

FOR LEASE

# SPROUTS AND ICON CINEMA ANCHORED CENTER FOUR HILLS VILLAGE SHOPPING CENTER

SWQ OF TRAMWAY BLVD AND INTERSTATE 40, ALBUQUERQUE, NEW MEXICO

RETAIL

## MAJOR REDEVELOPMENT COMPLETED

EXPERIENCED DEVELOPER  
ADDED ANCHOR TENANTS,  
NEW STOREFRONTS,  
LANDSCAPING AND  
PARKING LOT  
UPGRADES



## AVAILABLE

- + Shop Space - 1,038± SF - 12,967± SF
- + Lease Rate: \$10.00 - \$23.00/SF
- + Estimated NNN - \$3.50/SF

## FEATURES

- + Exceptional visibility and access
- + Join Sprouts, Burke's Outlet, Icon Cinemas and Tractor Brewing
- + New facade/fresh look
- + New signage

## CONTACT US

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## 2018 Est Trade Area Demographics

Population	122,888
Avg Household Income	\$71,612
Avg # of Households	51,147

Source: Esri

## AREA RETAILERS INCLUDE:



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PROPERTY SITE PLAN



Tenant	Sq. Ft.	Rate
Subway	1,350	
Suite 1110	1,733	\$18-\$20
Suite 1120	12,967	\$10-\$20
Style America	1,462	
H&R Block	2,545	
Dollar Tree	9,412	
Suite 1400	1,038	\$16.00
Army Corps	1,784	
Envy Nails & Spa	1,200	
Perfect Teeth	2,100	
Early Voting	7,706	
NM Veterans	2,000	
Cato Fashions	4,500	
CBD & Me	2,409	
Suite 1470	2,386	\$16.00
Cricket Wireless	1,600	
Sprout's		
Burkes Outlet		
Valet Cleaners	2,930	
Duds N Suds	5,080	
Einstein Bros	2,000	
Great Clips	1,360	
T Mobile	1,140	
UPS Store	1,625	
Tractor Brewing	2,824	
Happy Garden	2,300	
Chinese		
Compass Bank & ATM		

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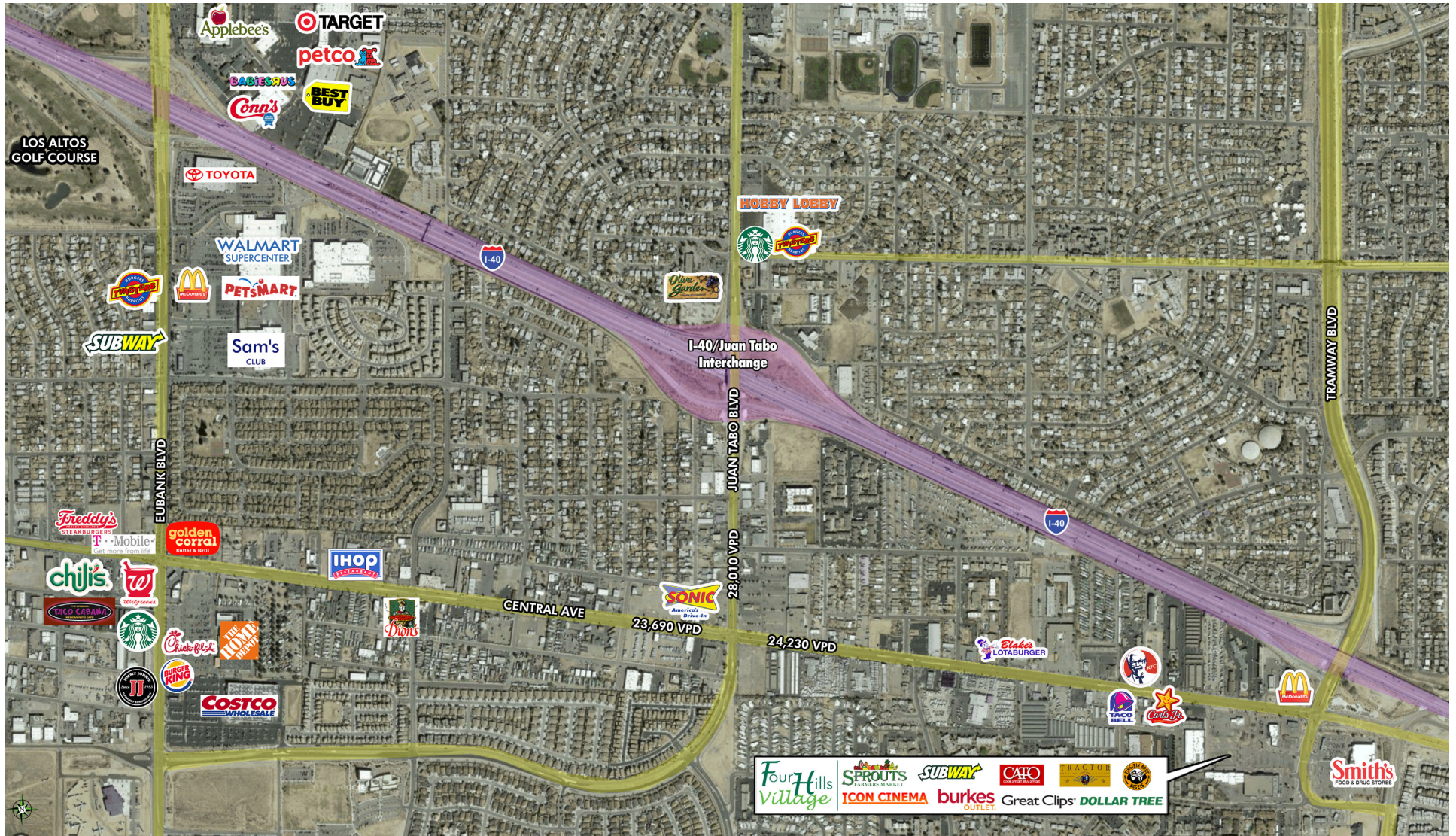
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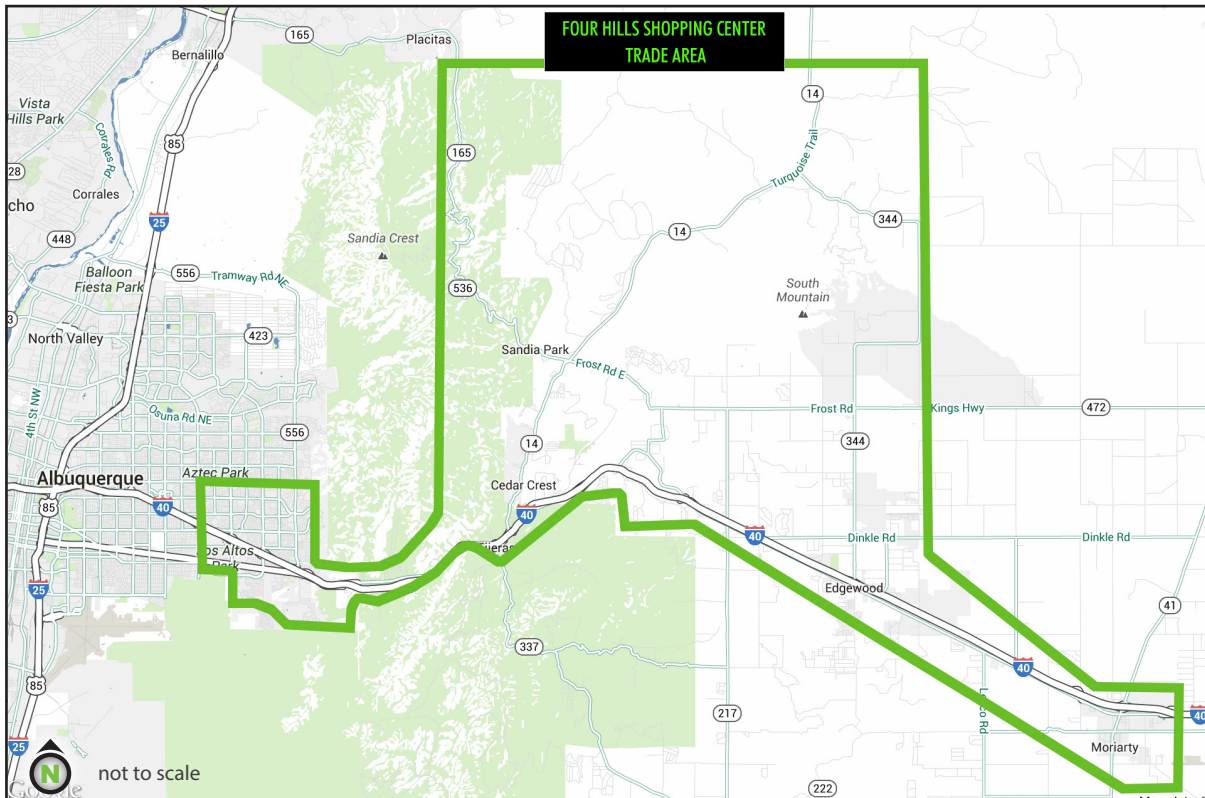
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## TRADE AREA MAP



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Trade Area

Population	
2018 Population	122,888
2023 Population	125,877
Percent Pop Change: 2010 to 2018	0.38%
Percent Pop Change: 2018 to 2023	0.48%
Age	
2018 Median Age	41.7
2018 Average Age	40.9
Households	
2018 Households	51,147
2023 Households	52,202
Percent HH Change: 2010 to 2018	0.27%
Percent HH Change: 2018 to 2023	0.41%
Average Household Size	2.40
Income	
2018 Median Household Income	\$53,168
2018 Average Household Income	\$71,612
Housing Units	
2018 Housing Units	51,147
Education	
2018 Population Age 25 and Over	87,691
High School thru Associates	50,100
Bachelor's Degree	17,792
Graduate Degree	13,037
Place of Work	
Total Businesses	3,527
Daytime Employment (Total Employees)	71,140

SOURCE: Esri

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