For Sale]

Versatile South Valley Land

GREAT VISIBILITY FROM BRIDGE BLVD.

SWQ Coors & Bridge Blvds. SW | Albuquerque, NM 87121



AVAILABLE
Land: ±1.9275 Ac.

SALE PRICE
$168,000

ZONING

- A-1, Bernalillo County

HIGHLIGHTS

- Adjacent to industrial-zoned land
- Nearby utilities
- Flat and level site
- Improved access from Bridge Blvd.
- Located near Alamosa Community Center and Park

NAI SunVista] Got Space™

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For Sale

VERSATILE SOUTH VALLEY LAND

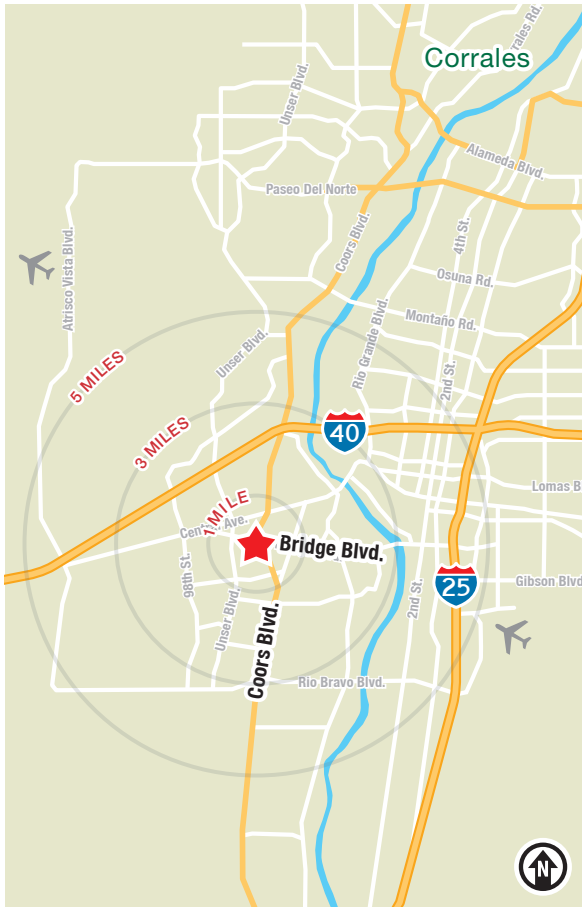
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,444	116,081	198,946
Average HH Income	$67,300	$71,301	$73,698
Daytime Employment	2,650	16,170	79,431

2022 Forecasted by Esri



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Albuquerque]

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

936,582
Albuquerque Metro Population

1
The Largest
City in the State

ALBUQUERQUE BY THE NUMBERS *(ESRI 2022 Demographics)*

654,217	264,145	$77,810	$45,730	23,491	332,805
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market

Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.

The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.

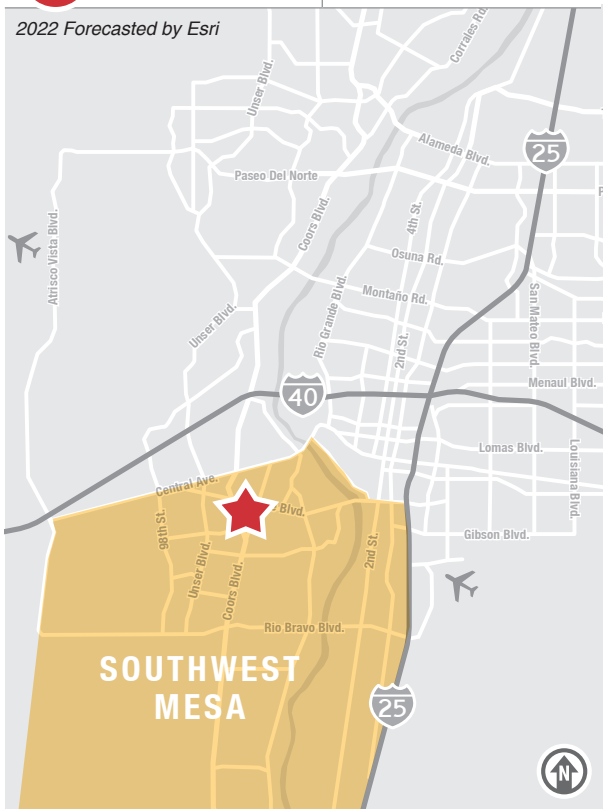
The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.

The average household income within a five-mile radius of the site is **$73,698**

SOUTHWEST MESA DEMOGRAPHICS

Total Population	118,412
Average HH Income	$67,216
Daytime Employment	17,533

2022 Forecasted by Esri



NAI SunVista

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.

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