

Rowlands on Irving



Demographics: (2007 Estimate)

	1 Mile	3 Mile	5 Miles
2007 Population:	8,863	61,273	149,438
Median HH Income:	\$71,645	\$66,578	\$60,348
Traffic - Cars/Day:	Coors Blvd 67,200	Irving Blvd 18,400	Total 85,600

Coors Blvd & Irving Blvd Albuquerque, NM

Comments: Rare opportunity to purchase land within the “outer ring” of the Cottonwood Mall’s 1.2 million square feet of retail amidst Albuquerque’s blossoming Westside, less than 1 mile south of Westside Costco. This 3.99 acre site is situated in the heart of virtually every “power” retail tenant. It is an ideal location for junior anchors, restaurants and small shop space.

Size: 3.99 acres +/-

Sale Price: Call Broker

Area Tenants: Big 5, CostcoTarget, Home Improvement, Cottonwood Regional Mall, The Home Depot, Wal-Mart Super Center, and over 1.5 million square feet of additional retail.

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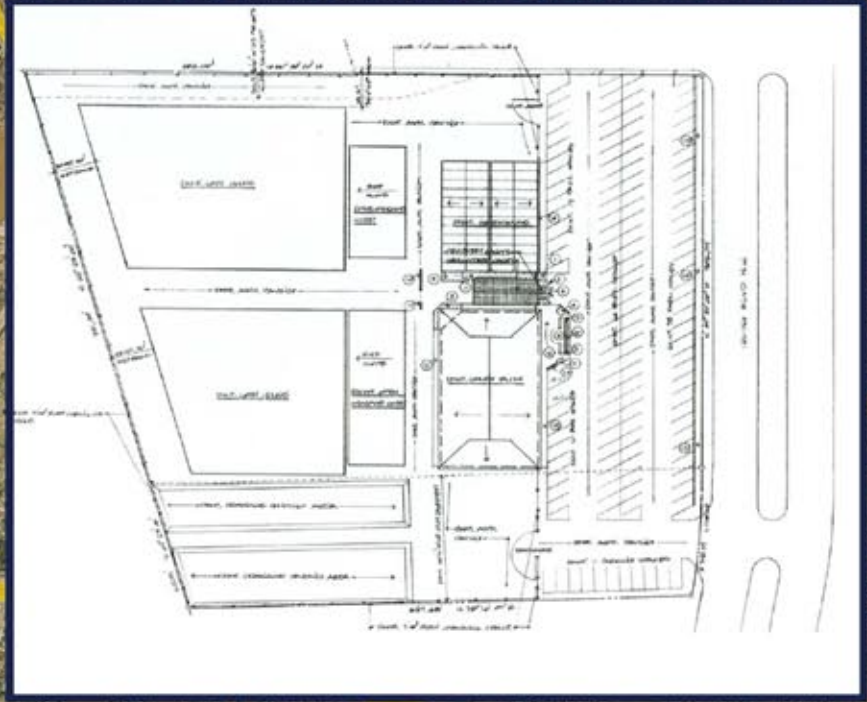
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SUBJECT



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