

FOR SALE OR LEASE

## BUILDABLE VACANT LAND

NEQ COORS & RIO BRAVO BLVD SW

3111 & 3125 COORS BLVD. SW | ALBUQUERQUE, NM 87121



### AVAILABLE

Land:  $\pm 0.55$  Acres

### SALE PRICE/LEASE RATE

Sale: \$599,999

Lease: \$4,500/Mo

### PROPERTY HIGHLIGHTS

- Great visibility & access off Coors Blvd
- Exposure to over 26,000 VPD
- Near New Residential & Retail Development
- Within the Vicinity of Las Estancias, one of New Mexico's most visited shopping centers
- Zoning C-1 Bernalillo County

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.



For more information contact:

[Marketing@mdgrealestate.com](mailto:Marketing@mdgrealestate.com)  
505.858.0001






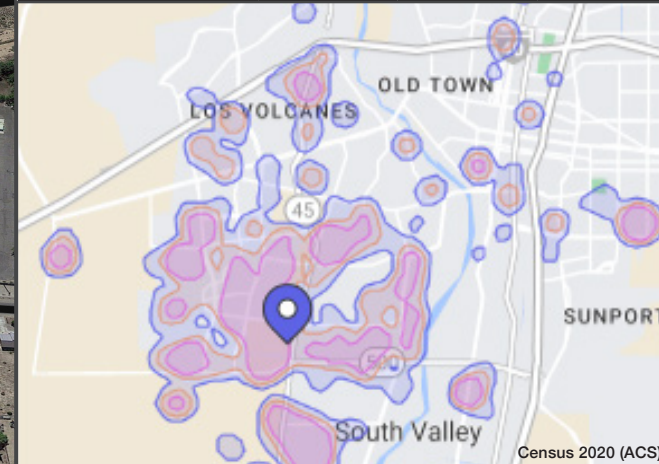
# SITE OVERVIEW

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## True Trade Demos by Traffic Volume

	40%	60%	80%
 Total Population	31,216	63,618	117,914
 Household Income	\$50,274	\$52,707	\$54,454
 Daytime Employment	13,681	29,147	54,603



**True Trade Area:** Represents the trade area drawn from the actual volume of visitors that visit the property, as defined using "Traffic Volume."

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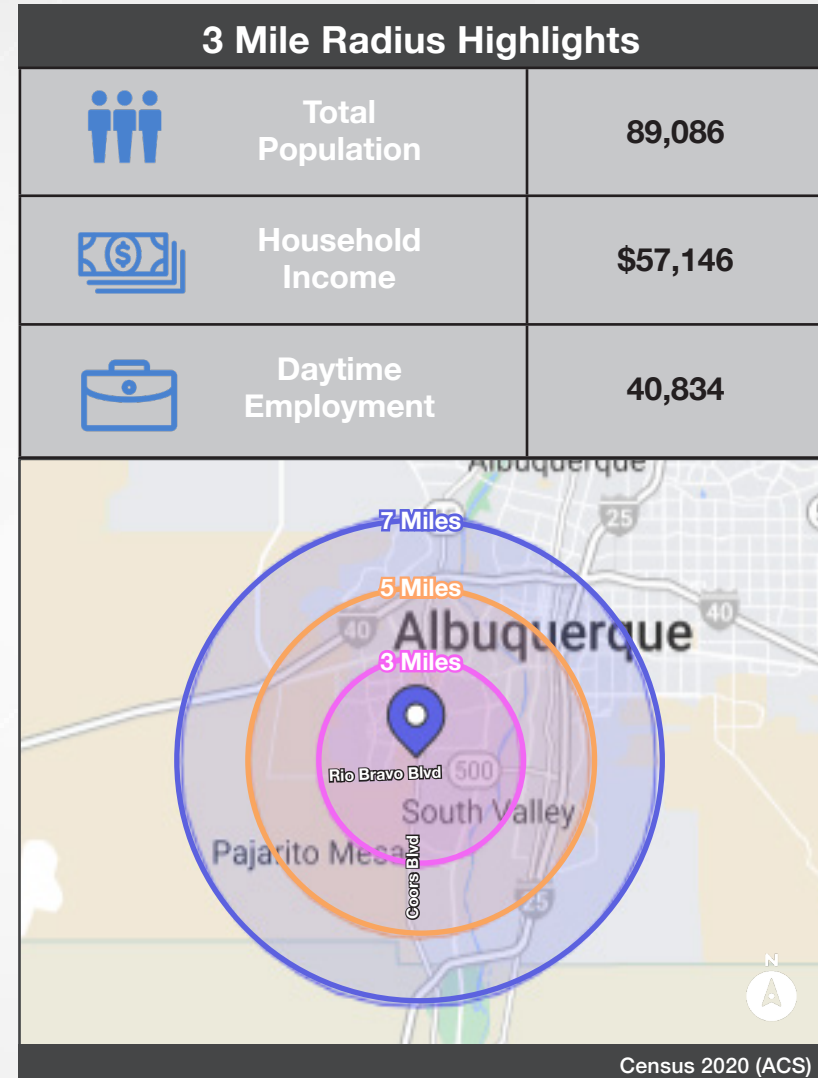
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# DEMOGRAPHICS

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Overview	3 Miles	5 Miles	7 Miles
Population	89,086	144,910	220,769
<b>Household Income</b>			
Household Average Income	\$57,146.25	\$55,248.15	\$58,486.2
Average Income per Person	\$19,785.99	\$20,246.58	\$23,154.58
Household Median Income	\$45,520.16	\$42,602.67	\$43,761.33
\$25K - \$30K	1,754	3,432	5,026
\$30K - \$35K	2,048	3,270	5,070
\$35K - \$40K	1,556	2,759	3,961
\$40K - \$45K	1,622	2,508	3,752
\$45K - \$50K	1,538	2,421	3,786
\$50K - \$60K	2,536	4,119	6,723
\$60K - \$75K	3,433	5,248	8,048
\$75K - \$100K	3,218	5,270	8,996
\$100K - \$125K	1,561	2,710	5,117
\$125K - \$150K	805	1,413	2,964
\$150K - \$200K	747	1,252	2,328
>\$200K	397	727	1,789
<b>Labor Force</b>			
Employed	40,834	65,403	102,955
Unemployed	2,324	4,002	6,496
Calculated using Weighted Centroid from Block Groups   DataSet: Census 2019 (ACS)			



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