



## CALL FOR MORE INFORMATION

### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	12,168	74,792	182,178
2019 Average HH Income	\$98,045	\$91,860	\$83,719
2019 Daytime Population	6,865	46,211	146,321

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### FOR LEASE

\$17.00 PSF NNN  
\*NNNs \$3.94 PSF

\*(Estimate provided by Landlord and subject to change)

### AVAILABLE SPACE

Fully Leased

### PROPERTY HIGHLIGHTS

- 2nd Generation retail shop space
- Modern building façade and great local tenant mix
- NR - C Zoning
- 4.8/1,000 Parking ratio
- Highly desirable Cottonwood submarket

### TRAFFIC COUNT

Eagle Ranch Rd: 7,221 VPD  
(MRCOG 2016)

Paseo del Norte Blvd: 42,921 VPD  
(MRCOG 2016)

### AREA TRAFFIC GENERATORS

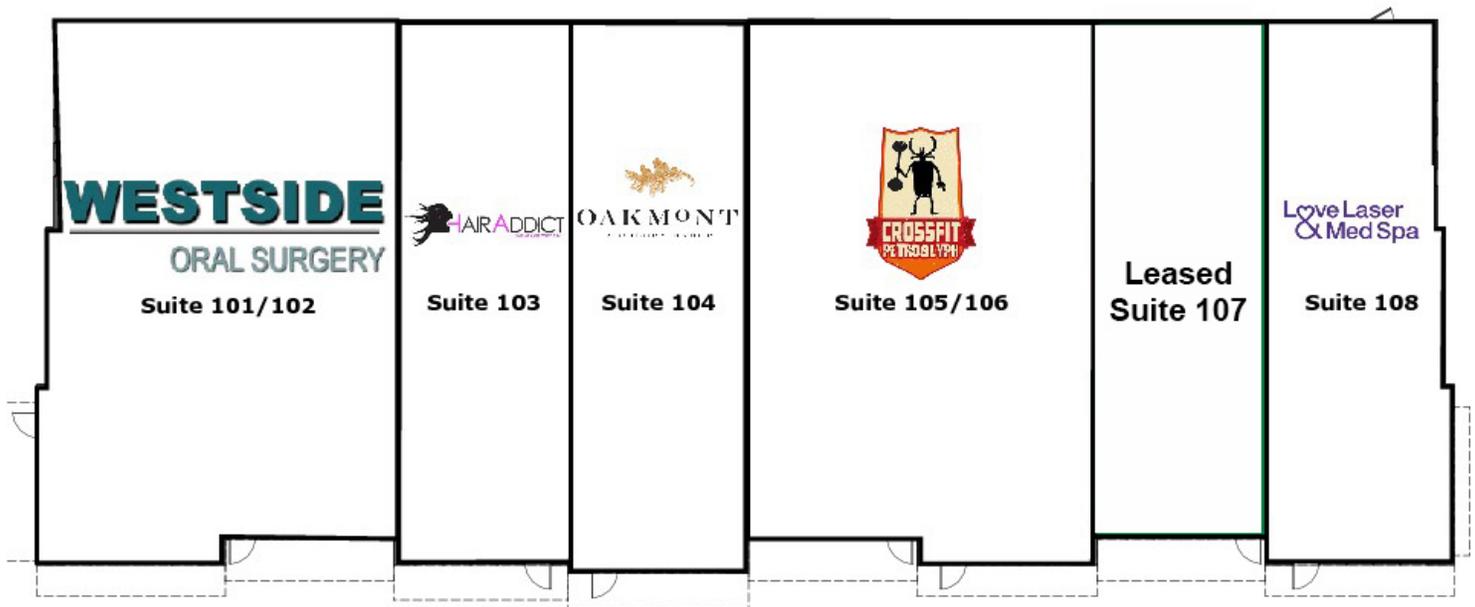


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## LEASE RATE

N/A

## OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	0.98 Acres
Year Built:	2011
Building Size:	9,952 SF
Zoning:	NR- C
Submarket:	Cottonwood

## PROPERTY OVERVIEW

9101 High Assets Way NW is a 10,000 square foot high end retail strip center in the desirable Cottonwood submarket. This center was built in 2011 and features a beautiful façade that stands out from the crowd. Only 1,250 square feet remain vacant as the rest of the building has been built-out from shell condition for strong local tenants. Although desirable, an issue on the westside is the lack of affordable second generation retail space available. This is a great opportunity that will not last long as it is ready to lease for a new tenant.

## LOCATION OVERVIEW

Located in the new and growing Cottonwood submarket near the busy intersection of Paseo del Norte Blvd and Eagle Ranch Rd. This submarket is serviced by the regional power center: Cottonwood Mall. This area is surrounded by the largest retail and restaurant brands and the construction is fairly new.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
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# High Assets

SEQ OF PASEO DEL NORTE BLVD & EAGLE RANCH RD  
9101 HIGH ASSETS WAY NW  
ALBUQUERQUE, NM 87120



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