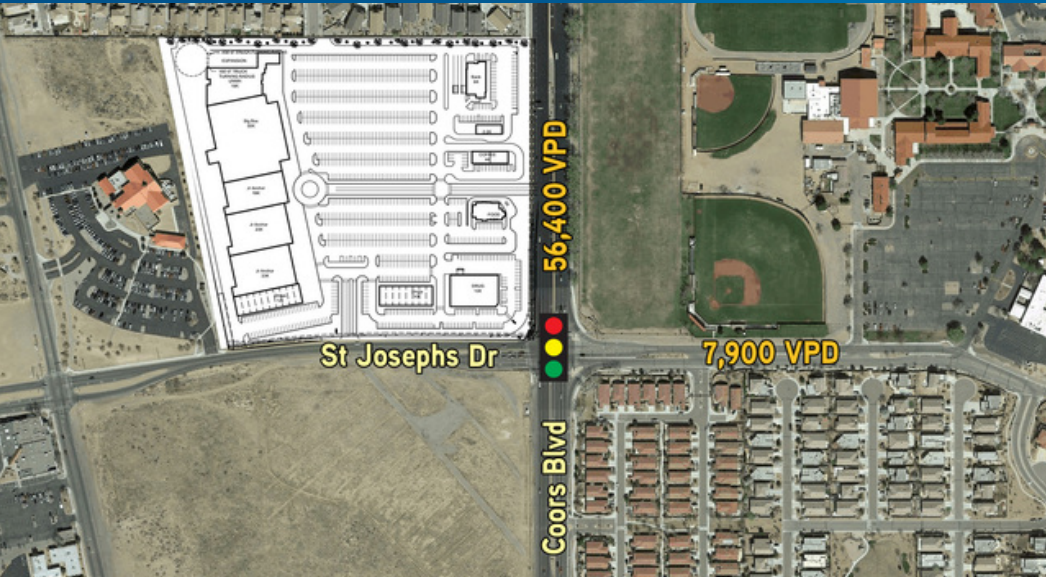


FOR LEASE > RETAIL SPACE

Coors Pavilion



ST JOSEPHS DR AND COORS BLVD, ALBUQUERQUE, NM 87120



Anchor, Jr Anchor, Pad Sites And Shop Space

- > Pricing: See Broker
- > Project Size: +/- 183,700 SF
- > Pad Site Size: Can Accommodate Buildings 2,200 - 6,000 SF
- > Shop Space Size: 1,200 SF & Up
- > Zoning: SU-3

Building Amenities

- > Anchor, Jr Anchor, Pad Sites and Shop Space positions available
- > New development in a highly dominant major retail corridor
- > Excellent access at signalized intersection
- > Great visibility on Coors Blvd, a major arterial with traffic counts in excess of 56,000 VPD
- > Easy Interstate 40 access in close proximity
- > Area Tenants: Walmart, Home Depot, Staples, Family Dollar, John Brooks, Big 5, Walgreens, McDonalds, Applebees, Cracker Barrel, Golden Corral, Burger King, Wendys and many more

Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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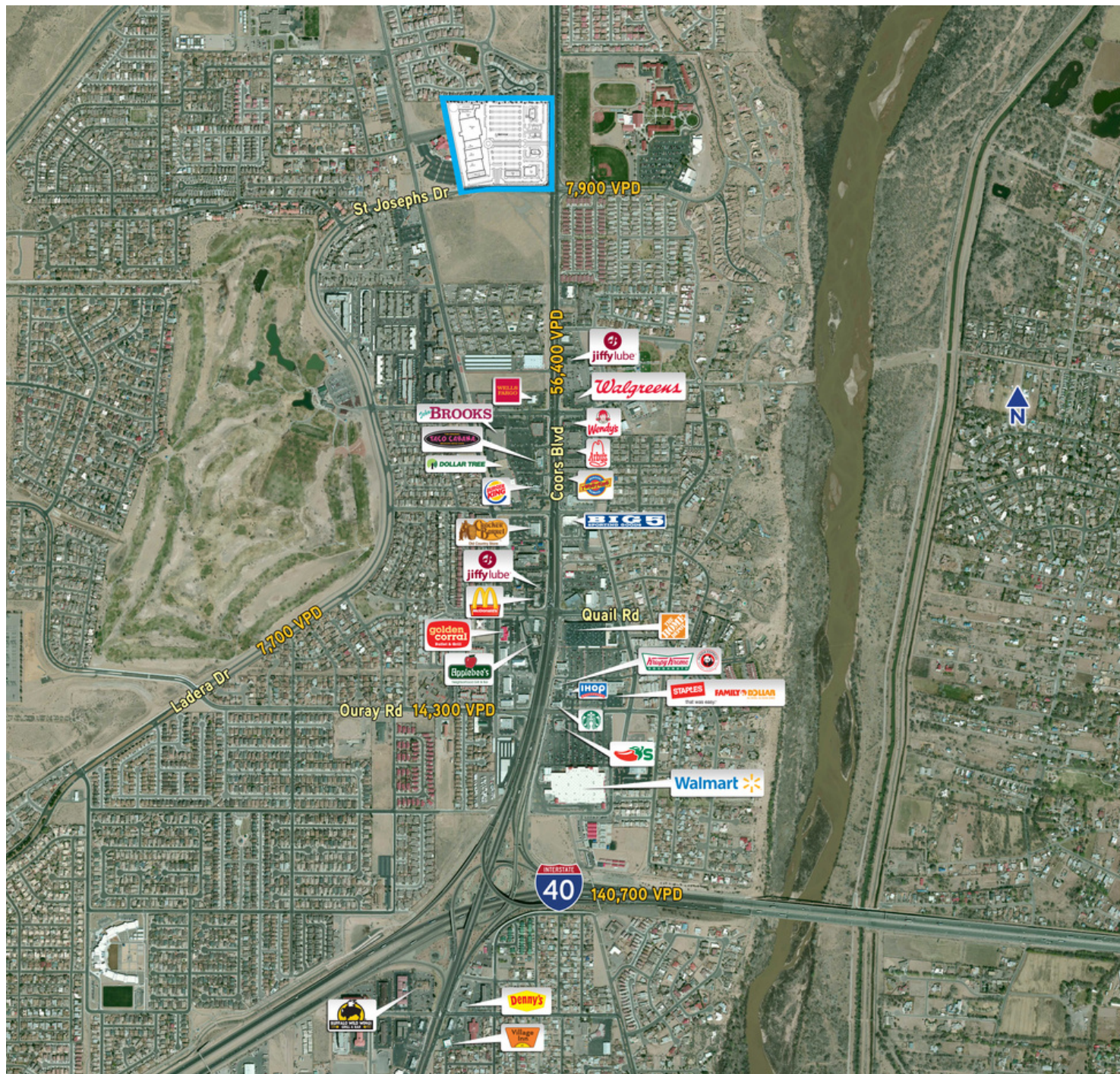
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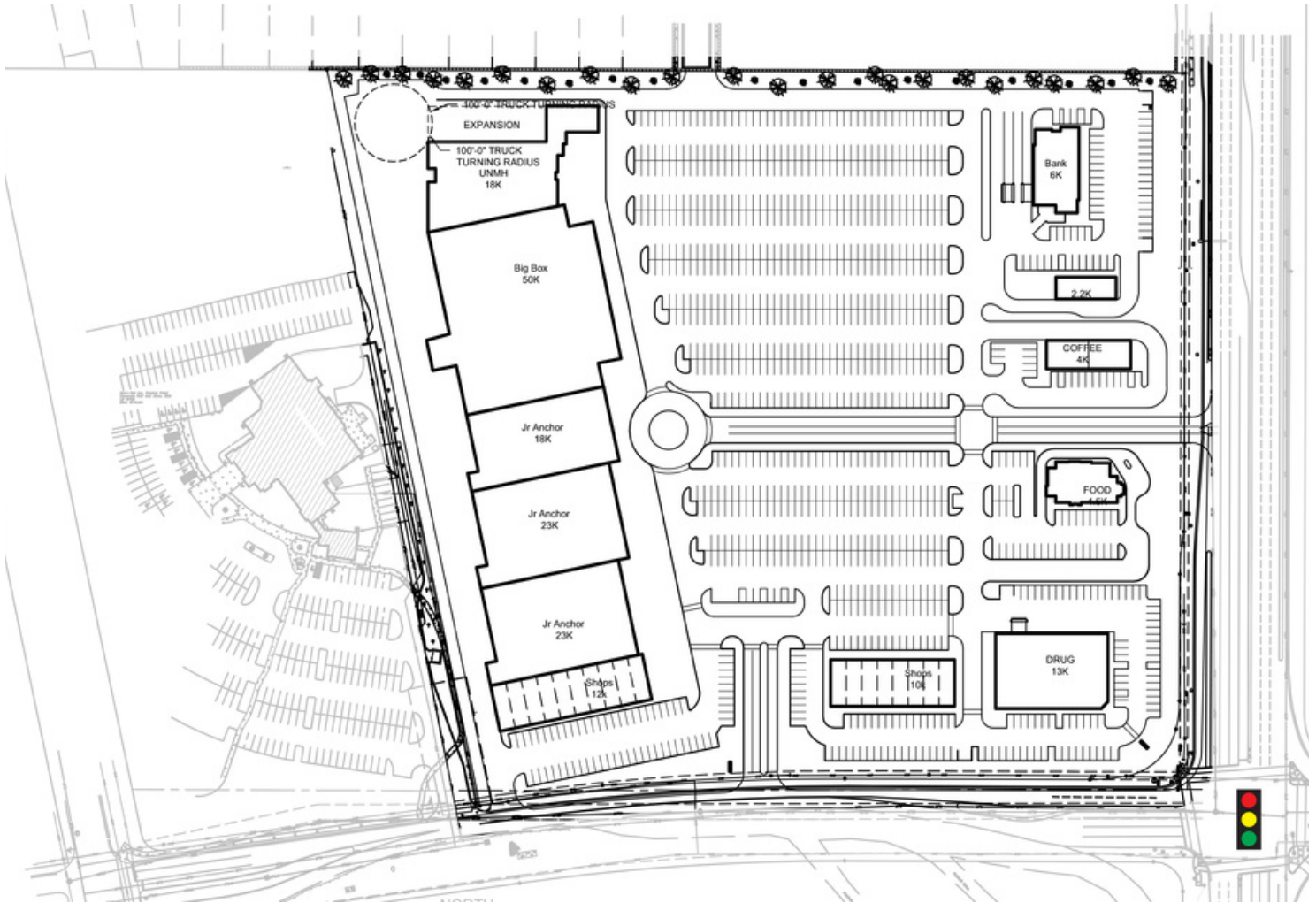
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SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Anchor / Jr Anchor	SEE BROKER	NNN	15,000 - 100,000 SF	Anchor and Jr Anchor sites available
Shop Space	SEE BROKER	NNN	1,200 - 12,000 SF	Shop space available from 1,200 to 12,000 sq ft.
Pad Sites	SEE BROKER	NNN	2,200 - 6,000 SF	Pad sites available to accommodate various uses and sizes. See broker for details

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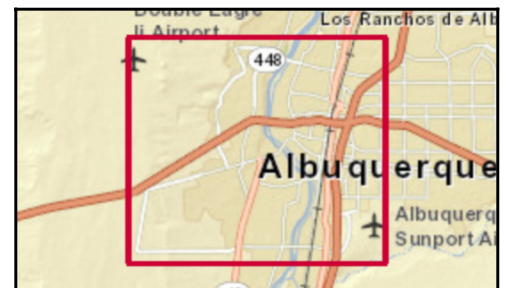
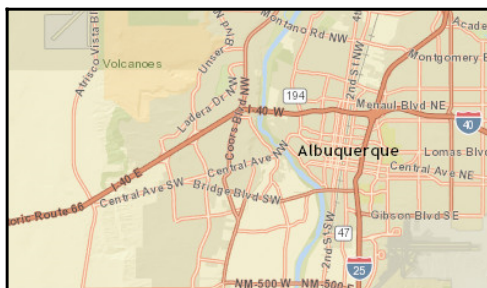
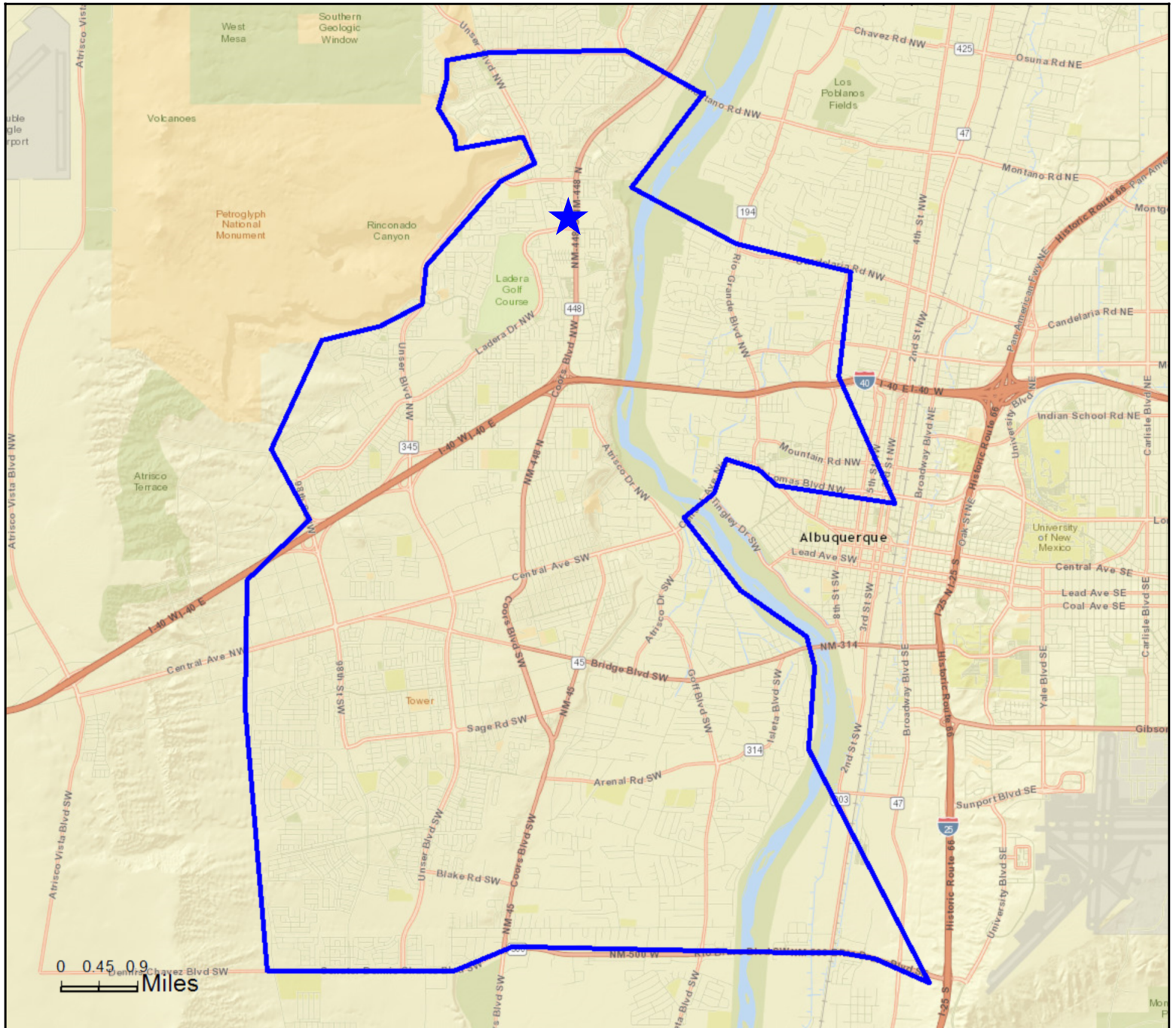
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Site Map

Coors Pavilion Trade Area
Area: 39.11 square miles

Prepared by Tom Jones, CCIM





Demographic and Income Profile

Coors Pavilion Trade Area
Area: 39.11 square miles

Prepared by Tom Jones, CCIM

Latitude: 35.07908503
Longitude: -106.705216

Summary	Census 2010		2015		2020	
Population	157,836		161,047		164,331	
Households	54,829		56,233		57,424	
Families	38,774		39,246		39,759	
Average Household Size	2.86		2.85		2.85	
Owner Occupied Housing Units	39,598		40,457		41,360	
Renter Occupied Housing Units	15,231		15,776		16,063	
Median Age	31.3		32.3		32.8	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.40%		0.46%		0.75%	
Households	0.42%		0.50%		0.77%	
Families	0.26%		0.34%		0.69%	
Owner HHs	0.44%		0.52%		0.70%	
Median Household Income	2.27%		2.64%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	8,753	15.6%	8,185	14.3%		
\$15,000 - \$24,999	7,704	13.7%	5,676	9.9%		
\$25,000 - \$34,999	6,591	11.7%	6,246	10.9%		
\$35,000 - \$49,999	8,995	16.0%	10,021	17.5%		
\$50,000 - \$74,999	10,618	18.9%	11,545	20.1%		
\$75,000 - \$99,999	6,529	11.6%	7,281	12.7%		
\$100,000 - \$149,999	4,625	8.2%	5,538	9.6%		
\$150,000 - \$199,999	1,510	2.7%	1,855	3.2%		
\$200,000+	907	1.6%	1,077	1.9%		
Median Household Income	\$42,195		\$47,197			
Average Household Income	\$55,474		\$61,765			
Per Capita Income	\$19,378		\$21,589			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,690	8.7%	13,527	8.4%	13,848	8.4%
5 - 9	13,547	8.6%	12,962	8.0%	13,049	7.9%
10 - 14	12,519	7.9%	12,672	7.9%	12,689	7.7%
15 - 19	11,846	7.5%	11,309	7.0%	11,697	7.1%
20 - 24	11,188	7.1%	11,521	7.2%	10,614	6.5%
25 - 34	25,285	16.0%	25,584	15.9%	26,093	15.9%
35 - 44	20,916	13.3%	21,554	13.4%	23,606	14.4%
45 - 54	19,658	12.5%	18,849	11.7%	17,312	10.5%
55 - 64	15,467	9.8%	16,540	10.3%	16,511	10.0%
65 - 74	8,113	5.1%	10,444	6.5%	12,042	7.3%
75 - 84	4,195	2.7%	4,557	2.8%	5,250	3.2%
85+	1,410	0.9%	1,526	0.9%	1,622	1.0%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	94,958	60.2%	95,389	59.2%	96,424	58.7%
Black Alone	4,332	2.7%	4,330	2.7%	4,356	2.7%
American Indian Alone	6,033	3.8%	6,372	4.0%	6,757	4.1%
Asian Alone	1,653	1.0%	1,822	1.1%	1,974	1.2%
Pacific Islander Alone	155	0.1%	153	0.1%	152	0.1%
Some Other Race Alone	43,491	27.6%	45,378	28.2%	46,750	28.4%
Two or More Races	7,213	4.6%	7,603	4.7%	7,918	4.8%
Hispanic Origin (Any Race)	116,253	73.7%	120,609	74.9%	125,249	76.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

November 09, 2015



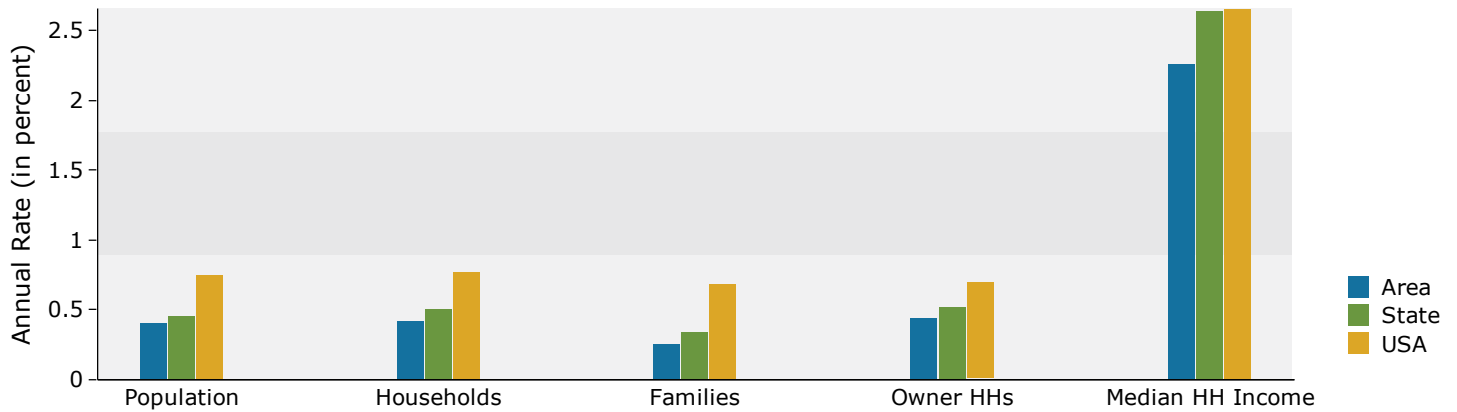
Demographic and Income Profile

Coors Pavilion Trade Area
Area: 39.11 square miles

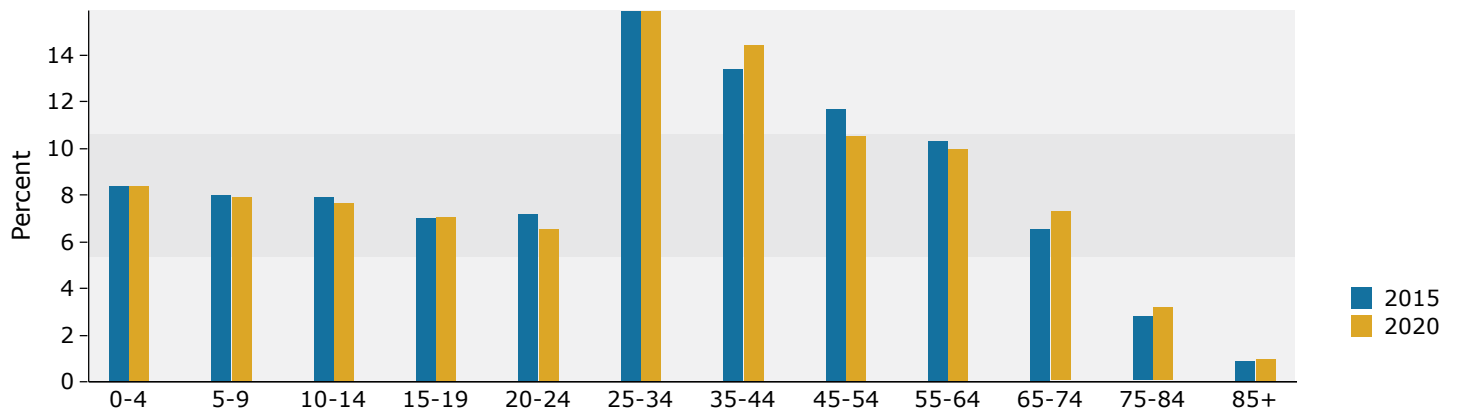
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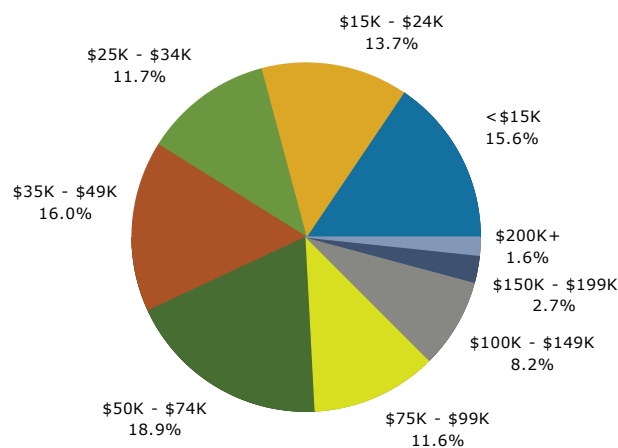
Trends 2015-2020



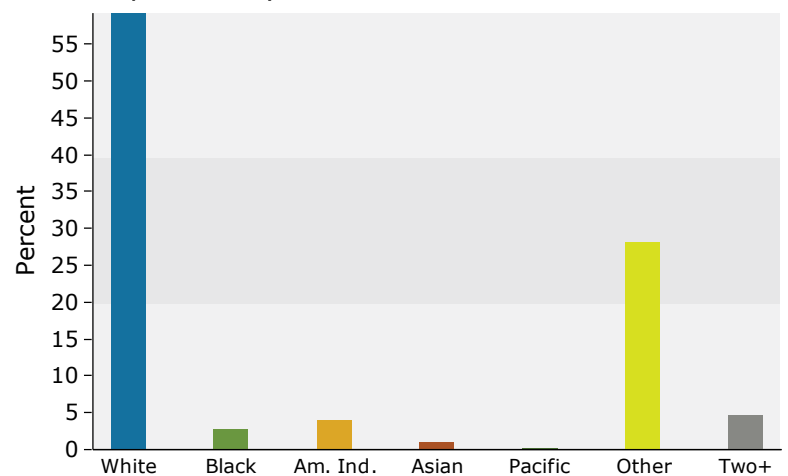
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 74.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

November 09, 2015