



BASE 5
RETAIL PARTNERS

COTTONWOOD CORNERS

Alameda & Ellison, Albuquerque NM 87114
Cottonwood Regional Trade Area



Shop Space

29,233 SF

**BARNES
& NOBLE**

ROSS
DRESS FOR LESS

Michael's

Legacy
FURNITURE

new balance

BEST BUY

LOWE'S

Burlington five BELOW

DICK'S
SPORTING GOODS

petco

KOHL'S

Sams
CLUB

BASE 5 RETAIL PARTNERS
6739 Academy Rd NE #380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKER:
David Chavez - chavo@base5retail.com - 505-507-3283
Kino James - kino@base5retail.com - 505-463-7191



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COTTONWOOD CORNERS FOR LEASE

Alameda & Ellison Rd
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Unit	Tenant	SF
3701-A	Barnes & Noble	25,050
3701-B	AVAILABLE	29,233
3705-A	AVAILABLE	1,784
3705-B	AVAILABLE	1,613
3705-B1	UPS Store	1,498
3705-B2	Mattress Firm	5,790
3707-G	Leslie's Poolmart	4,000
3707-H1	Scrub Spot	1,943
3707-H2	La Luxe Nails	1,400
3707-I	Firehouse Subs	1,800
3707-J	AVAILABLE	1,282
3731-A	Ross Dress for Less	23,500
3731-B	Michael's	34,000
3731-C	Legacy Furniture	35,650
3731-D	New Balance	3,851
3731-E	Best Buy	45,750
TOTAL GLA		218,144

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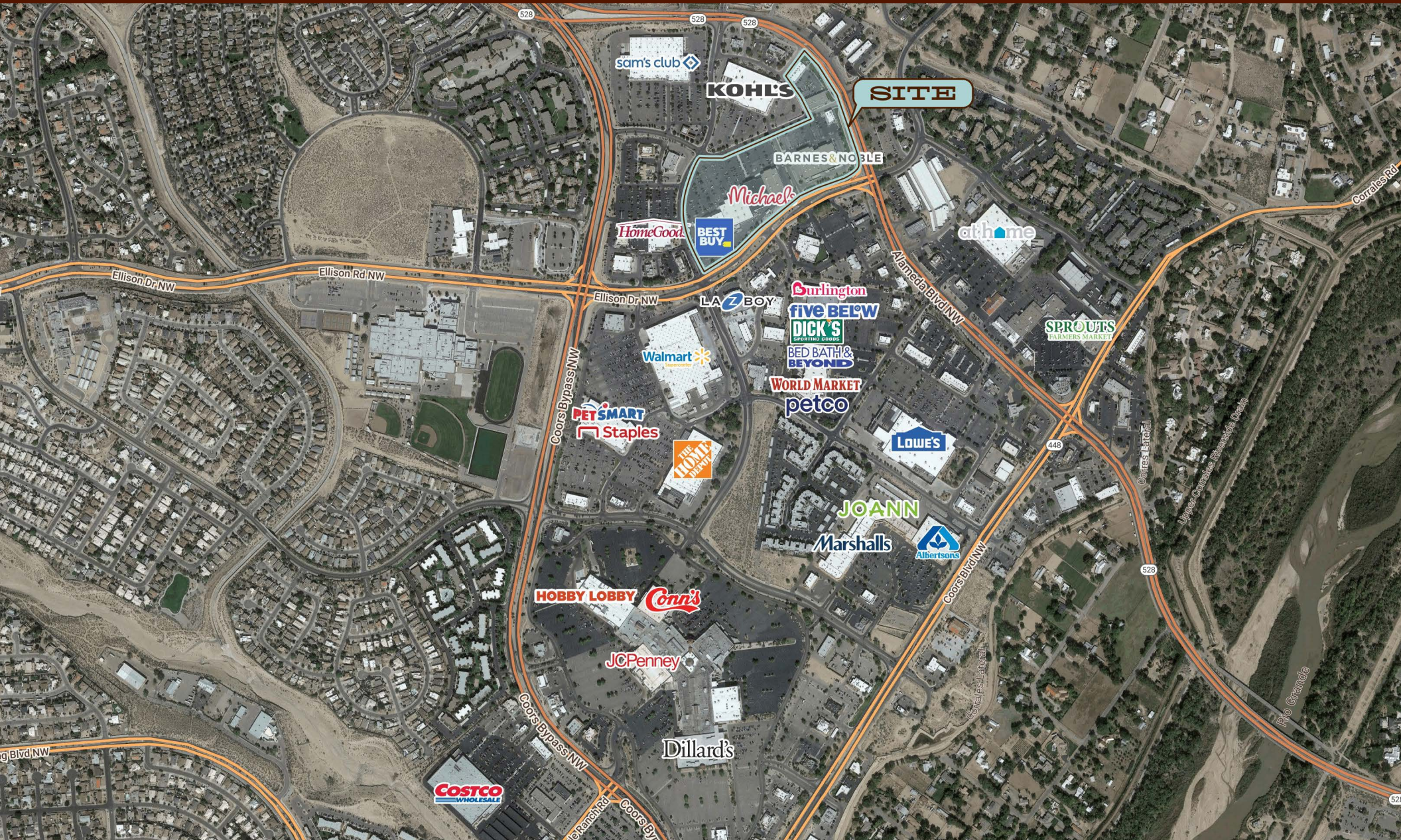
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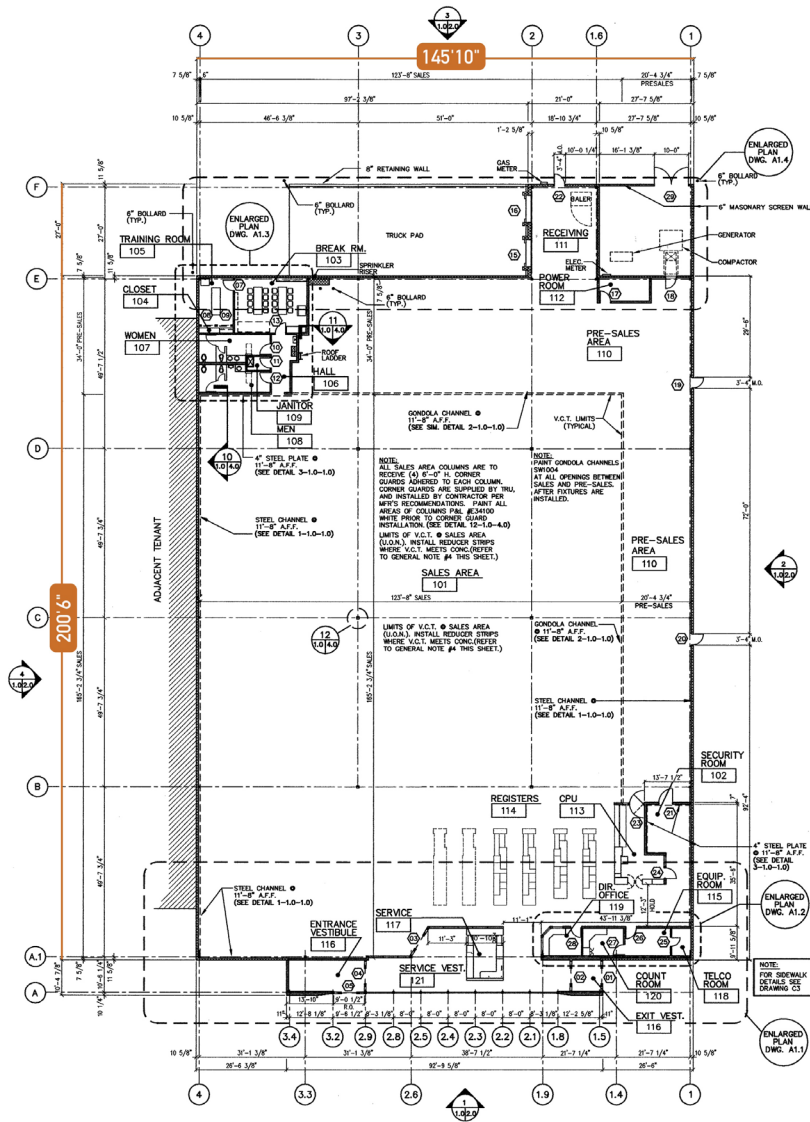
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FLOOR PLAN
SCALE: 1/16" = 1'-0"



29,233 SF Available for Sublease
Former TRU
145' frontage



Contact Brandon Saylor
brandon@base5retail.com
505-350-0296

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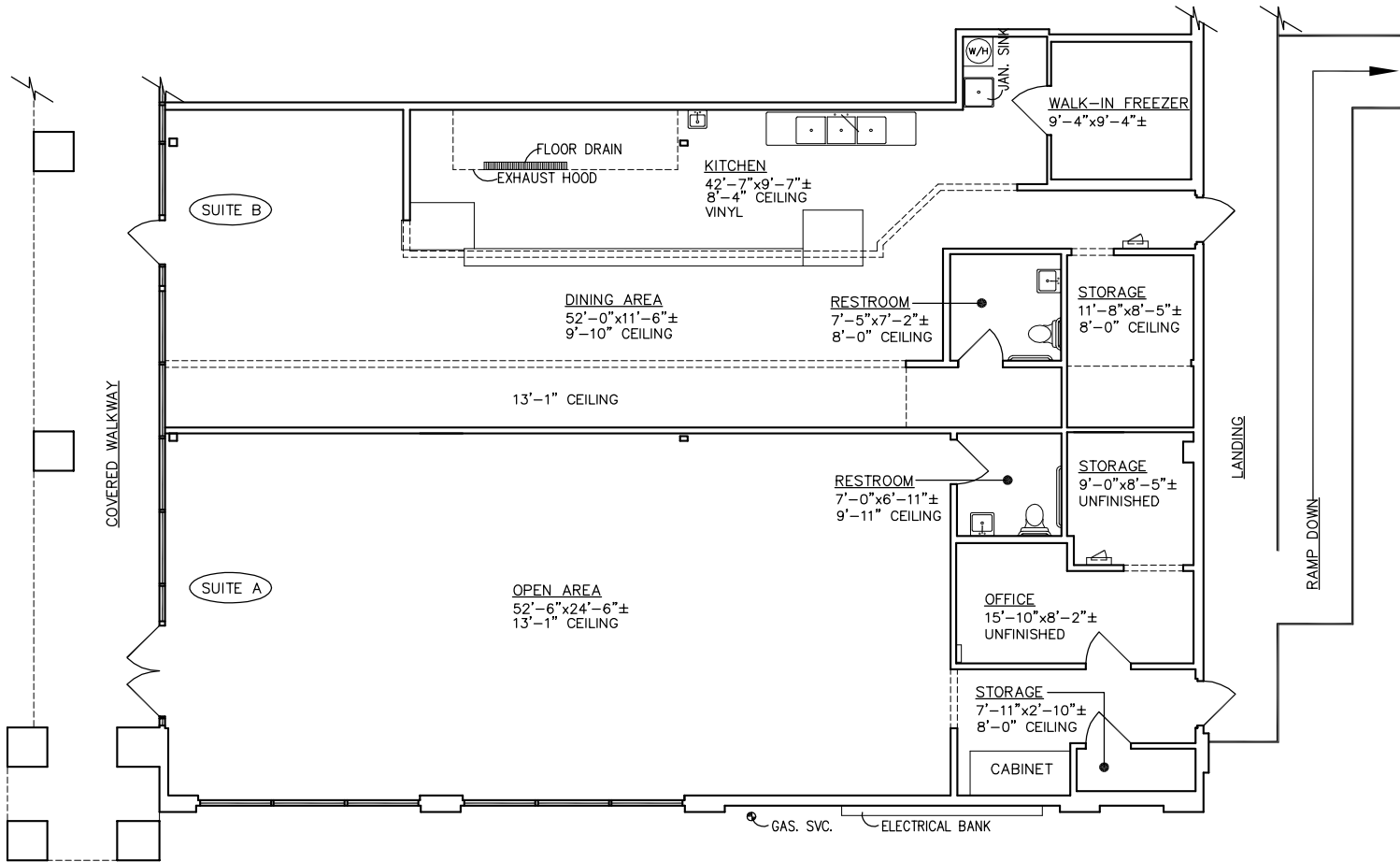
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**Alameda & Ellison Rd
Albuquerque NM**



FLOOR PLAN
3705 ELLISON DR. N.W. - SUITES A & B

NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 10'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. SUITES DIVISION LINE ASSUMED TO BE CENTERLINE OF DINING ROOM/OPEN AREA WALL.

AREA CALCULATIONS:

SUITE A:	1783.52 SQ. FT.
SUITE B:	1612.57 SQ. FT.
TOTAL AREA:	3396.09 SQ. FT.

PROJECT:
3705
ELLISON
DR. N.W.
SUITES A & B

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
COMMERCIAL
REAL ESTATE
MANAGEMENT

SHEET #
01
OF 01

ORIENTATION	MEASURED BY	R.G.	R	0
	DESIGNED BY	N.A.	D	5
	DRAFTED BY	R.G.	C	0
	CHECKED BY	PM	C	0
SCALE	REVISED:		R	1
1/8" = 1'-0"	DATE	11/09/20	C	6



YCD DESIGNS
505-899-1199

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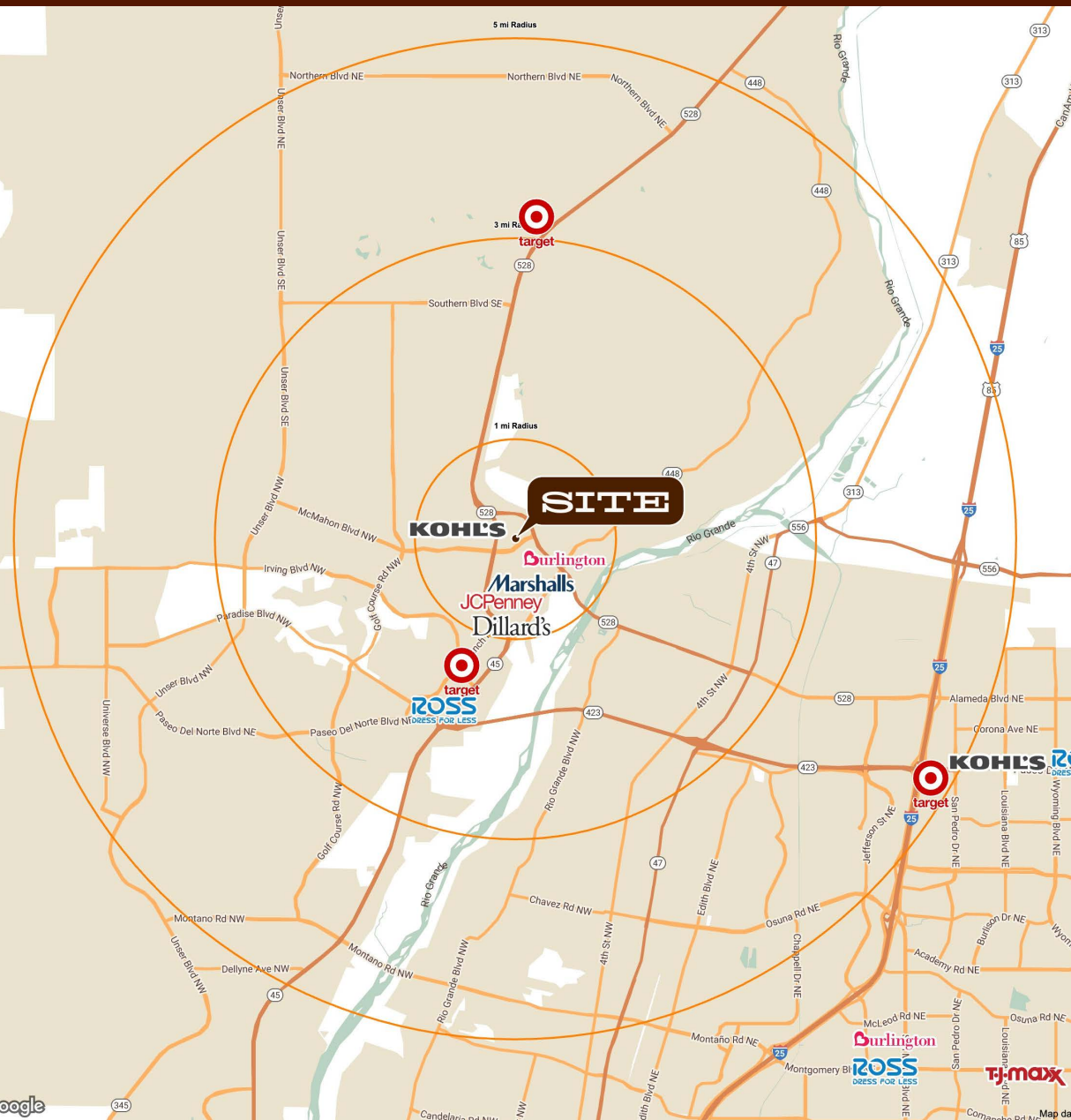
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1 MILE	3 MILES	5 MILES
9,173	72,422	172,421



1 MILE	3 MILES	5 MILES
\$66,360	\$88,733	\$89,855



1 MILE	3 MILES	5 MILES
5,986	24,280	79,208



Alameda (30,500 VPD)
Ellison (23,300 VPD)

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Cottonwood Corners is positioned at the hard corner of Alameda & Ellison in the Cottonwood Regional trade area. The property is anchored by Best Buy, Michael's, Barnes & Noble, and adjacent to Sam's, Kohl's, and TJ HomeGoods.

- Recently signed leases with Ross Dress for Less & Legacy Furniture.
- Access: Great access from Coors By-Pass, Ellison, and Alameda.
- Location: Regional trade area with over 4M SF of retail and restaurants
- Population: The site has a large trade area draw with over 173,000 population in a 5 mile area.

Currently have opportunities for anchor tenants & shop space tenants.



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