

Walmart-Shadow Retail Space

THE SHOPPES AT ELLISON IN THE COTTONWOOD TRADE AREA

For Lease



JOIN AREA RETAILERS:

Walmart

PETSMART

LOWE'S

BEST BUY

THE HOME DEPOT

DICK'S
SPORTING GOODS

Michaels

±800 - 2,000 SF Available

10301 Cottonwood Park NW | Albuquerque, NM 87114

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

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PROPERTY

LEASE RATE

\$30.00/SF + \$7.00 NNN

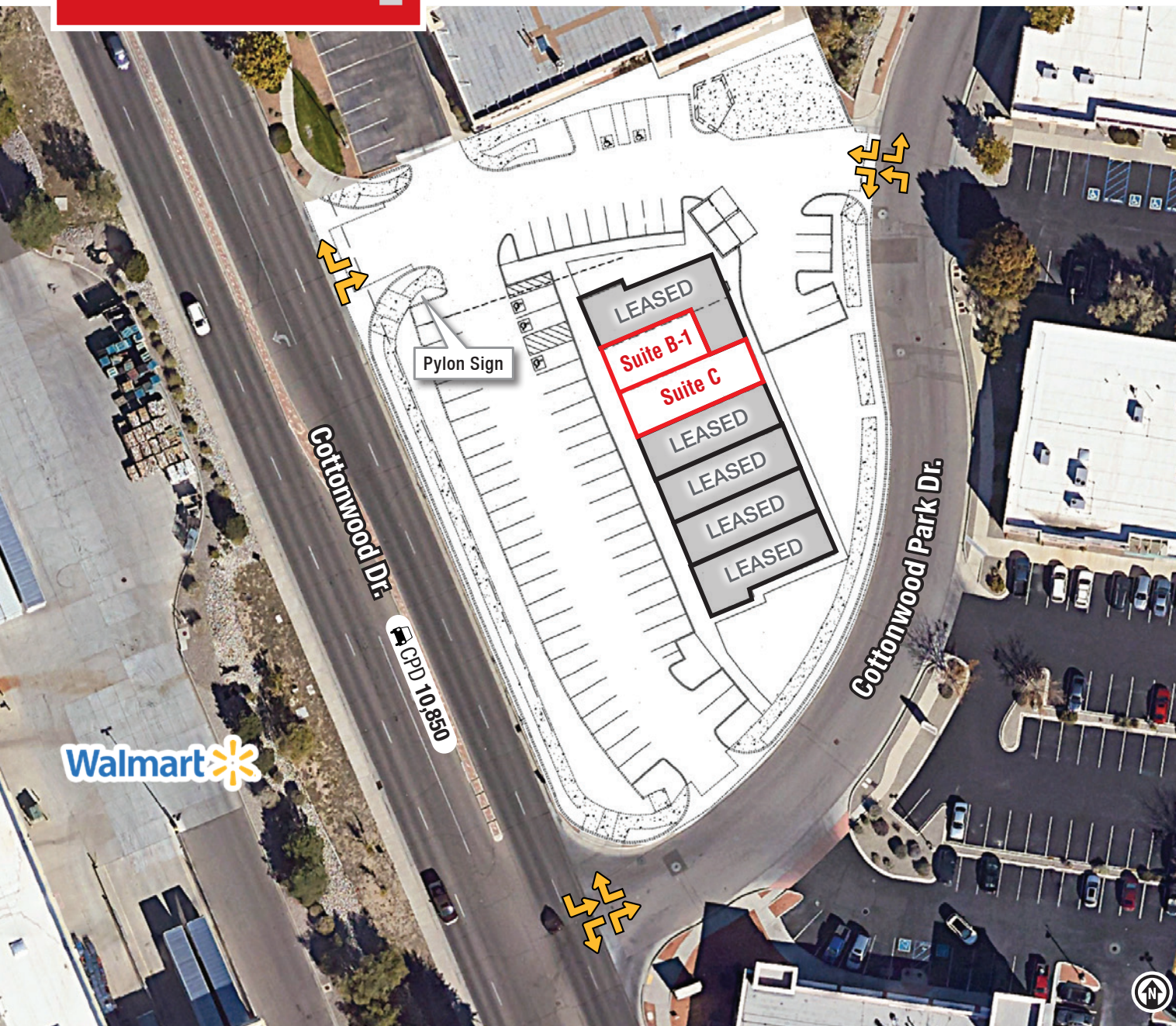
AVAILABLE

- Suite B-1: ±800 SF
\$2,466.67 (Includes NNN)
- Suite C: ±1,200 SF
\$3,700.00 (Includes NNN)
- Combined: ±2,000 SF
\$6,166.67 (Includes NNN)

ZONING [MX-M](#) 

HIGHLIGHTS

- 0.25 miles from Coors Blvd. Bypass & Ellison (78,500 CPD)
- Parking ratio: 6.5:1000
- 14' ceiling heights / Depth: 60' / Width: 20'
- Tenant improvement allowance available
- Digital pylon signage available on Ellison Dr. & Cottonwood Dr.
- Terrific visibility fronting Cottonwood Park Dr.



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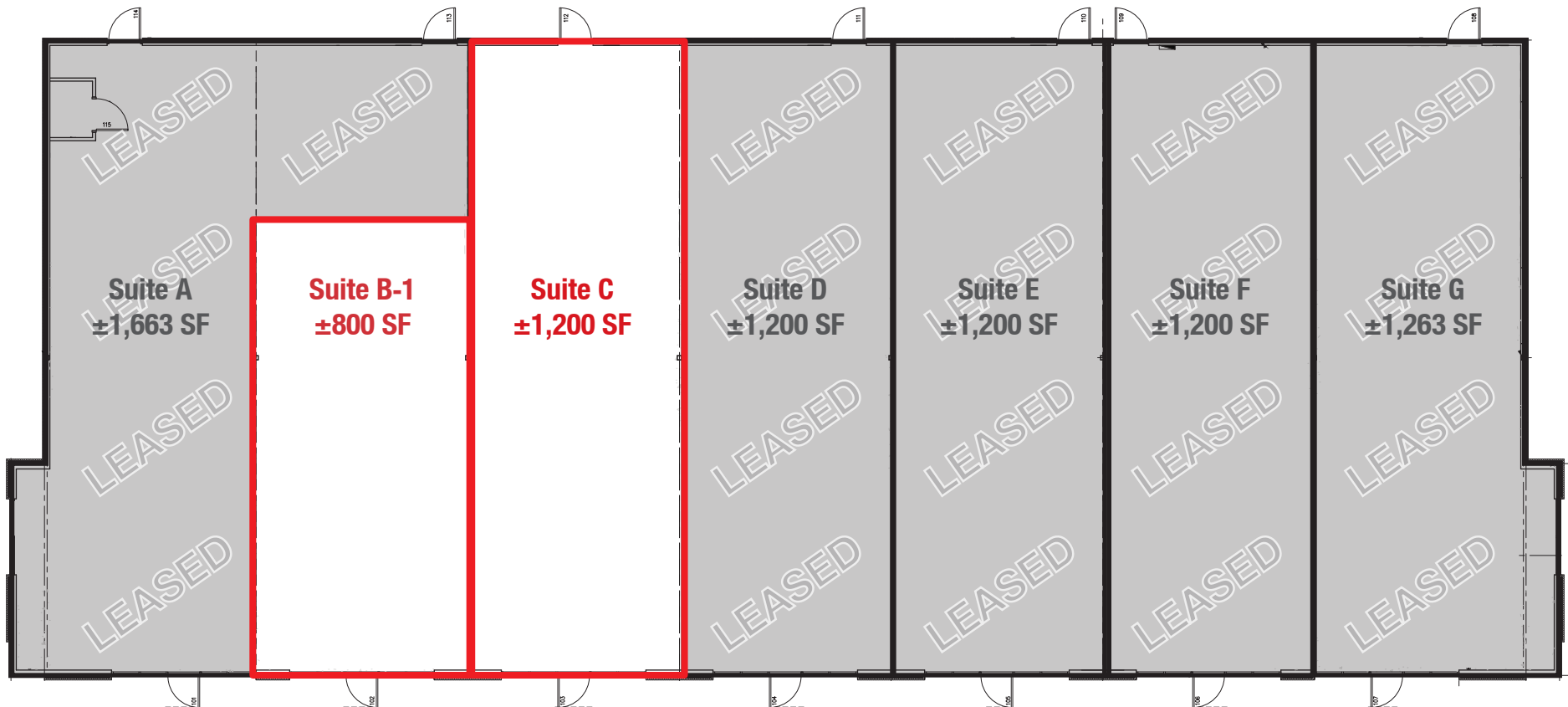
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FLOOR PLAN



Available Leased






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1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2025	2025	2025
Total Population	9,761	72,323	176,315
Total Households	4,743	29,602	71,242
Family Households	2,306	18,565	46,501
Average Household Size	2.05	2.41	2.45
Owner Occupied Housing Units	1,564	20,366	52,823
Renter Occupied Housing Units	3,179	9,236	18,419
Median Age	35.9	42.0	41.7
Trends 2025 - 2030	State	State	State
Population	0.3%	0.3%	0.3%
Households	0.5%	0.5%	0.5%
Family Population	0.3%	0.3%	0.3%
Owner Occupied Housing Units	0.6%	0.6%	0.6%
Median Household Income	2.5%	2.5%	2.5%
Median Household Income	\$72,454	\$84,793	\$84,835
Average Household Income	\$96,587	\$113,638	\$113,927
Per Capita Income	\$46,147	\$46,608	\$45,973

DEMOGRAPHICS

Snap Shot	1 Mile	3 Mile	5 Mile
 Total Population	9,761	72,323	176,315
 Average HH Income	\$96,587	\$113,638	\$113,927
 Daytime Employment	8,456	28,682	86,041

2025 Forecasted by Esri



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)


566,057
City Population



241,738
Households


\$95,396
Avg. Household Income

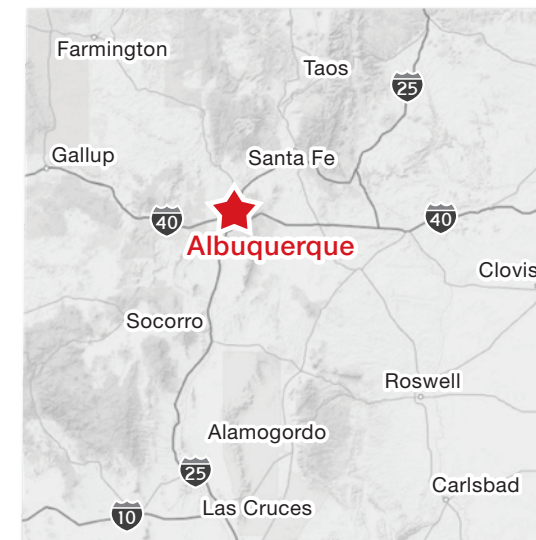

\$56,388
Md. Disposable Income


21,751
Total Businesses


277,887
Total Employees


932,477
Albuquerque Metro Population







The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



Petroglyph National Monument



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.