. & Montaño Rd.

For Lease



Lease Rate:

- See Advisor

Available:

- Junior anchor ±12,271 SF
- Suite A-3 ±1,092 SF
- Suite C-2 ±643 SF
- Suite C-3 ±675 SF
- Suite C-4 ±693 SF
- Suite C-5 ±750 SF

Benefits:

- Albertsons grocery-anchored shopping center (more than 165,000 SF)
- High traffic corridor: 43,391 CPD
- Located on a predominant river crossing
- Area retailers:



NAI Maestas & Ward

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 www.gotSPACEUSA.com

For more information:

Thalia Toha

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505 415 3104

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PHOTOS



NAI Maestas & Ward 505 878 0001

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For more information:

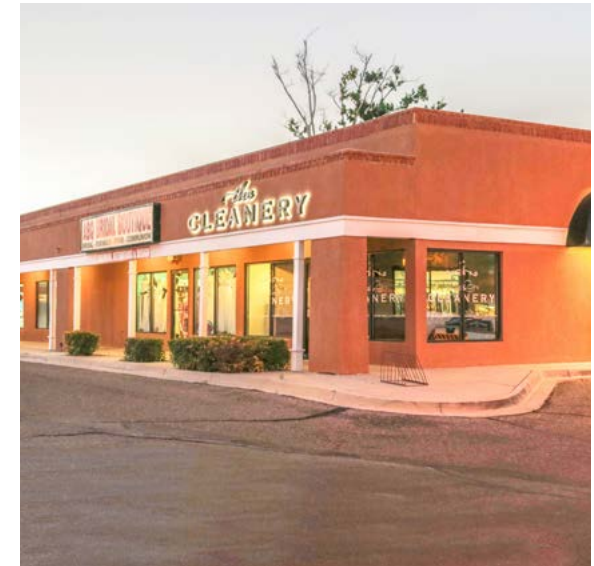
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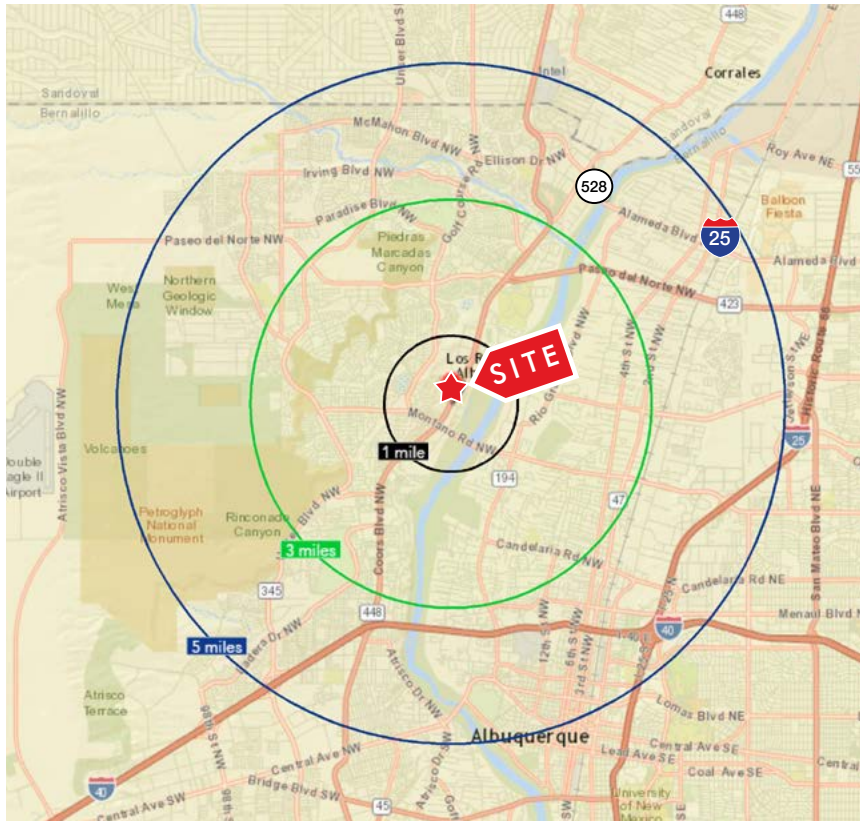
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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile			
Summary	2016	2016	2016			
Population	7,968	74,759	197,761			
Households	3,516	30,395	78,293			
Families	2,086	19,531	49,302			
Average Household Size	2.24	2.43	2.48			
Owner Occupied Housing Units	1,906	21,455	50,343			
Renter Occupied Housing Units	1,611	8,939	27,950			
Median Age	36.8	39.9	36.3			
Trends: 2015 - 2020 Annual Rate	State	State	State			
Population	0.44%	0.44%	0.44%			
Households	0.41%	0.41%	0.41%			
Families	0.25%	0.25%	0.25%			
Owner HHs	0.43%	0.43%	0.43%			
Median Household Income	1.43%	1.43%	1.43%			
	2016	2016	2016			
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	229	6.5%	2,951	9.7%	9,501	12.1%
\$15,000 - \$24,999	297	8.4%	2,820	9.3%	7,996	10.2%
\$25,000 - \$34,999	421	12.0%	2,915	9.6%	7,620	9.7%
\$35,000 - \$49,999	581	16.5%	3,812	12.5%	10,497	13.4%
\$50,000 - \$74,999	735	20.9%	5,549	18.3%	14,350	18.3%
\$75,000 - \$99,999	413	11.7%	3,770	12.4%	10,452	13.3%
\$100,000 - \$149,999	546	15.5%	4,941	16.3%	10,651	13.6%
\$150,000 - \$199,999	154	4.4%	2,062	6.8%	4,265	5.4%
\$200,000+	142	4.0%	1,574	5.2%	2,960	3.8%
Median Household Income	\$55,732		\$59,776		\$54,461	
Average Household Income	\$74,967		\$81,033		\$72,271	
Per Capita Income	\$32,481		\$33,123		\$28,806	
	2016	2016	2016			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	444	5.6%	4,240	5.7%	13,437	6.8%
5 - 9	452	5.7%	4,504	6.0%	13,461	6.8%
10 - 14	474	5.9%	4,707	6.3%	13,216	6.7%
15 - 19	471	5.9%	4,502	6.0%	12,474	6.3%
20 - 24	602	7.6%	4,651	6.2%	13,175	6.7%
25 - 34	1,352	17.0%	10,045	13.4%	29,563	14.9%
35 - 44	1,035	13.0%	9,517	12.7%	27,036	13.7%
45 - 54	1,039	13.0%	10,225	13.7%	25,311	12.8%
55 - 64	1,039	13.0%	10,967	14.7%	24,463	12.4%
65 - 74	667	8.4%	7,303	9.8%	16,015	8.1%
75 - 84	292	3.7%	2,993	4.0%	6,973	3.5%
85+	100	1.3%	1,101	1.5%	2,636	1.3%

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SITE PLAN



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