

# Corona Retail (proposed)



## Property Description:

Proposed 4,995 SF (gross) / 4,415 SF (rentable) shop building located at the NEC of Corona and Ouray. This development is adjacent to Wal-Mart, Home Depot and Staples at Coors and I-40 and is a proposed retail/office development. Ideal for restaurant users, retail/service users, or professional office medical users. Attractive visibility to Coors Boulevard and tenant improvements allowances are available.

## Traffic Counts:

Interstate 40: 130,600  
 Coors Boulevard: 59,700  
 Ouray Road: 8,700

## Availabilities:

4,415, 3,328, 1,637, 1,087

## Demographics June 2009

	1 Mile	3 Miles	5 Miles
Population:	14,609	89,284	198,293
Households	5,385	35,313	73,908
Avg. HHI	\$56,951	\$59,305	\$56,502



*For more information,  
please contact:*

**Heather Wood**

505-603-3566 cell

505-294-8625 office

heather.wood@geltmore.com

**David Silverman**

619-838-4088

david.silverman@geltmore.com



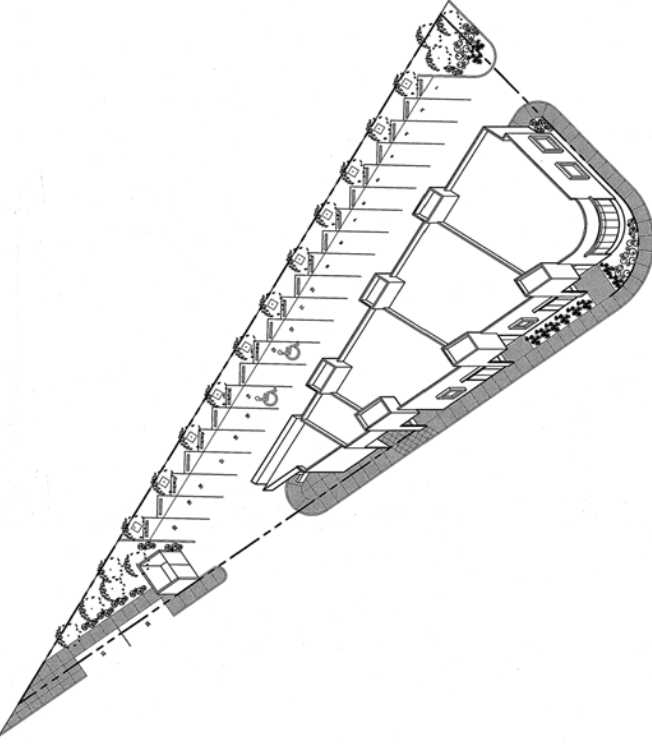
6211 San Mateo Blvd. NE, Suite 130  
 Albuquerque, NM 87109-3534  
 505-294-8625  
 www.geltmore.com

**Corona Retail**  
 NEC Corona Drive & Ouray Road  
 Albuquerque, NM 87120

# CORONA RETAIL

(proposed)

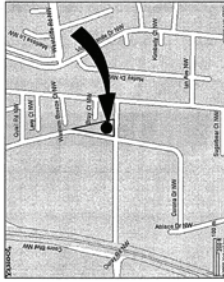
NOVEMBER, 2007



LOCATION MAP



VICINITY MAP



## PROJECT DESCRIPTION

THE PROPOSED RETAIL PROJECT IS A SHOP OF TOTAL AND WELL ACCOMPANY A NUMBER OF THREE SEPARATE TENANTS. THE BUILDING HAS A 6-COORNER AND IS 18 FEET HIGH. THE BUILDING WILL BE A 100,000 SQ. FT. RETAIL BUILDING WITH 100,000 SQ. FT. OF FRAMING SUPPORT (COLUMNS AND MAIN STRUCTURAL BEAMS). THE BUILDING IS NOT TO BE A SINGLE TENANT BUILDING. THE BUILDING WILL BE A 100,000 SQ. FT. RETAIL BUILDING WITH 100,000 SQ. FT. OF FRAMING SUPPORT (COLUMNS AND MAIN STRUCTURAL BEAMS). THE BUILDING IS NOT TO BE A SINGLE TENANT BUILDING.

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- E1.100 ELECTRICAL FLOOR PLAN

SET NO.:

PROJECT: A0623



ARCHITECTS - PLANNERS - IA  
 1000 SAN JUAN BLVD. NE, SUITE 8  
 ALBUQUERQUE, NM 87111  
 (505) 292-3200 (505) 292-3204 FAX  
 WWW.NCA-ARCHITECTS.COM



### STRUCTURAL DESIGN ASSOCIATES

5400 GAMMA NE, SUITE 8  
 ALBUQUERQUE, NEW MEXICO 87108  
 (505) 255-9499  
 (505) 255-9499 FAX  
 E-MAIL: enj@dsaspp.com

### MECHANICAL ENGINEERING GROUP

5629 JEFFERSON BLVD., NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 781-3100  
 (505) 781-3105 FAX  
 E-MAIL: pascillo@meengr.com

### ELECTRICAL THE GROUP

4001 JUAN TABO, NE, SUITE A  
 ALBUQUERQUE, NEW MEXICO 87111  
 (505) 292-3200  
 (505) 292-3204 FAX  
 E-MAIL: bob@thegroup.com

### CIVIL TIERRA WEST LLC.

5571 MIDWAY PARK PLACE NE  
 ALBUQUERQUE, NM 87109  
 (505) 292-3200  
 (505) 292-3204 FAX  
 E-MAIL: twl@tierrawest.com



6211 San Mateo Blvd. NE, Suite 130  
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**Corona Retail**  
 NEC Corona Drive & Ouray Road  
 Albuquerque, NM 87120



1305 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87102  
505-249-8625  
WWW.GELTMORE.COM



CONSULTANT

PROJECT TITLE  
NEW MEXICO

CODE ANALYSIS FLOOR PLAN

ALBUQUERQUE

REVISIONS

DATE: 11/08/2007  
JOB NUMBER: 07  
JOB TITLE: WESTSIDE RETAIL SPACE

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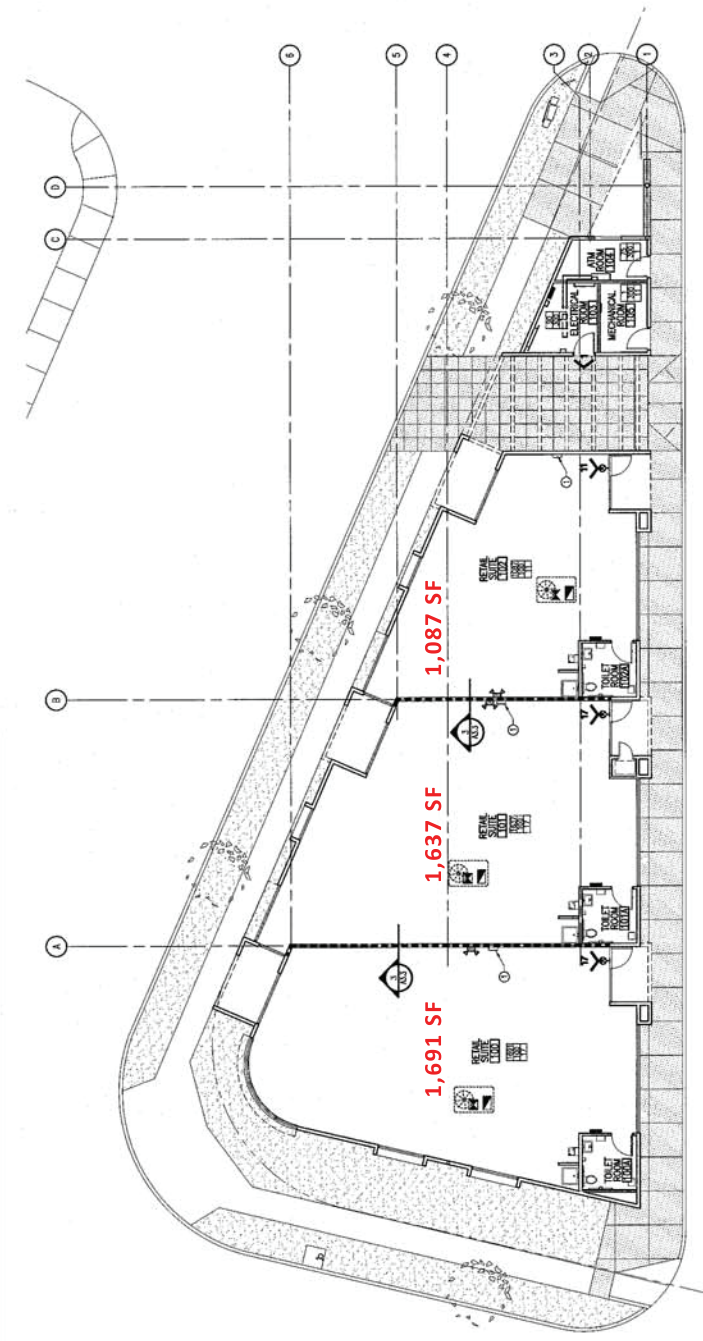
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**GENERAL NOTES**  
A. ALL WOOD FLOORING TO BE FIRE TREATED.

**WALL LEGEND**  
----- 1 HOUR FIRE RATED PARTITION

**KEYED NOTES**  
1. WALL MOUNTED FIRE EXTINGUISHER CABINET.



SCALE: 1/8"=1'-0"

**CODE PLAN**

SECTION	DESCRIPTION	REMARKS
1	MECHANICAL ROOM	MECHANICAL ROOM SHALL BE 10' x 10' MINIMUM. SHALL BE SEPARATED FROM THE REST OF THE BUILDING BY A 1 HOUR FIRE RATED PARTITION.
2	ELECTRICAL ROOM	ELECTRICAL ROOM SHALL BE 10' x 10' MINIMUM. SHALL BE SEPARATED FROM THE REST OF THE BUILDING BY A 1 HOUR FIRE RATED PARTITION.
3	STAIR	STAIRS SHALL BE SEPARATED FROM THE REST OF THE BUILDING BY A 1 HOUR FIRE RATED PARTITION.
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**ONE HOUR PARTITION - DESIGN UL465**

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