



BASE 5
RETAIL PARTNERS



GLOBAL NET LEASE

COTTONWOOD COMMONS

NM528 & Old Airport Rd, Albuquerque NM
Shop Spaces & Anchor Space Available



BASE 5 RETAIL PARTNERS

6739 Academy Rd, Suite 380 Albuquerque NM 87109

WWW.BASE5RETAIL.COM

505-807-0605

LISTING BROKERS:

David Chavez - david@base5retail.com - 505-507-3283

Kino James - kino@base5retail.com - 505-463-7191



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3601 OLD AIRPORT RD
ALBUQUERQUE NM



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28,000 SF ANCHOR SPACE
AVAILABLE



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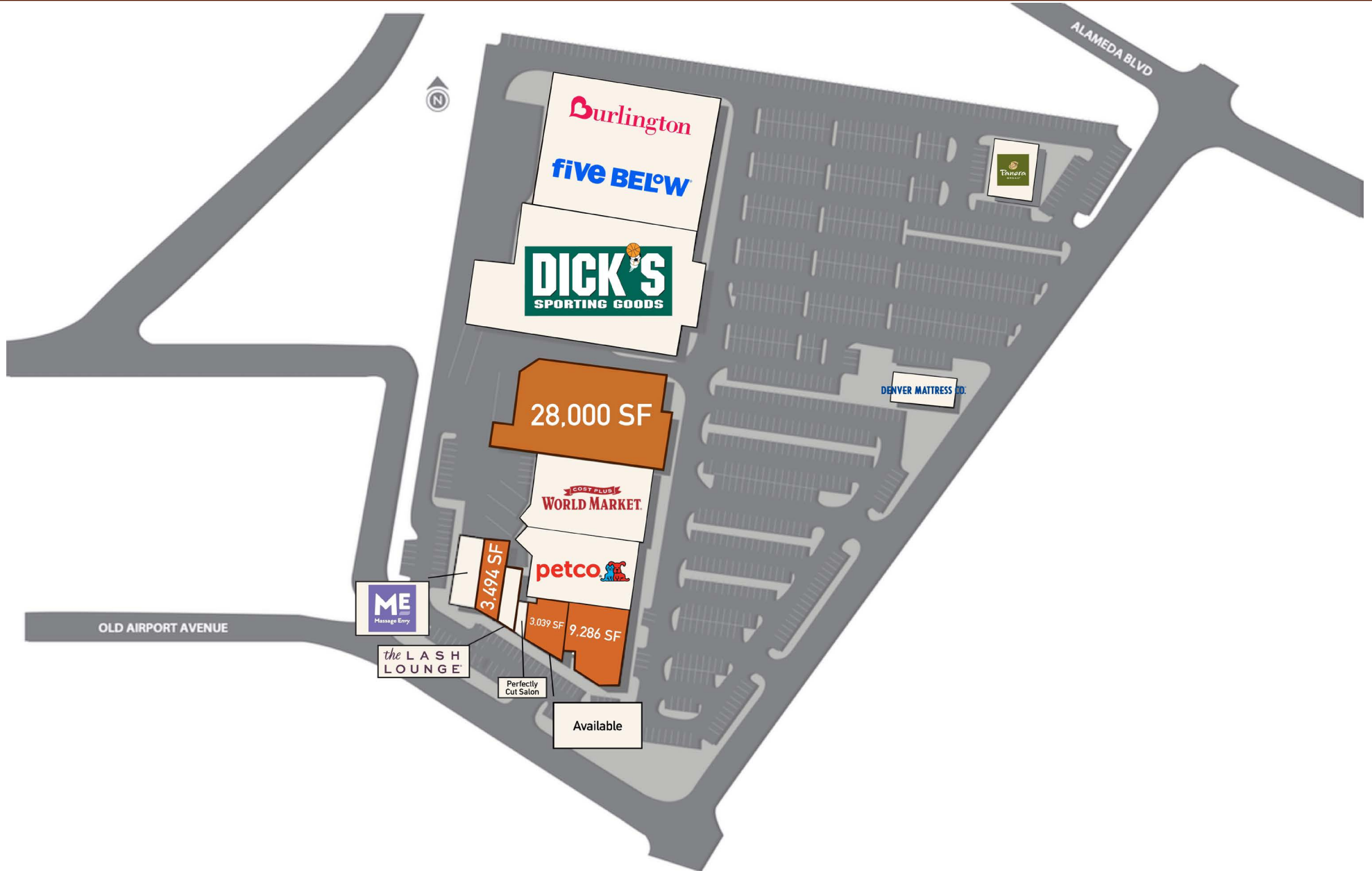
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Cottonwood Commons

Burlington **five BELOW**

petco **DENVER MATTRESS CO.**

DICK'S SPORTING GOODS **COST PLUS**

WORLD MARKET

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1 MILE	3 MILES	5 MILES
7,510	69,213	170,499



1 MILE	3 MILES	5 MILES
\$58,577	\$86,764	\$85,771



1 MILE	3 MILES	5 MILES
7,861	24,037	80,856



Alameda/NM-528 (33,900 CPD)

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The subject site is located in the Cottonwood trade area in northwest Albuquerque. Cottonwood is a major retail hub comprised of over 4M SF of retail and restaurant development. The regional trade area draws consumers from Rio Rancho, Corrales, NW Albuquerque, and North Valley - over 250K population base.

Cottonwood Commons is one of the premier anchored developments in this trade area. The project includes 195K SF of retail anchors, shops, and pads, with a strong mix of national and local tenants.

ANCHOR SPACE: 28,000 SF - Former Bed Bath & Beyond - Exceptional anchor position

JR ANCHOR SPACE: 9,286 SF - Fully equipped grocery store with FF&E in exceptional condition!

SHOP SPACE: 3,039 & 3,494 SF - Shell space available with very competitive rents and TI available for strong tenants



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v05.23

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