

FOR LEASE > RETAIL SPACE



Unser Crossing

SWC CENTRAL AVE. AND UNSER BLVD., ALBUQUERQUE, NM 87121



Unser Crossing > Retail Space

- > Anchor & Junior Anchor Opportunities Available
- > Shop Space \$26-30/SF
- > Lease Type: NNN
- > Available Space: 500,000 SF
- > Zoning: C-1

Highlights

- > 500,000 SF Planned Shopping Center
 - > Restaurant and Retail Pad Sites Available for Ground Lease or Build to Suit
 - > Prime Retail Site Situated in a Highly Underserved Retail Trade Area
 - > Strategically Located at the Corner of Two Main Arterials and River Crossings with Convenient Neighborhood and Freeway Access
 - > Major Growth Corridor with Stabilized Existing Demographics
 - > Excellent Visibility & Traffic
- Combined Intersection Traffic Count: 58,700 VPD

Contact Us

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Independently Owned and Operated

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DEMOGRAPHICS 2013	1-MILE	3-MILE	5-MILE
POPULATION	15,305	107,022	185,969
HOUSEHOLDS	4,808	34,683	65,617
AVERAGE HH INCOME	\$39,198	\$41,610	\$39,892

COLLIERS INTERNATIONAL
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Unser Crossing

Central Blvd.

Unser Blvd.

86th Street

Bridge Blvd.

NOT A PART

CVS Pharmacy

WIDE OPEN SPACES

Retail 1, Retail 2, Retail 3, Retail 4, Retail 5, Pad 1, Pad 2, Pad 3, Pad 4, Pad 5, Pad 6, Pad 7, Pad 8, Pad 9, Pad 10, Pad 11, Pad 12, Pad 13, Pad 14, Pad 15, Pad 16, Pad 17, Pad 18, Pad 19, Pad 20, Pad 21, Pad 22, Pad 23, Pad 24, Pad 25, Pad 26, Pad 27, Pad 28, Pad 29, Pad 30, Pad 31, Pad 32, Pad 33, Pad 34, Pad 35, Pad 36, Pad 37, Pad 38, Pad 39, Pad 40, Pad 41, Pad 42, Pad 43, Pad 44, Pad 45, Pad 46, Pad 47, Pad 48, Pad 49, Pad 50, Pad 51, Pad 52, Pad 53, Pad 54, Pad 55, Pad 56, Pad 57, Pad 58, Pad 59, Pad 60, Pad 61, Pad 62, Pad 63, Pad 64, Pad 65, Pad 66, Pad 67, Pad 68, Pad 69, Pad 70, Pad 71, Pad 72, Pad 73, Pad 74, Pad 75, Pad 76, Pad 77, Pad 78, Pad 79, Pad 80, Pad 81, Pad 82, Pad 83, Pad 84, Pad 85, Pad 86, Pad 87, Pad 88, Pad 89, Pad 90, Pad 91, Pad 92, Pad 93, Pad 94, Pad 95, Pad 96, Pad 97, Pad 98, Pad 99, Pad 100

Anchor 1, Anchor 2

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SITE DATA			
Pad #	Building	SF	Tract Size
Anchor 1	Major Tenant	163,767 SF (W/ Garden)	13.10 Acres
Minor Anchor	Defined Fitness	40,000 SF	4.87 Acres
Retail 1	Multi Tenant	7,200 SF	2.49 Acres
Retail 2	Multi Tenant	7,200 SF	
Retail 3	Multi Tenant	6,000 SF	1.22 acres
Retail 4	Multi Tenant	6,000 SF	1.25 Acres
Retail 5	Multi Tenant	6,000 SF	
Jr 1	Retail	30,000 SF	
Jr 2	Retail	20,000 SF	
Retail 6	Multi Tenant	5,200 SF	15.64 Acres
Retail 7	Multi Tenant	5,200 SF	
Jr 3	Retail	18,000 SF	
Anchor 2	Retail	82,000 SF	
Total:		395,267 SF	38.57 Acres

PAD SITE DATA			
Pad #	Building	SF	Tract Size
Pad 1	Auto parts	6,700 SF	1.21 Acres
Pad 2	Restaurant	8,000 SF	1.48 Acres
Pad 3	Bank	4,200 SF	.81 Acres
Pad 4	Fast Food	2,300 SF	.98 Acres
Pad 5	Restaurant	6,000 SF	1.78 Acres
Pad 6	CVS	13,200 SF	2.00 Acres
Pad 7	Fast Food	5,300 SF	1.81 acres
Pad 8	Gas	3,500 SF	1.77 Acre
Total:		49,200 SF	11.79 Acres



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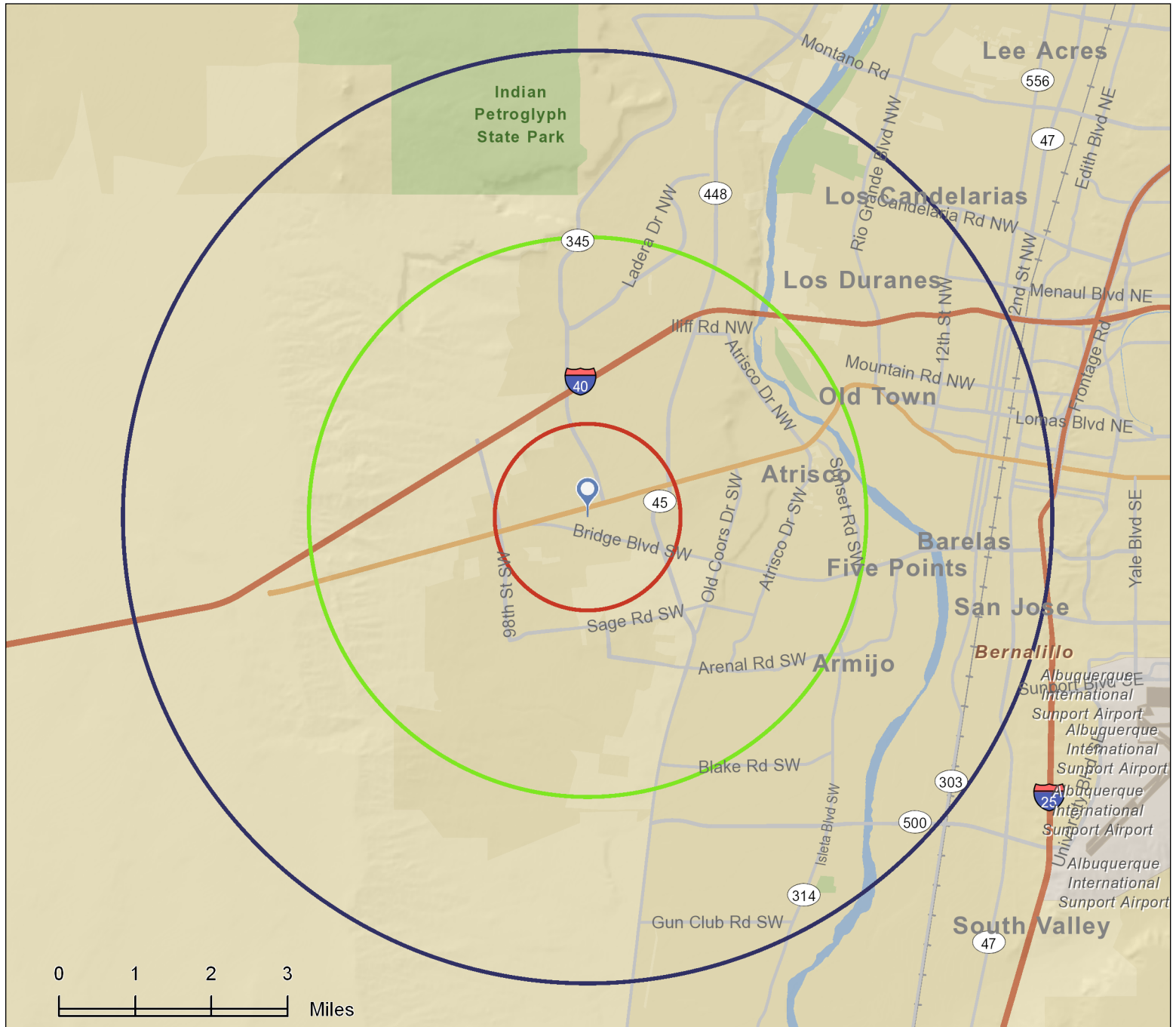
Site Details Map

Central & Unser
1,3,5 Mile Rings
Ring: 1, 3, 5 Miles

Prepared by Thomas Jones

Latitude: 35.074864

Longitude: -106.725996



This site is located in:

City: Albuquerque city

State: New Mexico

ZIP Code: 87121

CBSA: Albuquerque, NM Metropolitan Statistical Area (10740)

County: Bernalillo County

Census Tract: 35001004705

Census Block 350010047054



Demographic and Income Profile

Central & Unser
1,3,5 Mile Rings
Ring: 1 mile radius

Prepared by Thomas Jones

Latitude: 35.074864
Longitude: -106.725996

Summary	Census 2010		2013		2018	
Population	14,907		15,305		16,058	
Households	4,694		4,808		5,038	
Families	3,614		3,677		3,818	
Average Household Size	3.18		3.18		3.19	
Owner Occupied Housing Units	3,587		3,660		3,839	
Renter Occupied Housing Units	1,107		1,148		1,199	
Median Age	28.0		28.6		29.2	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.97%		0.72%		0.71%	
Households	0.94%		0.82%		0.74%	
Families	0.76%		0.58%		0.63%	
Owner HHs	0.96%		0.87%		0.94%	
Median Household Income	2.77%		3.32%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	749	15.6%	731	14.5%		
\$15,000 - \$24,999	580	12.1%	413	8.2%		
\$25,000 - \$34,999	804	16.7%	826	16.4%		
\$35,000 - \$49,999	764	15.9%	752	14.9%		
\$50,000 - \$74,999	1,069	22.2%	1,183	23.5%		
\$75,000 - \$99,999	558	11.6%	748	14.8%		
\$100,000 - \$149,999	231	4.8%	309	6.1%		
\$150,000 - \$199,999	47	1.0%	68	1.3%		
\$200,000+	6	0.1%	8	0.2%		
Median Household Income	\$39,198		\$44,945			
Average Household Income	\$48,710		\$52,482			
Per Capita Income	\$15,287		\$16,458			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,510	10.1%	1,503	9.8%	1,557	9.7%
5 - 9	1,552	10.4%	1,494	9.8%	1,472	9.2%
10 - 14	1,367	9.2%	1,437	9.4%	1,479	9.2%
15 - 19	1,159	7.8%	1,220	8.0%	1,357	8.5%
20 - 24	1,021	6.8%	1,130	7.4%	1,154	7.2%
25 - 34	2,851	19.1%	2,627	17.2%	2,404	15.0%
35 - 44	2,092	14.0%	2,246	14.7%	2,513	15.6%
45 - 54	1,544	10.4%	1,652	10.8%	1,718	10.7%
55 - 64	1,074	7.2%	1,128	7.4%	1,227	7.6%
65 - 74	490	3.3%	594	3.9%	807	5.0%
75 - 84	194	1.3%	220	1.4%	304	1.9%
85+	52	0.3%	55	0.4%	67	0.4%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,858	59.4%	9,049	59.1%	9,475	59.0%
Black Alone	537	3.6%	540	3.5%	558	3.5%
American Indian Alone	689	4.6%	704	4.6%	739	4.6%
Asian Alone	139	0.9%	138	0.9%	141	0.9%
Pacific Islander Alone	19	0.1%	19	0.1%	21	0.1%
Some Other Race Alone	4,017	26.9%	4,184	27.3%	4,418	27.5%
Two or More Races	648	4.3%	671	4.4%	706	4.4%
Hispanic Origin (Any Race)	11,810	79.2%	12,280	80.2%	13,120	81.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

December 30, 2013



Demographic and Income Profile

Central & Unser
1,3,5 Mile Rings
Ring: 3 mile radius

Prepared by Thomas Jones

Latitude: 35.074864
Longitude: -106.725996

Summary	Census 2010		2013		2018	
Population	105,216		107,022		110,601	
Households	34,020		34,683		35,867	
Families	25,657		25,979		26,598	
Average Household Size	3.09		3.08		3.08	
Owner Occupied Housing Units	25,461		25,823		26,732	
Renter Occupied Housing Units	8,559		8,860		9,135	
Median Age	29.5		30.0		30.9	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.66%		0.72%		0.71%	
Households	0.67%		0.82%		0.74%	
Families	0.47%		0.58%		0.63%	
Owner HHs	0.69%		0.87%		0.94%	
Median Household Income	2.64%		3.32%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	5,325	15.4%	5,189	14.5%		
\$15,000 - \$24,999	4,439	12.8%	3,178	8.9%		
\$25,000 - \$34,999	4,322	12.5%	4,179	11.7%		
\$35,000 - \$49,999	6,151	17.7%	6,197	17.3%		
\$50,000 - \$74,999	7,381	21.3%	8,184	22.8%		
\$75,000 - \$99,999	3,929	11.3%	4,963	13.8%		
\$100,000 - \$149,999	2,564	7.4%	3,232	9.0%		
\$150,000 - \$199,999	420	1.2%	557	1.6%		
\$200,000+	152	0.4%	190	0.5%		
Median Household Income	\$41,610		\$47,406			
Average Household Income	\$52,189		\$56,692			
Per Capita Income	\$16,911		\$18,384			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,820	9.3%	9,793	9.2%	10,127	9.2%
5 - 9	9,926	9.4%	9,627	9.0%	9,585	8.7%
10 - 14	9,102	8.7%	9,328	8.7%	9,517	8.6%
15 - 19	8,343	7.9%	8,232	7.7%	8,602	7.8%
20 - 24	7,492	7.1%	7,977	7.5%	7,466	6.8%
25 - 34	17,532	16.7%	17,322	16.2%	17,054	15.4%
35 - 44	14,343	13.6%	14,669	13.7%	15,984	14.5%
45 - 54	12,370	11.8%	12,408	11.6%	11,979	10.8%
55 - 64	8,788	8.4%	9,404	8.8%	10,036	9.1%
65 - 74	4,567	4.3%	5,156	4.8%	6,572	5.9%
75 - 84	2,225	2.1%	2,363	2.2%	2,844	2.6%
85+	709	0.7%	743	0.7%	836	0.8%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	60,847	57.8%	61,470	57.4%	63,241	57.2%
Black Alone	3,068	2.9%	3,077	2.9%	3,133	2.8%
American Indian Alone	3,949	3.8%	4,028	3.8%	4,219	3.8%
Asian Alone	1,097	1.0%	1,101	1.0%	1,131	1.0%
Pacific Islander Alone	101	0.1%	103	0.1%	108	0.1%
Some Other Race Alone	31,327	29.8%	32,288	30.2%	33,621	30.4%
Two or More Races	4,828	4.6%	4,955	4.6%	5,148	4.7%
Hispanic Origin (Any Race)	82,892	78.8%	85,360	79.8%	89,852	81.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

December 30, 2013



Demographic and Income Profile

Central & Unser
1,3,5 Mile Rings
Ring: 5 mile radius

Prepared by Thomas Jones

Latitude: 35.074864
Longitude: -106.725996

Summary	Census 2010		2013		2018	
Population	182,417		185,969		192,727	
Households	64,085		65,617		68,172	
Families	43,680		44,359		45,529	
Average Household Size	2.81		2.80		2.79	
Owner Occupied Housing Units	44,425		45,259		47,117	
Renter Occupied Housing Units	19,660		20,359		21,055	
Median Age	31.5		32.1		33.0	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.72%		0.72%		0.71%	
Households	0.77%		0.82%		0.74%	
Families	0.52%		0.58%		0.63%	
Owner HHs	0.81%		0.87%		0.94%	
Median Household Income	2.99%		3.32%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	11,028	16.8%	10,802	15.8%		
\$15,000 - \$24,999	9,072	13.8%	6,580	9.7%		
\$25,000 - \$34,999	8,466	12.9%	8,155	12.0%		
\$35,000 - \$49,999	10,456	15.9%	10,644	15.6%		
\$50,000 - \$74,999	12,660	19.3%	14,170	20.8%		
\$75,000 - \$99,999	6,963	10.6%	8,920	13.1%		
\$100,000 - \$149,999	4,940	7.5%	6,277	9.2%		
\$150,000 - \$199,999	1,260	1.9%	1,676	2.5%		
\$200,000+	773	1.2%	948	1.4%		
Median Household Income	\$39,892		\$46,213			
Average Household Income	\$53,741		\$60,558			
Per Capita Income	\$19,070		\$21,539			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,383	8.4%	15,340	8.2%	15,911	8.3%
5 - 9	15,148	8.3%	14,957	8.0%	14,979	7.8%
10 - 14	14,030	7.7%	14,370	7.7%	14,825	7.7%
15 - 19	13,584	7.4%	13,235	7.1%	13,688	7.1%
20 - 24	13,370	7.3%	13,982	7.5%	12,989	6.7%
25 - 34	29,567	16.2%	29,817	16.0%	29,822	15.5%
35 - 44	24,242	13.3%	24,649	13.3%	26,771	13.9%
45 - 54	22,981	12.6%	22,579	12.1%	21,377	11.1%
55 - 64	17,941	9.8%	19,125	10.3%	20,257	10.5%
65 - 74	9,485	5.2%	10,840	5.8%	13,756	7.1%
75 - 84	5,008	2.7%	5,265	2.8%	6,285	3.3%
85+	1,677	0.9%	1,811	1.0%	2,065	1.1%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	109,051	59.8%	110,330	59.3%	113,589	58.9%
Black Alone	5,003	2.7%	5,041	2.7%	5,153	2.7%
American Indian Alone	6,952	3.8%	7,118	3.8%	7,497	3.9%
Asian Alone	1,783	1.0%	1,799	1.0%	1,862	1.0%
Pacific Islander Alone	180	0.1%	183	0.1%	194	0.1%
Some Other Race Alone	51,243	28.1%	53,029	28.5%	55,558	28.8%
Two or More Races	8,205	4.5%	8,469	4.6%	8,873	4.6%
Hispanic Origin (Any Race)	134,621	73.8%	139,255	74.9%	147,610	76.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

December 30, 2013