



NOW LEASING

THE COSTCO SHOPS @ EAGLE RANCH CENTER

Coors Bypass and Eagle Ranch Rd
 Across from the Cottonwood Mall
 Albuquerque, NM

Comments: Located in the North West quadrant of Albuquerque, known as the Cottonwood trade area, Albuquerque's fastest growing residential and commercial trade area. Over 80% of all single family home permits were issued for this trade area. The site is located directly across from Simon's 1.2 million square foot Cottonwood Mall anchored with Dillard's, JC Penny, Sears, Macy's, and Regal Theaters.

Anchored with new Costco Wholesale, two pad sites are directly fronting Coors-By-Pass; available space range from 1,200 sqft. to 10,000sqft.

Demographics:	1 Mile	3 Mile	5 Mile
Population:	9,536	58,348	161,511
Median HH Income:	\$63,208	\$64,423	\$60,454
Traffic Counts:	Coors Bypass 44,500	I-25 15,600	Total 60,100



John Sedberry, President
 office: (505) 855-7650
 john@SedberryNM.com
 www.sedberrynm.com

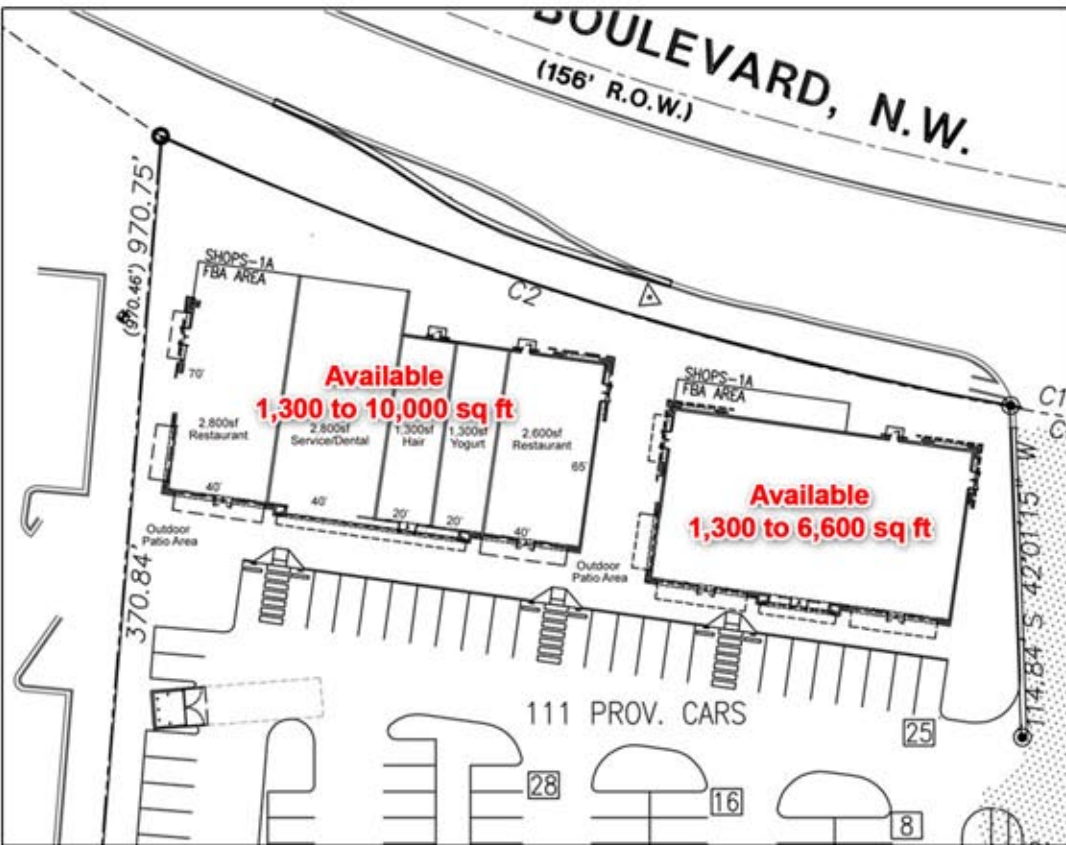
The information above has been obtained from sources believed reliable. While we do not doubt the accuracy, we have to verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions 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, President
 office: (505) 855-7650
 john@SedberryNM.com
 www.sedberrynm.com

THE COSTCO SHOPS @ EAGLE RANCH CENTER

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.



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

John Sedberry, President
 office: (505) 855-7650
 john@SedberryNM.com
 www.sedberrynm.com

THE COSTCO SHOPS @ EAGLE RANCH CENTER

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.