# GOLF COURSE MARKETPLACE

SWQ GOLF COURSE RD & MCMAHON BLVD
10401 GOLF COURSE RD NW, ALBUQUERQUE, NM 87114

## 100% LEASED

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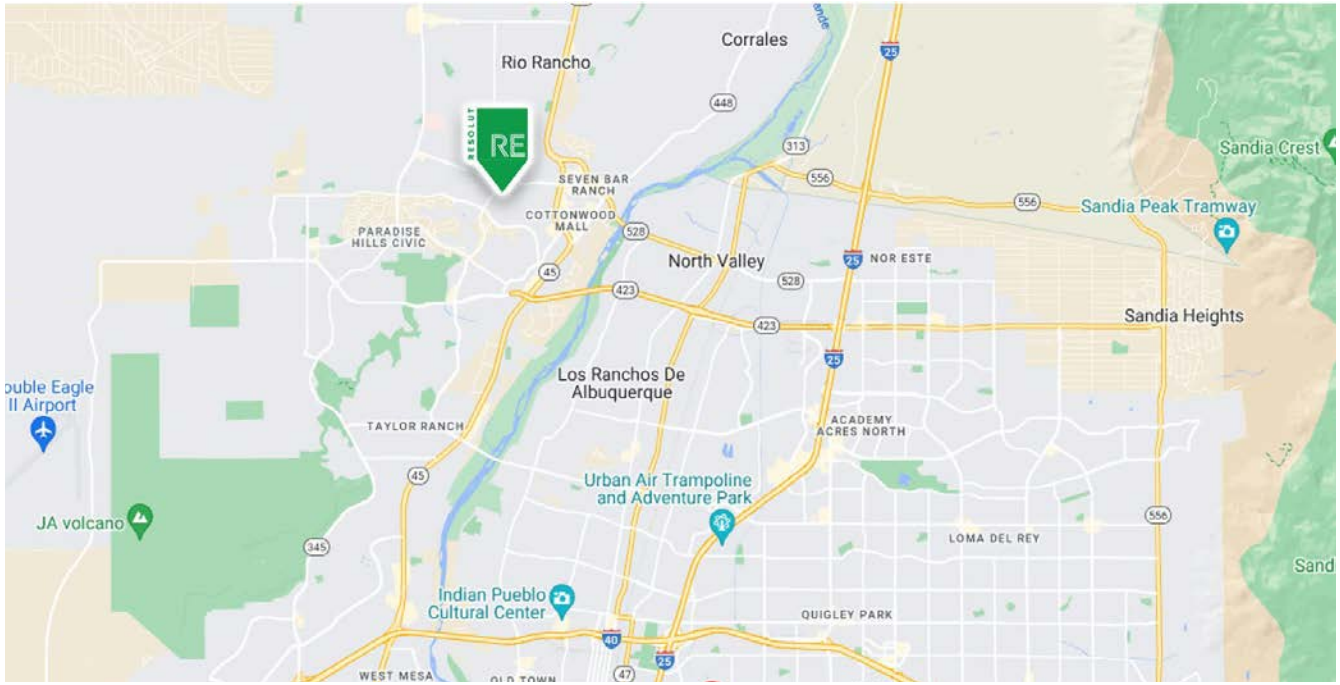
## PROPERTY HIGHLIGHTS

- Smith's grocery anchored retail center on the westside of Albuquerque
- Former MVD office
- Great signage opportunity on north & south building faces and on both monument signs
- Join top producing Wingstop, Subway, Perico's & Burger King
- Exceptional natural lighting




## AREA TRAFFIC GENERATORS

Smith's · Lovelace Health System · SUBWAY · BURGER KING · planet fitness · CVS pharmacy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## DEMOGRAPHIC SNAPSHOT 2023

**80,624**
**POPULATION**
3-MILE RADIUS

**$114,150.00**
**AVG HH INCOME**
3-MILE RADIUS

**44,340**
**DAYTIME POPULATION**
3-MILE RADIUS

**TRAFFIC COUNTS**
Golf Course Rd: 27,199 VPD
Ellison: 25,892 VPD
(Costar 2022)


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## PROPERTY OVERVIEW

The Golf Course Marketplace is made up of a Smith's grocery, Burger King and a multi-tenant retail strip with Wingstop, Subway & Perico's. The retail strip features restaurant row with a great opportunity to join the lineup here on the westside. Suite 107 is the prominent end-cap space with unbelievable city views and natural lighting, along with great visibility from Golf Course Rd. Signage opportunities available on both monument signs visible from Golf Course and McMahon.

## LOCATION OVERVIEW

Golf Course Marketplace is surrounded by residential neighborhoods with higher income family that has made Smiths a staple for their grocery needs. Within 3 miles, population density is approximately 80,624 with an average income sitting at $114,000. Golf Course Marketplace is located at the intersection of Golf Course & McMahon which is a highly trafficked intersection for the Rio Rancho community with over 50,000 cars passing per day. The property is located less than 5 minutes from Cibola High School and Coors Bypass. This shopping center is located less than 10 minutes away from the new retail development on Unser & McMahon & the newly developed McMahon Marketplace.

## PROPERTY OVERVIEW

| | |
|---|---|
| Available SF: | 100% Leased |
| Zoning: | MX-M |
| Submarket: | West Mesa |
| Lot Size: | 0.98 AC |
| Year Built: | 1980 |

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## METRICS

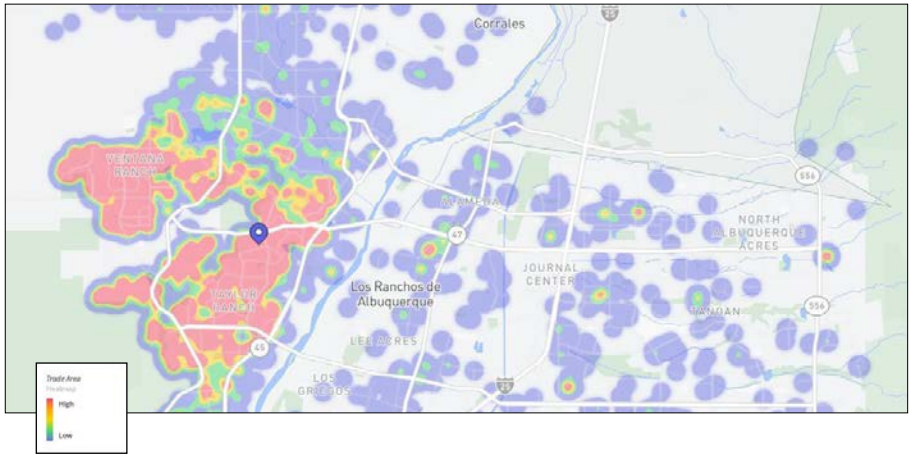
Smith's
8301 Golf Course Rd N... # 706-00448

| | | | |
|---|---|---|---|
| Visits | 879.5K | Avg. Dwell Time | 31 min |
| Visits / sq ft | 15.65 | Visits YoY | -2.8% |
| Size - sq ft | 56.2K | Visits Yo2Y | -0.7% |
| Visitors | 138.9K | Visits Yo3Y | -10.5% |
| Visit Frequency | 6.33 | | |

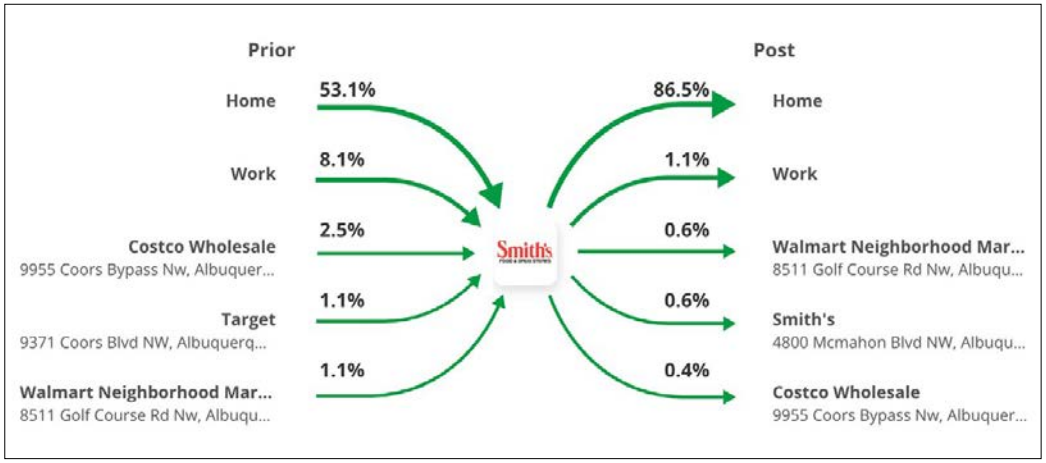
Dec 1st, 2022 - Nov 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

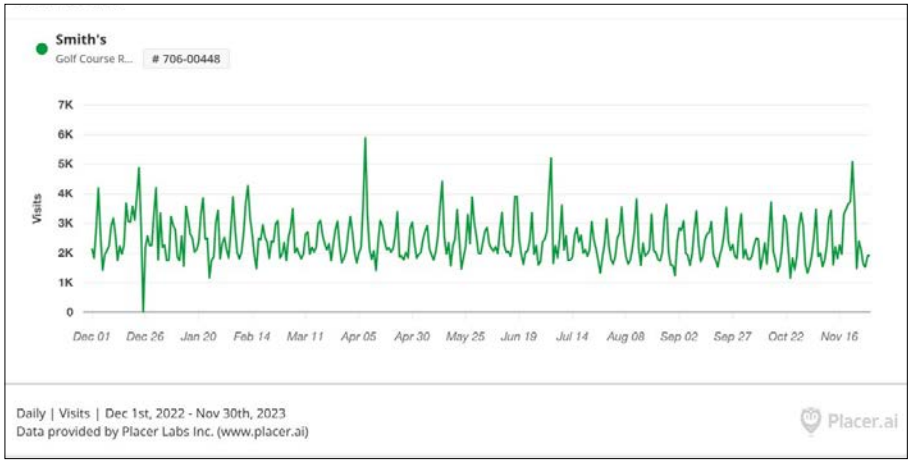
## TRADE AREA HEAT MAP




## CUSTOMER JOURNEY ROUTES




## HOURLY VISITS

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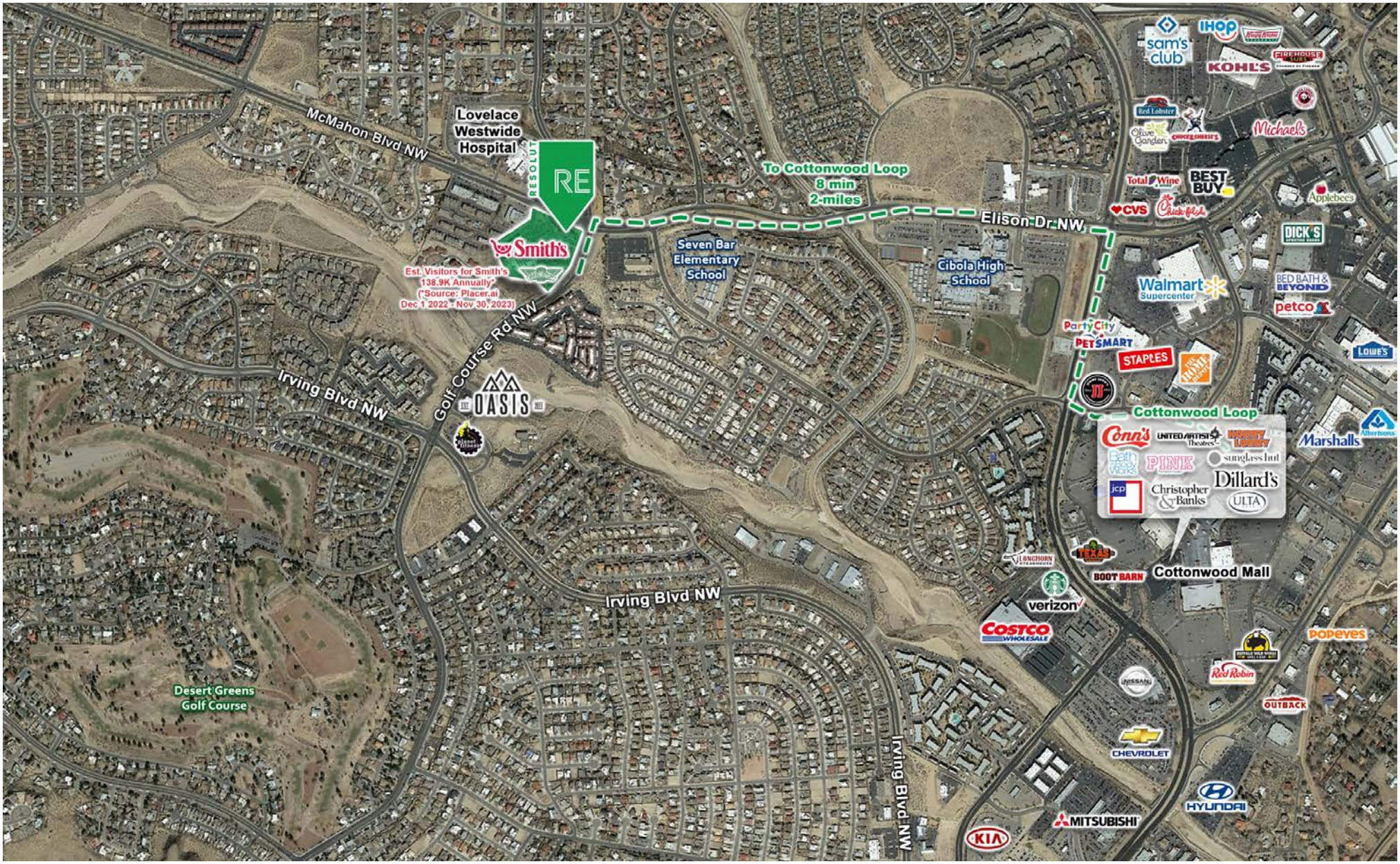


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