NW COORS PAD SITE

NORTH OF COORS AND BLUEWATER

455 Coors Boulevard Northwest Albuquerque, NM 87121

FOR SALE

AVAILABLE PAD
0.69 AC

PRICE
$599,000

Billy Lehmann
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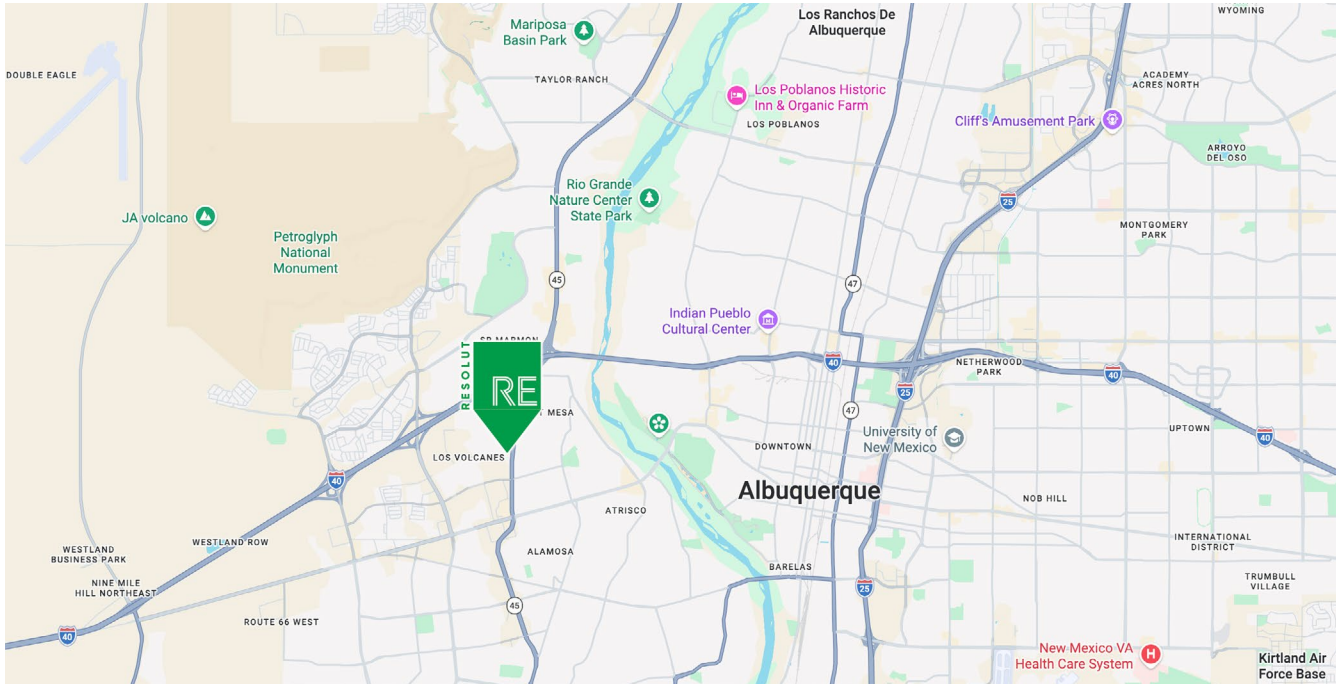
PROPERTY HIGHLIGHTS

- **±0.69 Acres**: Ideal size for pad site or small-scale retail development
- **Prime Coors Blvd Frontage**: High visibility along a major arterial corridor
- **Pad Site Ready**: Well-suited for QSR, drive-thru, retail, or service users
- **Adjacent to New Development**: Directly next to La Serena 55+ apartment community
- **Strong Built-In Demand**: Immediate access to established and growing residential base
- **Infill Location**: Surrounded by existing retail, rooftops, and daily traffic
- **Flexible Development Potential**: Suitable for a variety of commercial uses
- **High Growth Corridor**: Coors Blvd continues to see strong retail and residential expansion
- **Owner-User or Developer Opportunity**: Scalable entry point with long-term upside



AREA TRAFFIC GENERATORS

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DEMOGRAPHIC SNAPSHOT 2025

103,408
POPULATION
3-MILE RADIUS

$86,560.00
AVG HH INCOME
3-MILE RADIUS

55,213
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Coors: 33,053 VPD
: VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

455 Coors Blvd NW presents a rare opportunity to acquire a well-positioned infill land parcel ideally suited for pad site or retail development. The ±0.69-acre site offers strong frontage along Coors Blvd, providing excellent visibility and accessibility for a wide range of commercial uses.

A key differentiator for this property is its immediate adjacency to La Serena, a newly constructed 55+ apartment community, creating a built-in customer base and consistent daily traffic. This proximity to new residential development significantly enhances the site's appeal for retail, service, or quick-service restaurant users looking to capture neighborhood demand.

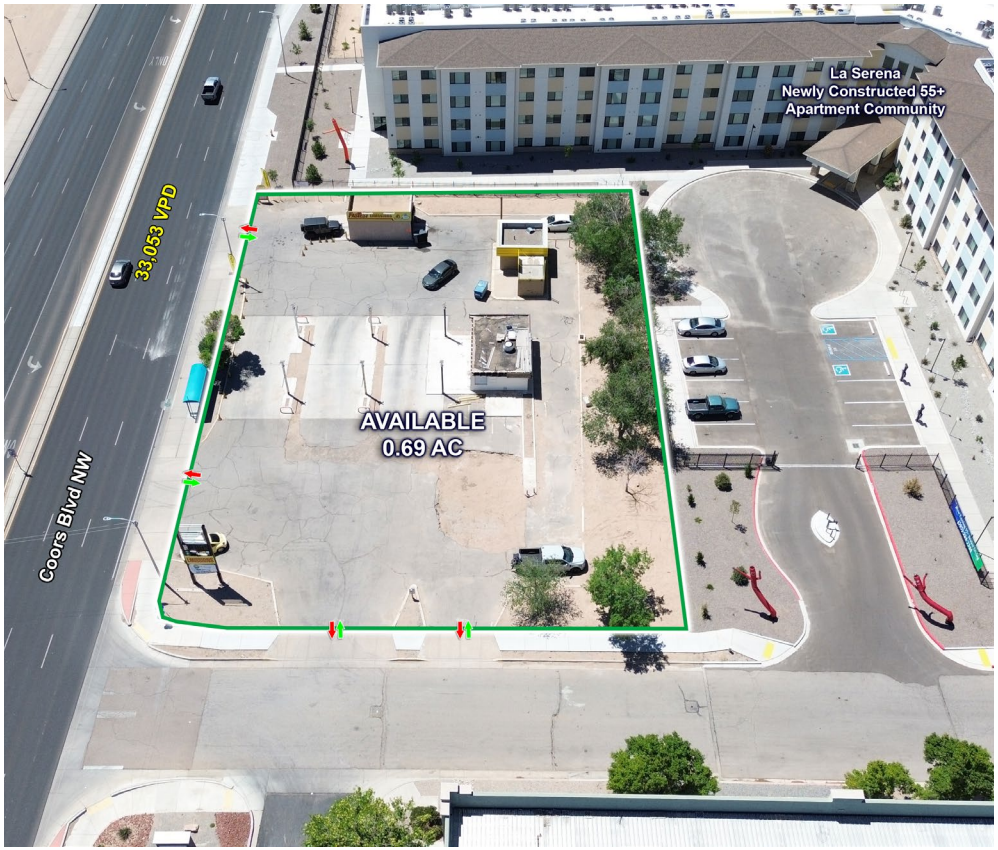
With its efficient size, strategic location, and surrounding growth, the property offers a low-barrier entry point into a high-demand corridor, making it an ideal opportunity for developers, investors, or owner-users seeking to establish a presence in one of Albuquerque's most active commercial areas.

LOCATION OVERVIEW

Coors Blvd NW is one of Albuquerque's primary north-south arterials, serving as a major retail and commuter corridor for the Westside, with consistent daily traffic and strong connectivity to I-40 and surrounding residential neighborhoods. The corridor has evolved into a dominant retail spine, supporting a mix of national retailers, service providers, and quick-service restaurant users that rely on high visibility and convenient access.

The immediate area surrounding 455 Coors is characterized by rapid residential growth and increasing density, creating sustained demand for neighborhood-serving retail. The recent development of La Serena, a 55+ apartment community adjacent to the site, adds a stable, service-oriented demographic that is highly supportive of food, medical, and convenience retail uses.

From a development standpoint, this location offers a compelling combination of strong traffic counts, growing rooftops, and infill positioning, making it well-suited for pad site retail, drive-thru concepts, and service-based users. The corridor continues to attract tenants seeking Westside exposure without the constraints of more saturated submarkets, providing both immediate leasing potential and long-term value appreciation.



PROPERTY OVERVIEW

Sale Price:	$599,000
Available Pad:	0.69 AC

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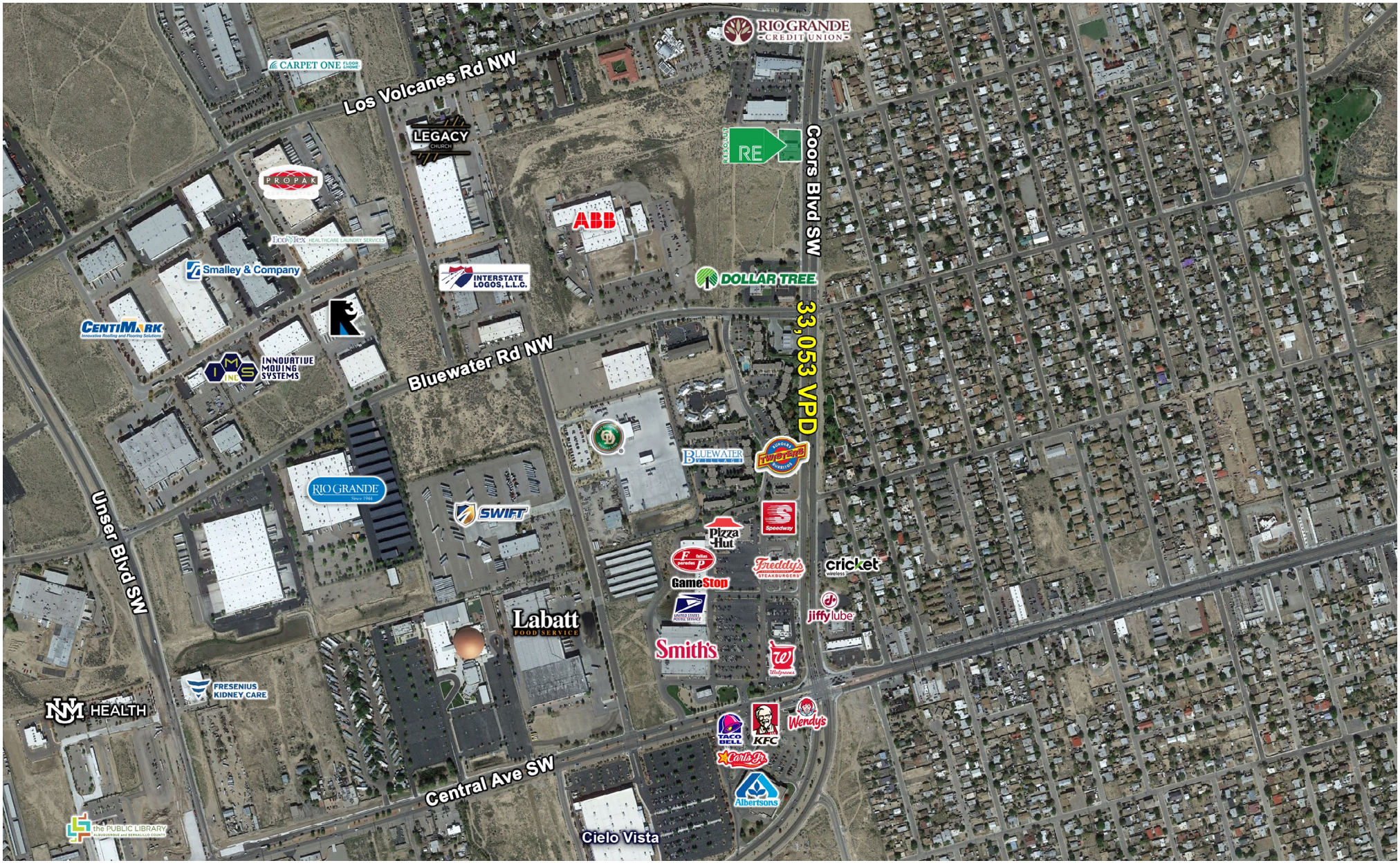

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