

VENTURA PLACE

8850 HOLLY AVE NE, ALBUQUERQUE, NM



▶ PROPERTY DETAILS

Total Square Footage: 66,595 SF

▶ PROPERTY DESCRIPTION

66,595-square-foot center is anchored by Ulta Beauty and Petland. The center is shadow-anchored by Trader Joe's.**

Ventura Place is located along Paseo del Norte, a strong retail thoroughfare in Albuquerque.

Albuquerque is the largest city in New Mexico with a population of more than 560,000.***

Albuquerque is home to the University of New Mexico, Kirtland Air Force Base, Sandia National Laboratories and Lovelace Respiratory Research.

Not owned by CCPT IV. *U.S. Census Bureau, 2016.

▶ DEMOGRAPHICS

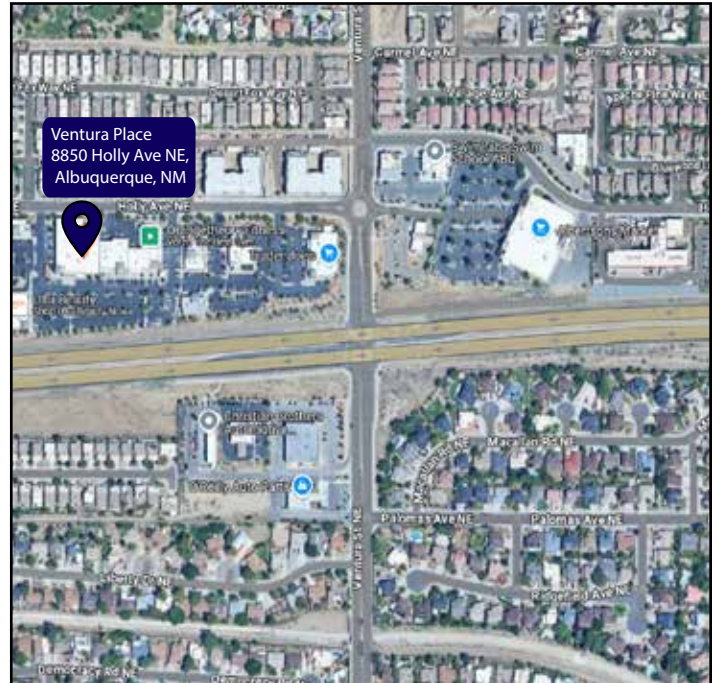
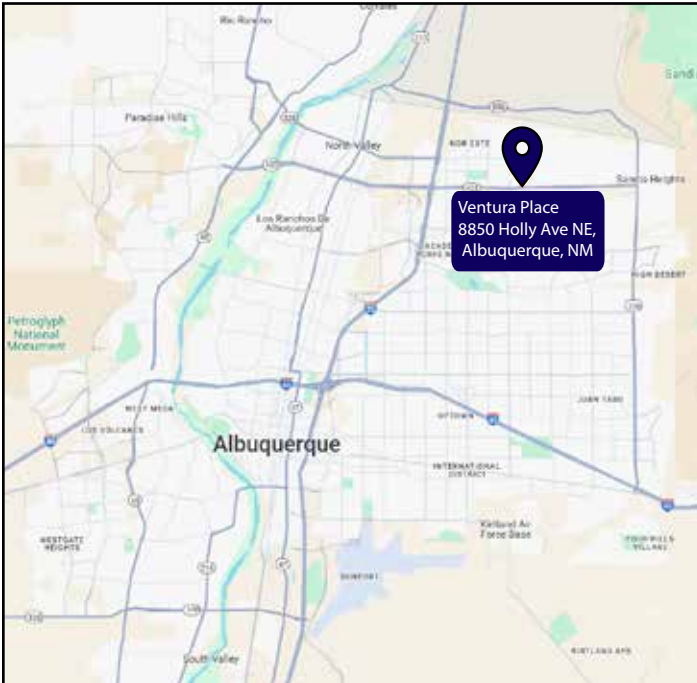
| | 1 Mile | 5 Miles | 10 Miles |
|--------------------------|-----------|-----------|----------|
| Total Population | 77,606 | 176,453 | 553,194 |
| Average Household Income | \$115,364 | \$100,768 | \$89,839 |
| 2024 Households | 34,291 | 78,703 | 240,230 |

▶ TENANTS



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- LEASED
- AVAILABLE
- NOT OWNED

| SUITE | TENANT | SIZE |
|--------------|-----------------------|------------------|
| 202 B | Available | 1,200 SF |
| 203 | Orange Theory Fitness | 3,600 SF |
| 210 A | We Whiten | 1,431 SF |
| 210 B | Pizzeria Luca | 2,619 SF |
| 302 C | Ulta Beauty | 8,931 SF |
| 8810 A | Bahama Bucks | 1,300 SF |
| 8850 A | Boba Tea | 1,200 SF |
| 8850 G | Xfinity | 2,386 SF |
| 8850 H | Massage Envy | 3,200 SF |
| 8850 I | Petland | 6,100 SF |
| 8850 K | VCA Animal Hospitals | 28,000 SF |
| 8900 A | Relax Nails | 1,200 SF |
| 8900 B | Jinja Bistro | 5,428 SF |
| TOTAL | | 66,595 SF |