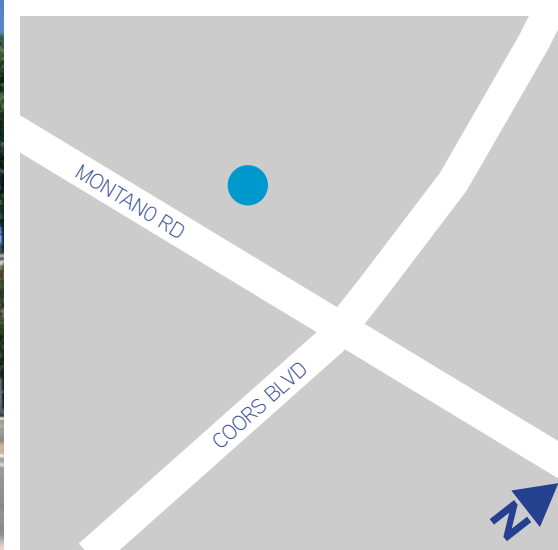


FOR LEASE > RETAIL SPACE : FOR SALE OR LEASE > PAD SITE



# Montaño Crossing Shopping Center

4401-4411 MONTAÑO ROAD NW, ALBUQUERQUE NM, 87120



## Montaño Crossing Shopping Center

- > Lease Rate                \$18.00/SF
- > Lease Type                NNN
- > Space Available           +/-
  - Pad Site                    4,500 SF - 6,000 SF
- > Pad Site Sale Info:       Sewer & Water to Site
  - Price Per SF               \$19.50/SF
  - Land Size                   27,878 SF

## Traffic

- > Coors Boulevard: 40,400± CPD
- > Montaño Road:    24,000± CPD

## Building Amenities

- > Situated to serve the busy westside trade area at the high traffic intersection of Coors Boulevard and Montaño Road

*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.

## Contact Us

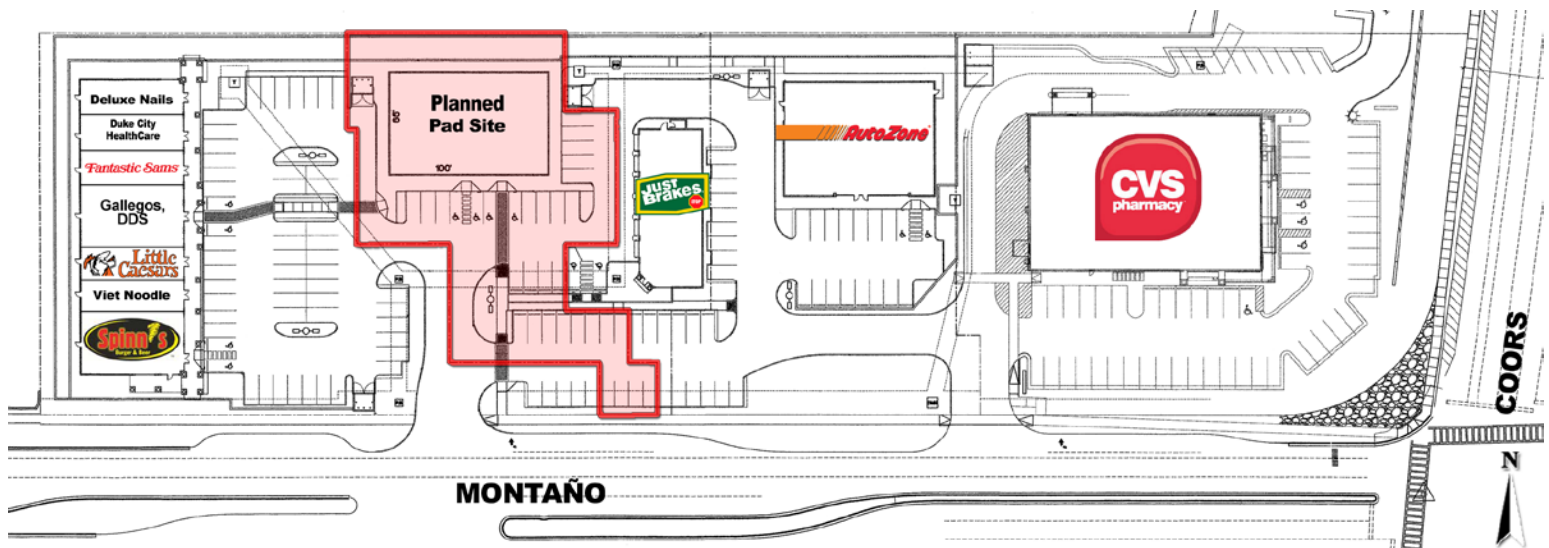
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## 2012 Demographics

	1 Mile	3 Mile	5 Mile
> Population	12,592	67,161	180,380
> Households	5,268	26,739	70,010
> Median HH Income	\$53,822	\$55,782	\$50,148

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