

# Avanzando

## ±1.09 ACRE RETAIL PAD SITE AVAILABLE

SEQ OF COORS BLVD. & RIO BRAVO BLVD.  
ALBUQUERQUE, NEW MEXICO



CBRE

**SURROUNDED BY HIGH PERFORMING RETAILERS  
IN UNDERSERVED TRADE AREA**





## PROPERTY HIGHLIGHTS - LOT B

- ❖ **Adjacent to Las Estancias Shopping Center with high performing national retailers** including Walmart Supercenter, Ross, Ulta, Hobby Lobby, Starbucks, McDonald's and many more
- ❖ **Located on Rio Bravo Blvd** one of only 7 major bridge crossings connecting west to east Albuquerque
- ❖ **Drive Thru Available**
- ❖ **Excellent visibility**
- ❖ **Signalized intersection offering full access on Rio Bravo Blvd**
- ❖ **High Traffic intersection - 22,500 VPD Rio Bravo Blvd**
- ❖ **In the path of development with ±300 homes planned adjacent to property**

# AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION INCOME			
2023 Current Estimate	6,017	74,586	143,134
2028 - Five Year Projection	6,261	74,199	142,357
2023 - 2028 Annual Growth Rate	0.80%	-0.10%	-0.11%

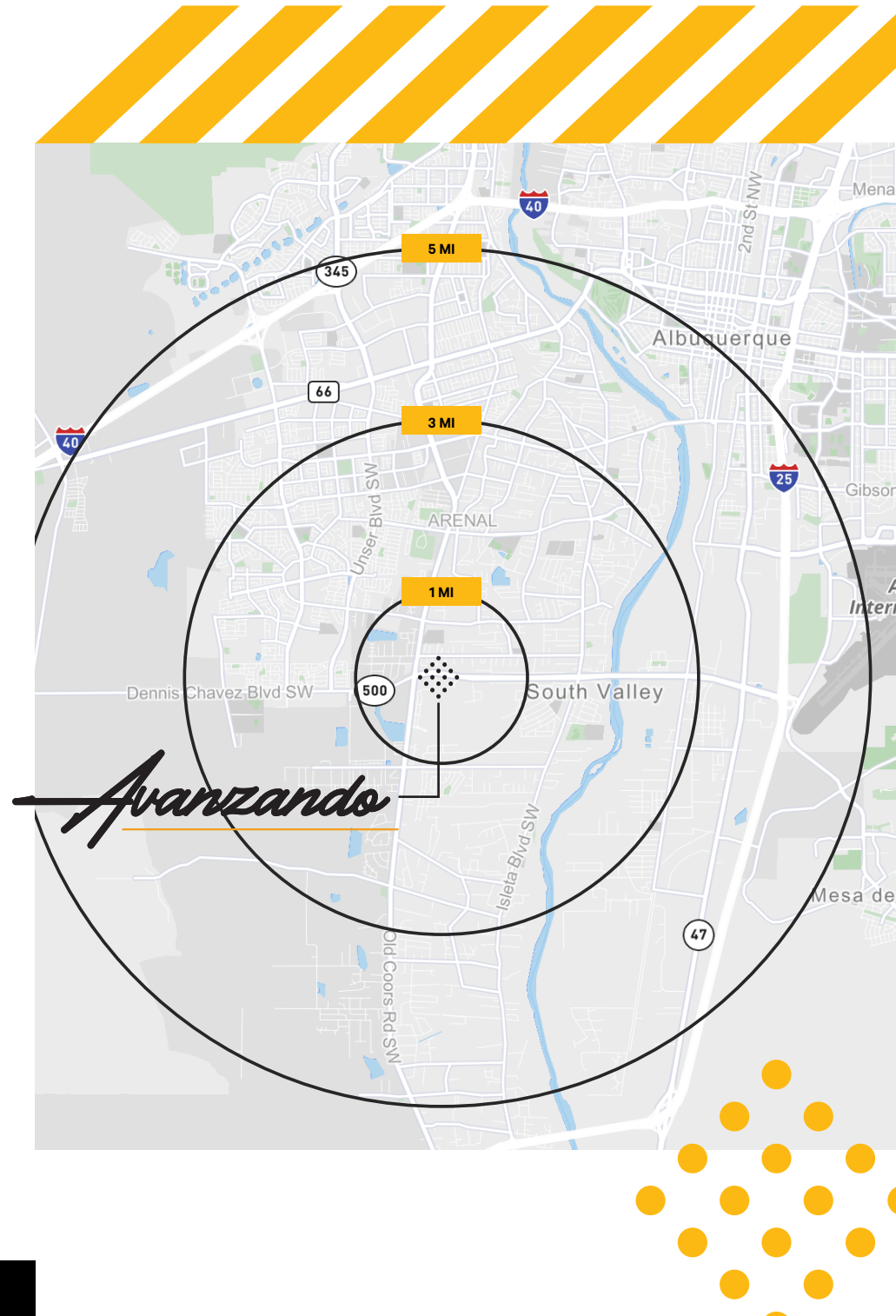
HOUSEHOLDS			
2023 Current Estimate	1,907	24,152	49,421
2028 - Five Year Projection	2,019	24,529	50,224
'20 - '23 Compound Annual Growth	0.52%	0.48%	0.38%
'23 - '28 Annual Growth Rate	1.15%	0.31%	0.32%
2023 Average Size	3.11	3.07	2.87

HOUSEHOLD INCOME			
2023 Average	\$61,222	\$70,119	\$68,815
2028 Average	\$69,572	\$81,651	\$80,824
2023 Median	\$41,363	\$51,887	\$49,010
2028 Median	\$45,54	\$56,954	\$54,341

HOUSING UNITS			
2023	2,013	25,582	53,044

EDUCATION			
2023 Population 25 and Over	3,874	45,572	88,951
HS and Associates Degree	2,547 (65.7%)	30,856 (67.7%)	58,512 (65.8%)
Bachelor's Degree or Higher	466 (12.0%)	6,721 (14.7%)	15,487 (17.4%)

PLACE OF WORK			
Businesses	145	802	2,396
Employees	2,116	8,583	32,532







# IN THE PATH OF GROWTH

Avanzando is located in the Southwest Mesa, surrounded residential growth.

Many of the residential neighborhoods to the west of this pad site were built within the last 15 years, with new future residential development planned.

The area also features the new Las Estancia's Shopping Center, an AMC movie theater, a Presbyterian Medical Center and a new Atrisco Heritage high school serving over 2,600 students.



## LAS ESTANCIAS SHOPPING CENTER





# Avanzando



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# CBRE

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