

# FOR SALE, GROUND LEASE OR BTS

## High Profile Pad Site on Signalized Intersection

9900 Avalon Rd NW, Albuquerque, NM 87121





# PROPERTY DETAILS



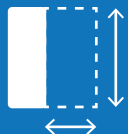
## Placer.ai Rankings

McDonalds **#1 out of 31**  
Burger King **#1 out of 17**  
Mr. Car Wash **#1 out of 11**  
Church's Chicken **#1 out of 11**

Jack in the Box **#1 out of 8**  
AutoZone **#2 out of 20**  
Wingstop **#2 out of 9**



Address:  
**9900 Avalon Rd NW**  
**Albuquerque, NM 87121**



Building Availability:  
**± 3,000 SF**



Lot Size:  
**± 0.79 ac**

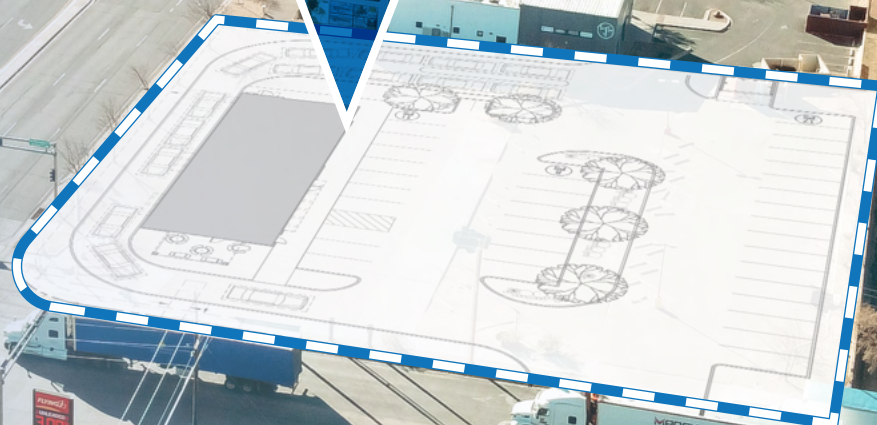


Ground Lease Rate:  
**Ask Broker for Pricing**



Zoning:  
**MX-M**

**Lot Size**  
**±0.79 ac**



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This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.





# PROPERTY BENEFITS

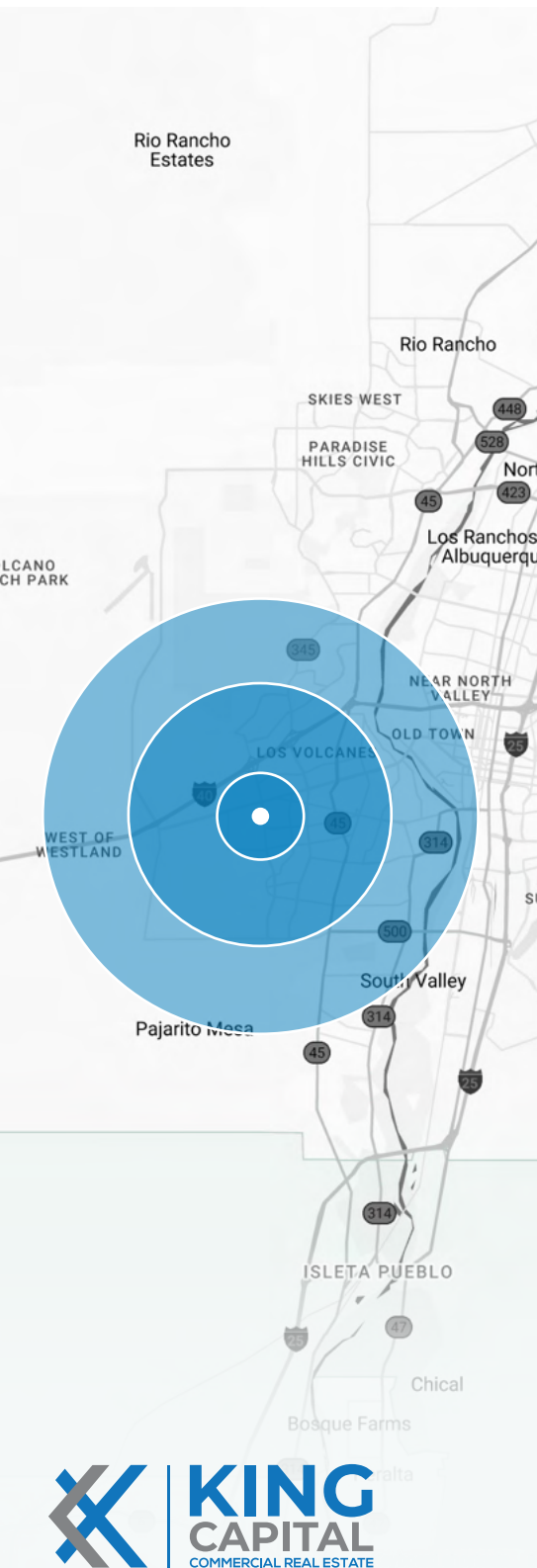
- ▲ High Volume Retail Trade Area
- ▲ Signalized Intersection
- ▲ Surrounded by Highly Successful QSR Retail Concepts
- ▲ 1st Signal off Interstate 40
- ▲ Excellent Access
- ▲ Excellent Visibility
- ▲ Over 36,000 cars per day
- ▲ Fastest Growing Trade Area in Albuquerque



# MARKET AERIAL







## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Estimated Population	11,305	93,393	163,189
2028 Projected Population	11,365	93,698	165,060
Projected Annual Growth 2023 to 2028	0.1%	--	0.2%
Historical Annual Growth 2020 to 2023	0.7%	0.5%	0.4%

## HOUSEHOLDS

2023 Estimated Households	3,635	30,970	59,256
2028 Projected Households	3,641	31,033	59,768
Projected Annual Growth 2023 to 2028	--	--	0.2%
Historical Annual Growth 2010 to 2023	1.1%	0.8%	0.8%

## RACE AND ETHNICITY

2023 Estimated White	39.2%	41.1%	43.6%
2023 Estimated Black or African American	3.7%	3.9%	3.5%
2023 Estimated Asian or Pacific Islander	2.4%	1.8%	1.8%
2023 Estimated American Indian or Native Alaskan	5.4%	4.4%	4.2%
2023 Estimated Other Races	49.3%	48.7%	46.8%
2023 Estimated Hispanic	73.2%	73.3%	70.4%

## INCOME

2023 Estimated Average Household Income	\$90,325	\$88,131	\$86,325
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## BUSINESS

2023 Estimated Total Businesses	167	1,714	4,391
2023 Estimated Total Employees	1,166	12,765	28,948

# CONCEPTUAL SITE PLANS

