



BASE 5

RETAIL PARTNERS

MONTGOMERY PLAZA

NWC San Mateo & Montgomery, Albuquerque NM 87110
Ross, Burlington, & TJ Maxx anchored retail with 77,400 VPD

ROSS
DRESS FOR LESS®

TJ·maxx

Burlington *Walgreens*



DEL NORTE
HIGH SCHOOL
±1,400 Students

77,400 VPD

CVS

BASE 5 RETAIL PARTNERS

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COUNT ON US

PENDING
 AVAILABLE



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SUBJECT TO

AVAILABLE SPACES

SUITE	SQUARE FOOTAGE	NOTES
A - 21	7,793 SF	LEASED - Rack Room
A - 22	16,152 SF	Adjacent to TJ Maxx
A - 29	7,498 SF	Jr Anchor - up to 15K SF
A - 40	7,910 SF	Jr Anchor - up to 15K SF
E - 5	1,502 SF	Exposure to intersection
E - 16	2,984 SF	Space with security in place!
E - 17	1,730 SF	PENDING
F - 32	1,815 SF	San Mateo frontage up to 6,700 SF
F - 33	1,596 SF	San Mateo frontage up to 6,700 SF
F - 34	3,553 SF	San Mateo frontage up to 6,700 SF
J - 42	5,268 SF	Adjacent to Hooter's
A - 21A	9,800 SF	LEASED - Unleased Brands
LL - 22	22,604 SF	Garden level space
LL - 25	21,212 SF	Garden level space
LL - 26	2,215 SF	Garden level space
LL - 50	1,263 SF	Garden level space



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1 MILE	3 MILE	5 MILES
18,585	99,917	291,385



1 MILE	3 MILE	5 MILES
\$55,665	\$68,188	\$73,448



1 MILE	3 MILE	5 MILES
16,034	123,391	248,872



San Mateo (35,700 VPD)
Montgomery (41,700 VPD)
TOTAL 77,400 VPD

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B MONTGOMERY PLAZA FOR LEASE

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Montgomery Plaza is positioned at the hard corner of San Mateo & Montgomery – one of the highest traffic intersections in the City of ABQ. The property is anchored by Ross, Burlington, TJ Maxx, Walgreens, and several other national retailers.

LEASING ACTIVITY! Burlington and TJ Maxx opened new stores in 2023. Rack Room Shoes and Unleashed Brands opening in 2024!

- **Traffic:** TOTAL OF 77,400 VPD AT INTERSECTION
- **Signage:** Five massive 20+ foot tall pylon signs prominently showcased for anchor/national tenants
- **Access:** Exceptional access points throughout property, including a signalized intersection from San Mateo.
- **Location:** The site is located in the NE Heights trade area, at one of the most established retail intersections in the City. Montgomery Plaza is a major shopping destination for the Albuquerque MSA.
- **Population:** The site has a large trade area draw with over 291,000 population in a 5 mile area.

Currently have opportunities for shop spaces & jr anchor tenants. Owned by Goodman Realty, a very well known developer with decades of experience structuring creative deals for national and local tenants!



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REALTY
RESOURCES

MEMBER

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 77,400 VPD



NORTE
SCHOOL
Students

v05.23