

FOR LEASE | *Premier West Albuquerque*  
RETAIL CENTER



# • ANDALUCIA •

SEC OF COORS BLVD & MONTANO RD | ALBUQUERQUE, NM



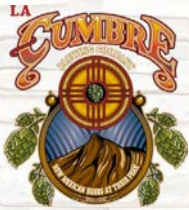
Restaurant & Shops Space Available  
First Generation Spaces

JOIN  
*Tenants:*



Great Clips

Polish Spa



# ANDALUCIA

Andalucia is a new Sprouts-anchored Albuquerque retail center ideally located at the high trafficked intersection of Montano Rd and Coors Blvd. The property features beautifully designed architecture, eye-catching stacked stone facades, and an excellent tenant line-up. The surrounding area includes some of the fastest growing new subdivisions in Albuquerque. With 74,823 people in a 3-mile radius this area has a receptive customer base ready for new retail options to open up in their neighborhoods.



# Project 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



Coors & Montano - the busiest intersection in Albuquerque with a total volume of 156,150± vehicles per day

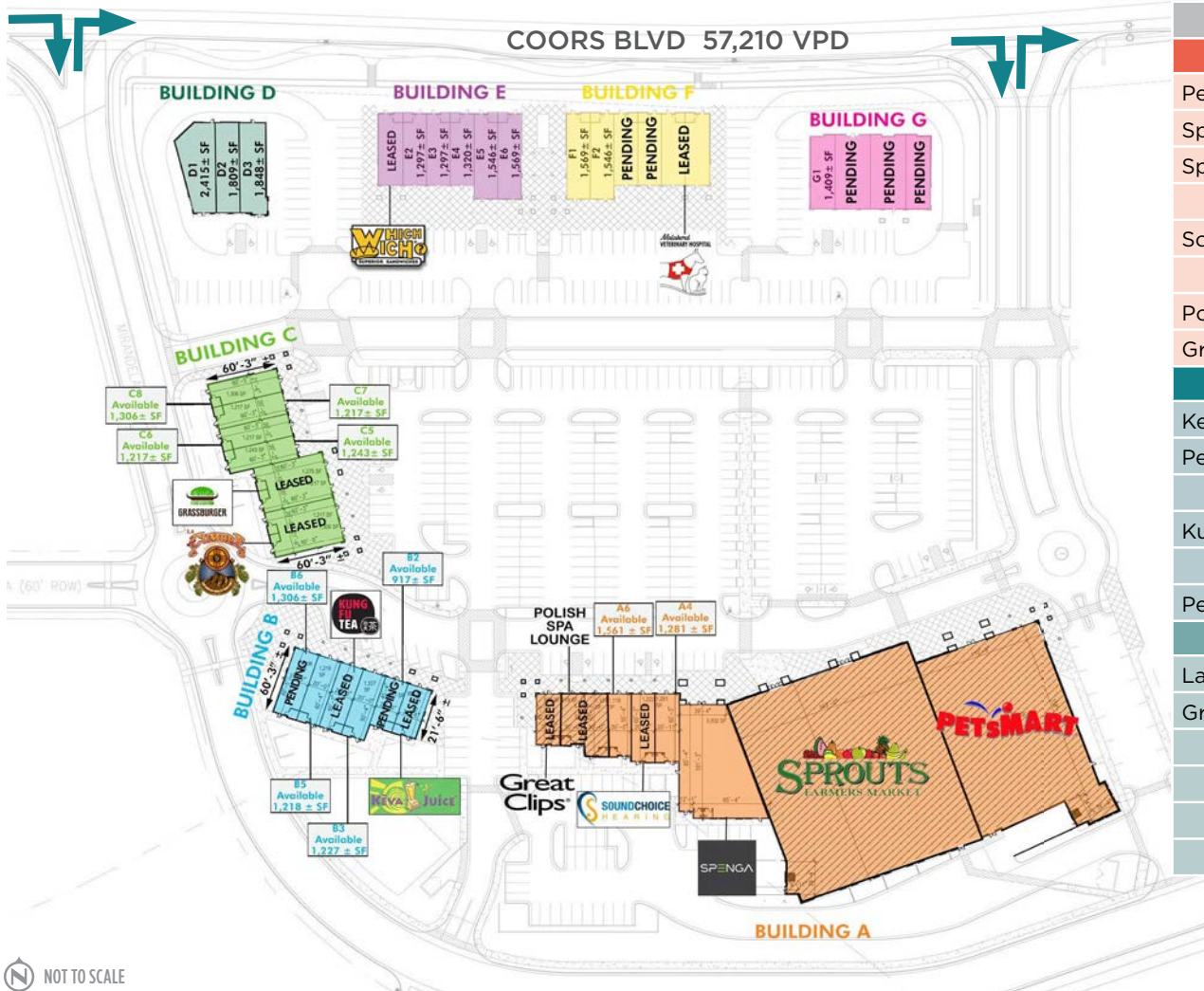


Adjacent to new 280-unit Class A multi-family development





# CONCEPTUAL Site Plan



Tenant	Suite	Sq. Ft.
<b>BUILDING A</b>		
Petsmart	A1	18,973
Sprouts	A2	31,007
Spenga	A3	5,932
	A4	1,281
Sound Choice	A5	1,222
	A6	1,561
Polish	A7	1,600
Great Clips	A8	986
<b>BUILDING B</b>		
Keva Juice	B1	984
Pending	B2	917
	B3	1,227
Kung Fu Tea	B4	1,218
	B5	1,218
Pending	B6	1,306
<b>BUILDING C</b>		
La Cumbre	C1-C2	2,523
Grassburger	C3-C4	2,492
	C5	1,243
	C6	1,217
	C7	1,217
	C8	1,306

Tenant	Suite	Sq. Ft.
<b>BUILDING D</b>		
	D1	2,415
	D2	1,809
	D3	1,848
<b>BUILDING E</b>		
Which Wich	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
Pending	F3	1,320
Pending	F4	1,297
Leased	F5-F6	2,686
<b>BUILDING G</b>		
	G1	1,409
	G2	1,978
Pending	G3	1,992
Pending	G4	1,442

# Demographics



## POPULATION

75,457

2018 Population - Current Year Estimate

77,093

2023 Population - Five Year Projection



## HOUSEHOLDS

30,111

2018 Households - Current Year Estimate

30,693

2023 Households - Five Year Projection



## HOUSEHOLD INCOME

\$80,737

2018 Average Household Income

\$89,157

2023 Average Household Income

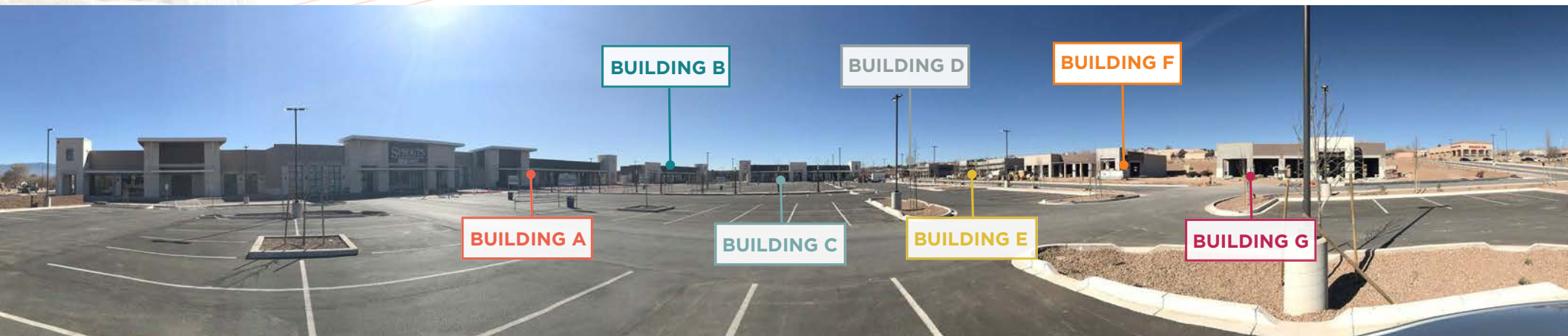


## EDUCATION

68.9%

Some College - Graduate or Professional Degree

3 Mile Radius | Source: Esri



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## CONTACTS

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**CBRE**

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