



BASE 5
RETAIL PARTNERS

COTTONWOOD JR ANCHOR

Cottonwood Corners Shopping Center, Albuquerque NM 87114
12,047 SF - Former Tuesday Morning



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

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKERS:
DAVID CHAVEZ - chavo@base5retail.com - 505-507-3283
KINO JAMES - kino@base5retail.com - 505-463-7191



BASE 5
RETAIL PARTNERS

COTTONWOOD JR ANCHOR FOR LEASE

10420 Coors By Pass NW
Albuquerque NM 87114



LOWE'S

petco

WORLD MARKET

Burlington

DICK'S SPORTING GOODS

BEST BUY

HOME DEPOT

Walmart

Dillard's

Staples PET SMART

Walgreens

Chick-fil-A

HomeGoods

Total Wine & MORE

PEI WEI

Ellison - 23,300 VPD

Coors By-Pass - 52,500 VPD

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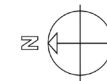
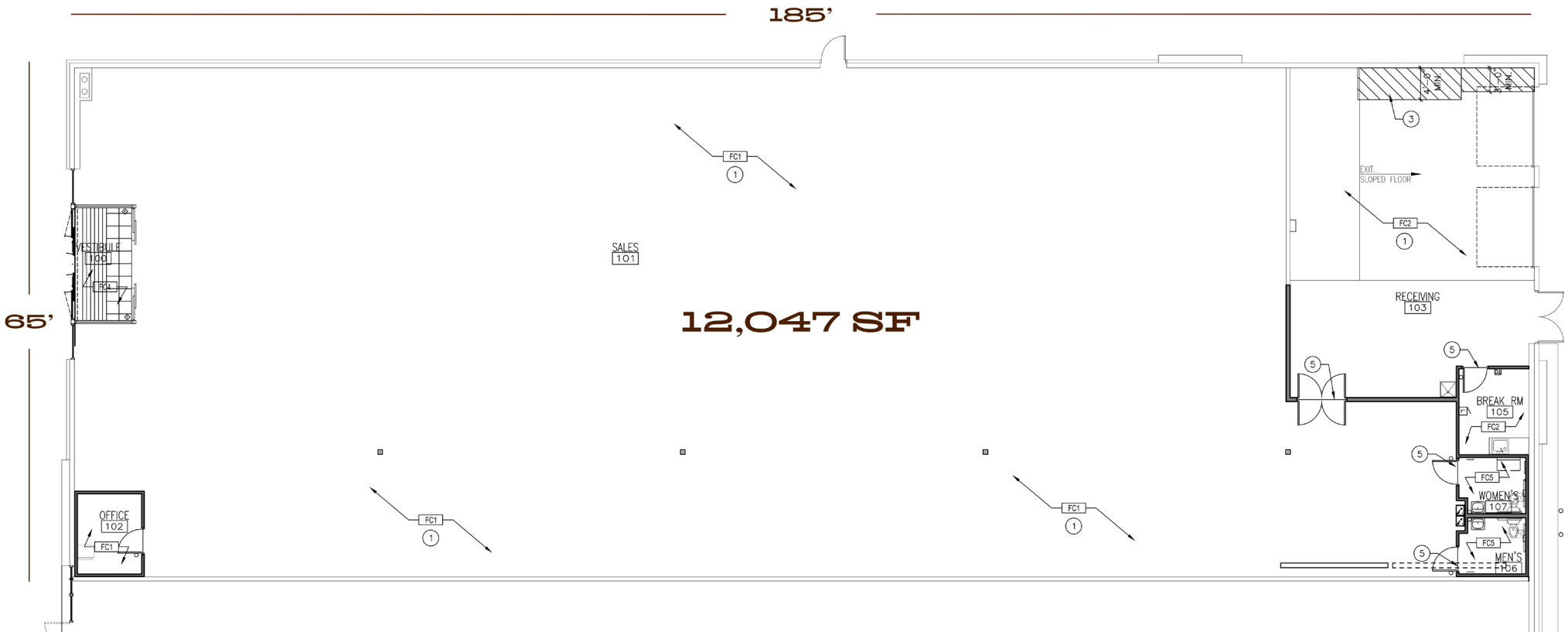
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01 OVERALL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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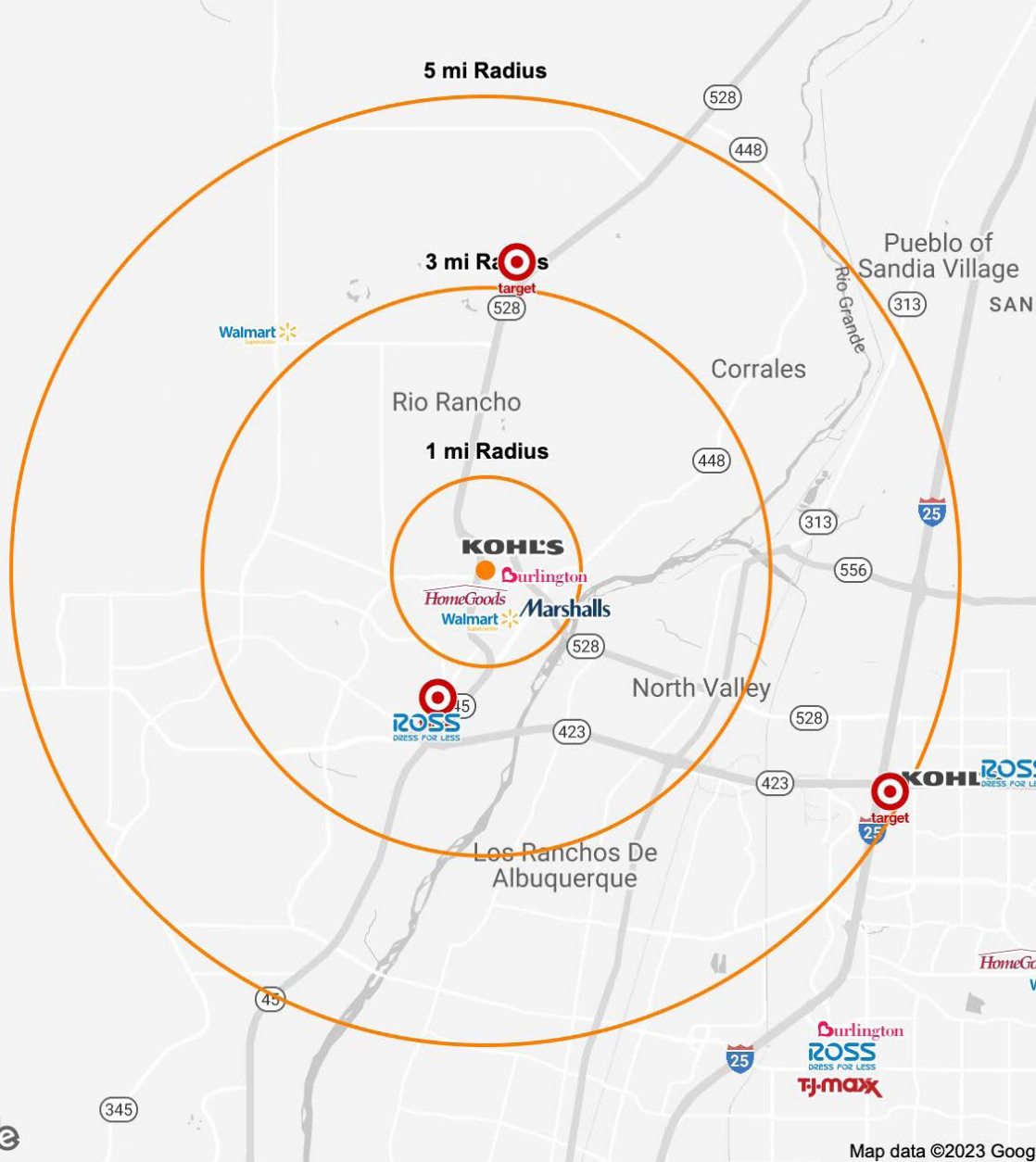
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POPULATION

1 MILE	3 MILES	5 MILES
10,035	74,511	174,836



INCOME

1 MILE	3 MILES	5 MILES
\$85,987	\$114,509	\$113,618



EMPLOYEES

1 MILE	3 MILES	5 MILES
4,436	22,070	70,679



TRAFFIC

Coors By-Pass (52,500 VPD)
Ellison (23,300 VPD)



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The former Tuesday Morning space (12,047 SF) is now available for lease! The property is positioned at the corner of Coors By-Pass & Ellison in the Cottonwood Corners power center development.

- **Powerful Co-Tenant Lineup:** HomeGoods, TotalWine, Best Buy, Ross, Barnes & Noble, Sam's, Chick-fil-A, Kohl's, and adjacent to Walmart, Home Depot.
- **Traffic:** 75,000 VPD+ at the intersection of Coors By-Pass & Ellison
- **Access:** Great access into this well designed retail project
- **Location:** Regional trade area with over 4M SF of retail in a 1 mile radius
- **Population:** The site has a large trade area draw with over 173,000 population in a 5 mile area.

Please contact us with any questions!



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REALTY
RESOURCES

MEMBER