

Cottonwood Corners



NWC of Coors Bypass & Ellison Dr. Albuquerque, NM

Comments: Catering to one of Albuquerque's largest residential populations, Cottonwood Corners existing co-tenancy, includes Kohl's. The Center is adjacent to the 1.2M^{SQFT} Cottonwood Mall. Convenient access from the rapidly developing Westside Neighborhoods and Outstanding space available with access from Ellison Dr.

Available Space: 22,001^{sqft} +/- (Former Borders, will consider dividing space) and 33,749^{sqft} +/- (Former Circuit City, will consider dividing space)

Area Development: Cottonwood Regional Mall, Costco, Sam's, Wal-Mart, Petco, Best Buy, OfficeMax, Staples, Mattress Firm, Bed, Bath & Beyond, Kohl's, Home Depot, PetSmart, and Barnes & Noble.

Demographics: (2007 Estimate)

	1 Mile	3 Miles	5 Miles
Population:	11,046	67,453	148,296
Median HH Income:	\$80,822	\$68,116	\$58,519
Traffic - Cars/Day:			
Coors Bypass		44,400	
Ellison Dr		30,000	
Alameda Blvd		25,200	

John Sedberry,
Owner/Broker

4700 Montgomery Blvd. NE
Suite 200
Albuquerque, NM 87109

(505) 855-7650

john@SedberryNM.com
www.sedberrynm.com

SEDBERRY & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

The information above has been obtained from sources believed reliable. While we do not doubt the accuracy, we have to verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



John Sedberry,
Owner/Broker

4700 Montgomery Blvd. NE
Suite 200
Albuquerque, NM 87109

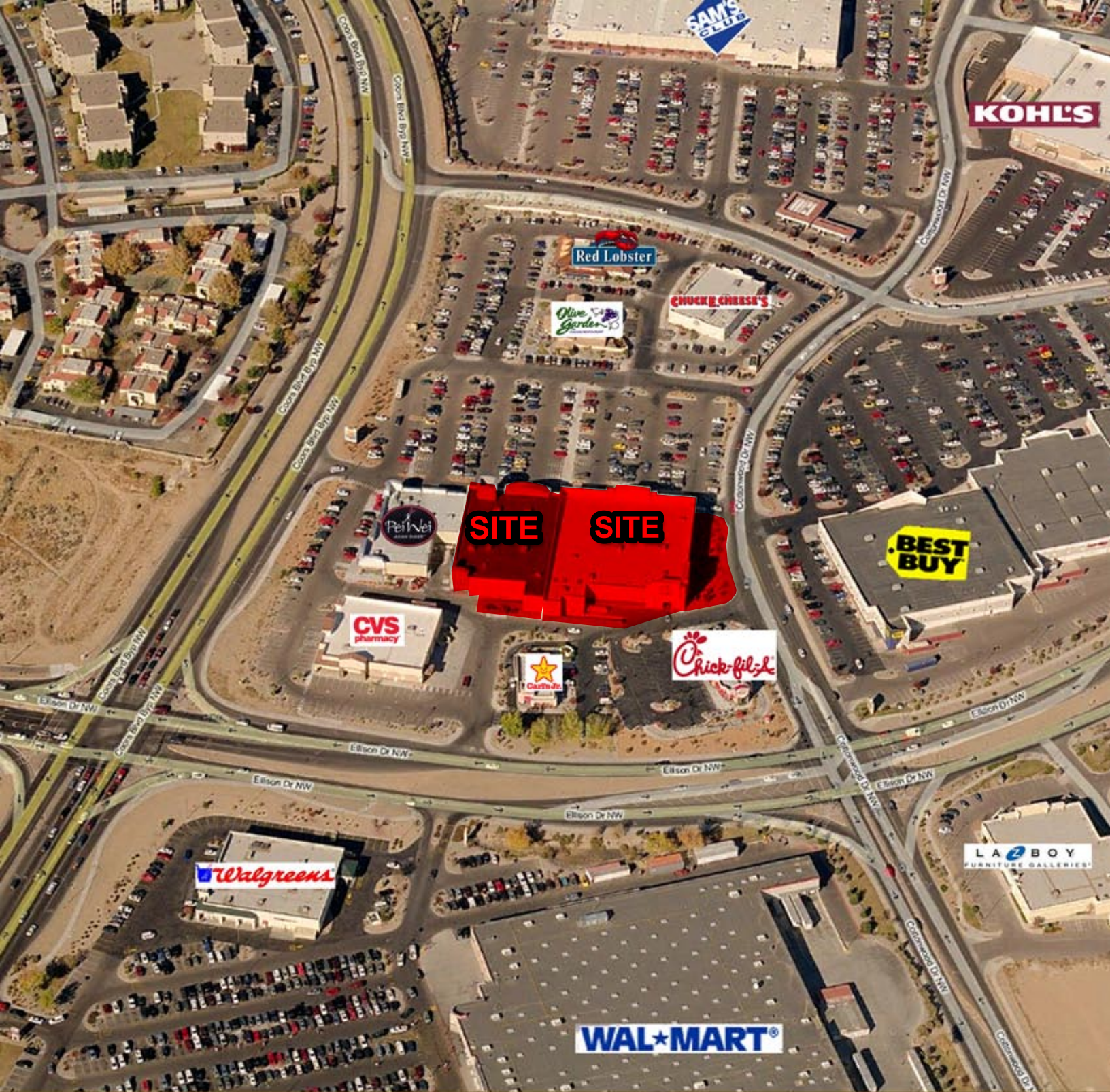
(505) 855-7650

john@SedberryNM.com
www.sedberrynm.com

SEDBERRY & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



The information above has been obtained from sources believed reliable. While we do not doubt the accuracy, we have to verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



John Sedberry,
Owner/Broker

4700 Montgomery Blvd. NE
Suite 200
Albuquerque, NM 87119

(505) 855-7650

john@SedberryNM.com
www.sedberrynm.com

SEDBERRY & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

The information above has been obtained from sources believed reliable. While we do not doubt the accuracy, we have to verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.