

COMMERCIAL LAND FOR SALE

6921 Central Ave NW,
Albuquerque, NM 87121



505.554.3873

Disclaimer: The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

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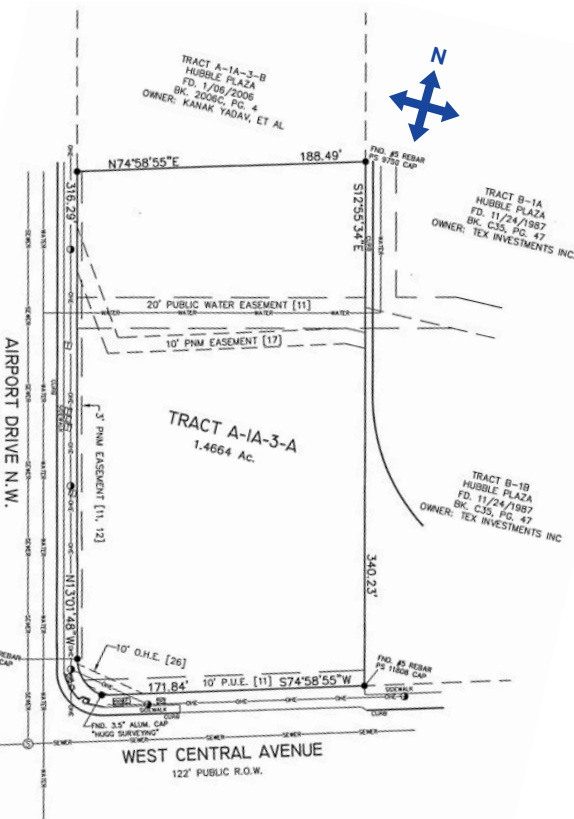
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PROPERTY SUMMARY

Central Ave NW Land

Available:	3.3694 Acres
Price:	\$1,488,000
Per Acre:	\$441,622
Total SF:	146,771
Price per SF:	\$10.14
Zoning:	MX-M



Features

- Two parcels, UPC: 101005741026510109 (1.4663 AC) & 101005739828510113 (1.9031 AC)
- Area co-tenants such as Smith's, Extra Space Storage, H&R Block, & Walgreens
- Growing west Albuquerque industrial, retail & rooftops
- Central Ave 18,100 VPD
- Coors Blvd 28,400 VPD
- City utilities

TRADE AREA

Trade Area Highlights:

- On Central Ave between Coors and Unser I-40 exits
- 63,100 VPD on I-40, 18,100 VPD on Central Ave, 28,400 VPD on Coors Blvd
- Located in between multiple high traffic intersections
- Growing Albuquerque retail and commuter corridor



DEMOGRAPHICS



1 Mile	30,100
3 Miles	158,900
5 Miles	250,000



Median Age	37
Under 20	65,200
25 - 45	70,000
45 - 65	58,900
Over 65	32,300



Median Income	\$61,600
2028 Estimate	\$69,200
\$25k - 50k	19,000
\$50k - 75k	30,600
Over \$100k	25,900



Employees

Total	201,100
Top Industries	Management, Business, Science, Arts



Housing Occ. Ratio

Occupied	95,800
Vacant	6,380



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LOCATION OVERVIEW: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)