

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:

SPROUTS
FARMERS MARKET

PETSMART

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

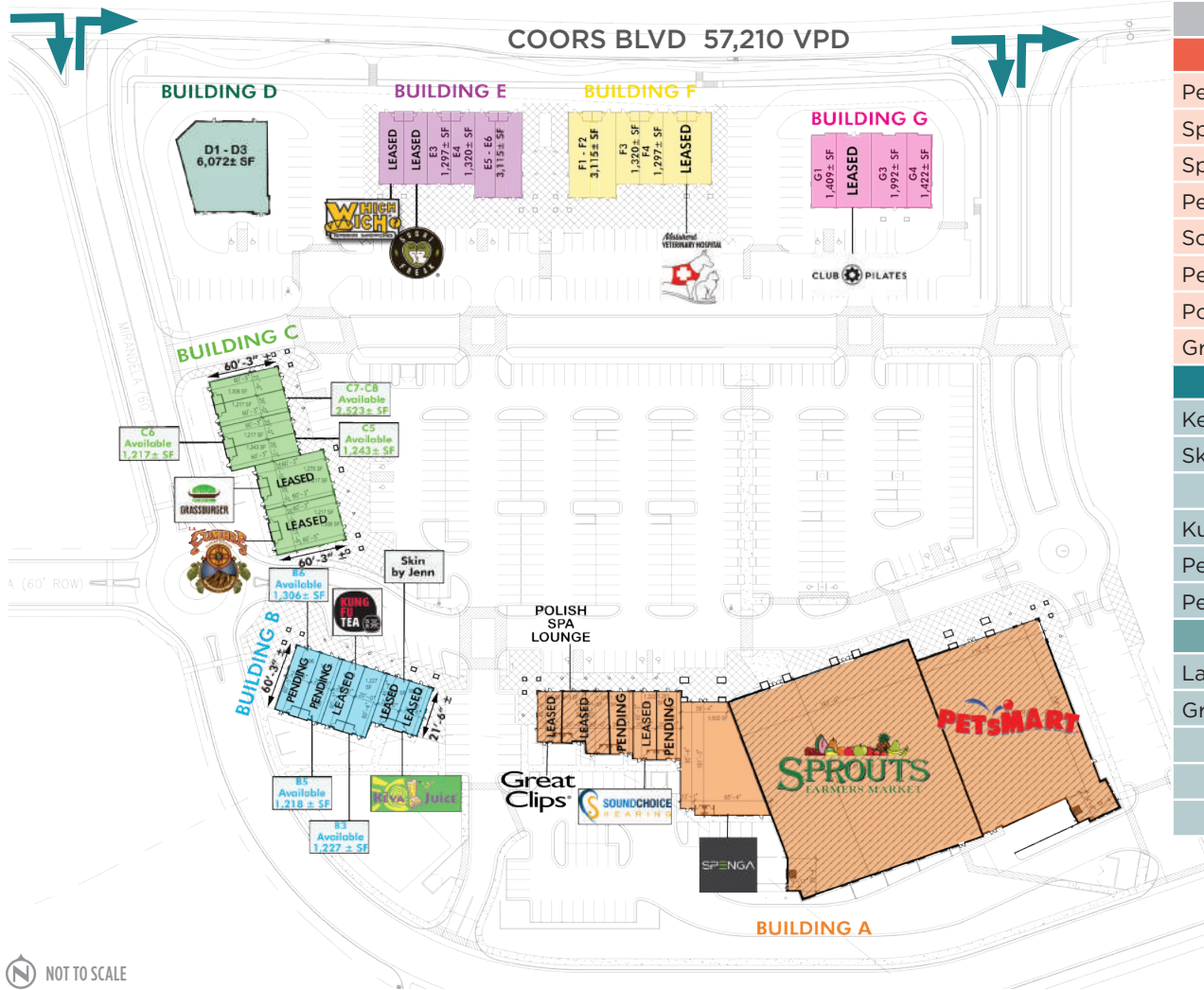


Adjacent to new 280-unit Class A multi-family development





CONCEPTUAL Site Plan



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

Tenant	Suite	Sq. Ft.
BUILDING D		
	D1-D3	6,072
BUILDING E		
Which Wich	E1	1,389
Sushi Freak	E2	1,297
	E3	1,297
	E4	1,320
	E5-E6	3,115
BUILDING F		
	F1-F2	3,115
	F3	1,320
	F4	1,297
Vet Hospital	F5-F6	2,686
BUILDING G		
	G1	1,409
Club Pilates	G2	1,854
	G3	1,992
	G4	1,442

NOT TO SCALE

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

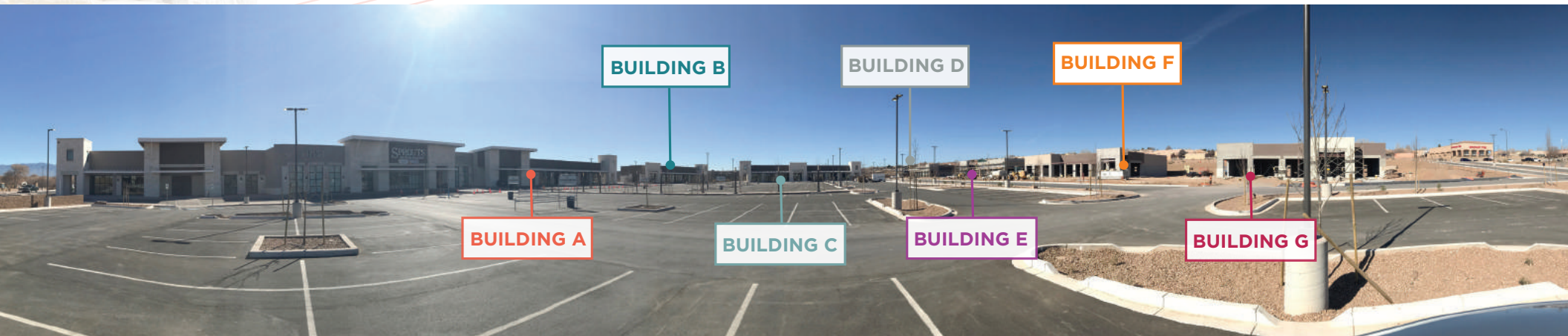


EDUCATION

68.9%

Some College - Graduate or Professional Degree

3 Mile Radius | Source: Esri



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CBRE

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