

► PLAZA AT COTTONWOOD

10260 Coors Bypass NW in Albuquerque, New Mexico 87114



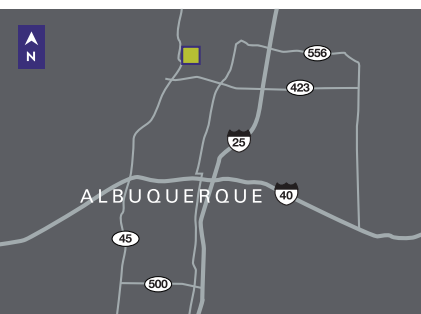
NE CORNER OF COORS BLVD BYPASS NW @ SEVEN BAR LOOP RD NW

PartyCity

PETSMART

5.11

Staples



VEHICLES PER DAY

Coors Blvd Bypass NW north of 7 Bar Loop NW	40,655
Coors Blvd Bypass NW south of 7 Bar Loop NW	33,896
Ellison Blvd NW east of Coors Blvd Bypass NW	22,866

AVERAGE INCOME

1 Mile	\$101,722
3 Miles	\$117,006
5 Miles	\$114,379

POPULATION

1 Mile	11,751
3 Miles	72,904
5 Miles	180,726



Katy Fitzgerald

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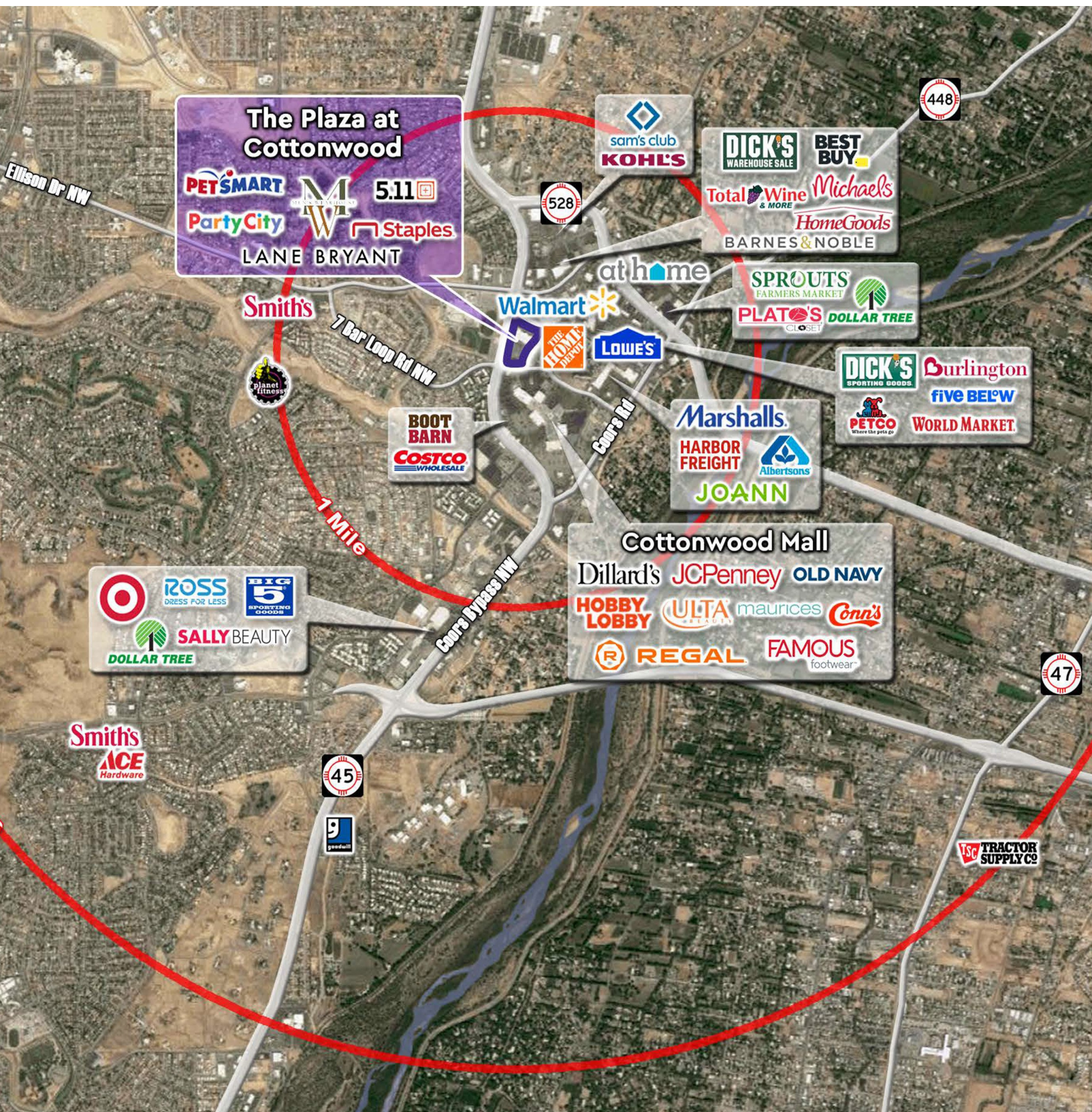
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OVER 180,00 PEOPLE WITHIN A 5-MILE RADIUS



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FULLY LEASED CENTER

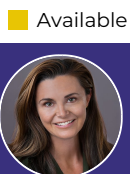


Tenant List

Tenant	Address	SF/Acres
A Party City	10254 Coors Bypass NW	
B PetSmart	10248 Coors Bypass NW	
C 5.11 Tactical	10246 Coors Bypass NW	
D Staples	10242 Coors Bypass NW	
1 Lane Bryant	10254 Coors Bypass NW #B	

Tenant List (continued)

Tenant	Address	SF/Acres
2 European Wax Center	10254 Coors Bypass NW	
3 Keva Juice	10254 Coors Bypass NW #D	
4 Men's Wearhouse	10260 Coors Bypass NW	
5 Jimmy John's	10260 Coors Bypass NW #B1	
6 Nail Tech & Massage	10260 Coors Bypass NW #B2	
7 Great Clips	10260 Coors Bypass NW #C	



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Available Lease Pending Executed

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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/cottonwood

Lat/Lon: 35.2024/-106.659

The Plaza at Cottonwood Albuquerque, NM 87114	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,751	72,904	180,726
2028 Projected Population	11,584	72,908	181,802
2020 Census Population	11,805	72,711	179,528
2010 Census Population	10,300	66,756	163,525
Projected Annual Growth 2023 to 2028	-0.3%	-	0.1%
Historical Annual Growth 2010 to 2023	1.1%	0.7%	0.8%
2023 Median Age	35.4	39.9	39.8
Households			
2023 Estimated Households	5,421	29,538	72,171
2028 Projected Households	5,414	30,226	74,468
2020 Census Households	5,372	29,088	70,769
2010 Census Households	4,564	26,309	63,586
Projected Annual Growth 2023 to 2028	-	0.5%	0.6%
Historical Annual Growth 2010 to 2023	1.4%	0.9%	1.0%
Race and Ethnicity			
2023 Estimated White	54.7%	57.2%	57.4%
2023 Estimated Black or African American	5.3%	3.7%	3.4%
2023 Estimated Asian or Pacific Islander	4.6%	3.6%	3.0%
2023 Estimated American Indian or Native Alaskan	6.1%	4.0%	3.8%
2023 Estimated Other Races	29.4%	31.5%	32.4%
2023 Estimated Hispanic	43.4%	45.6%	46.6%
Income			
2023 Estimated Average Household Income	\$101,722	\$117,006	\$114,379
2023 Estimated Median Household Income	\$69,403	\$80,837	\$80,542
2023 Estimated Per Capita Income	\$46,955	\$47,517	\$45,759
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.1%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.2%	4.2%	4.0%
2023 Estimated High School Graduate	18.6%	20.9%	20.9%
2023 Estimated Some College	21.1%	22.4%	23.3%
2023 Estimated Associates Degree Only	12.9%	11.2%	11.0%
2023 Estimated Bachelors Degree Only	26.5%	23.1%	22.1%
2023 Estimated Graduate Degree	16.0%	16.2%	17.0%
Business			
2023 Estimated Total Businesses	716	3,635	9,289
2023 Estimated Total Employees	5,954	21,500	76,536
2023 Estimated Employee Population per Business	8.3	5.9	8.2
2023 Estimated Residential Population per Business	16.4	20.1	19.5



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

IABS 1-0



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