SW COORS AND ARENAL DEVELOPMENT LAND

SW COORS AND ARENAL LAND
1941 Coors Boulevard Southwest Albuquerque, NM 87121



FOR SALE

AVAILABLE LAND
±1.9180 AC

PRICE
$1,000,000

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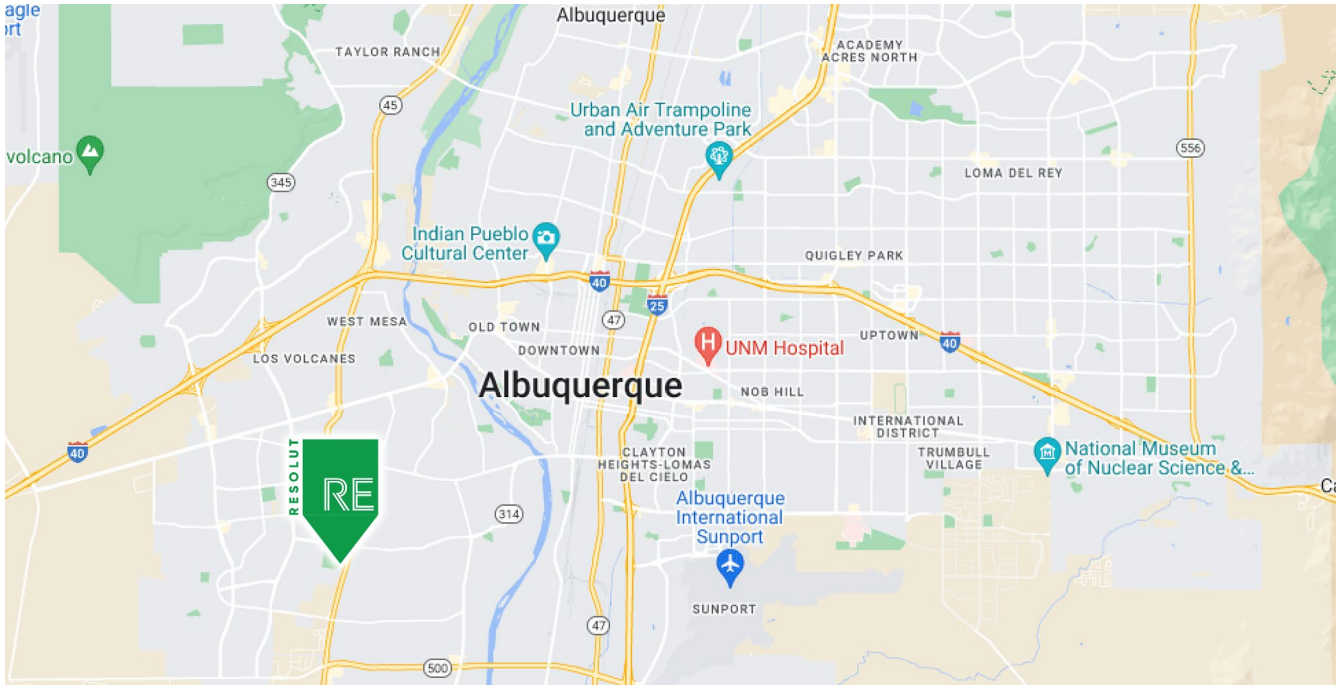
PROPERTY HIGHLIGHTS

- ±1.9180-acre development site on Coors Blvd SW
- Located in the South Valley / Las Estancias growth corridor
- This unique property is also included in the City County overlay zoning, allowing 25 apartments per acre to be built, mixed with Commercial. Thus, the actual zoning opportunities on these 2 acres is C1 thru M1, with permissive use for M2
- Strong visibility along one of Albuquerque's major north-south arterials
- Near expanding retail, medical, and service uses in the Las Estancias / Rio Bravo corridor
- Potential fit for development, multifamily, retail, industrial, contractor yard, service commercial, storage, or other M-1 compatible uses
- Assemblage history suggests improved site functionality and development flexibility
- Convenient access to surrounding westside and south valley population centers



AREA TRAFFIC GENERATORS

Walmart · Albertsons · Smith's · dd's DISCOUNTS · ROSS · HOBBY LOBBY · amc THEATRES

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DEMOGRAPHIC SNAPSHOT 2025

104,842
POPULATION
3-MILE RADIUS

$73,401.00
AVG HH INCOME
3-MILE RADIUS

48,013
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Coors: 26,056 VPD
Arenal: 10,187 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

This ±1.918-acre development site is strategically positioned along Coors Boulevard SW, one of Albuquerque's primary north–south arterial corridors serving the rapidly expanding west and southwest submarkets. With strong visibility, high traffic counts, and convenient access to Rio Bravo Blvd, Gun Club Road, and surrounding residential neighborhoods, the property is well located to support a variety of current and future development concepts.

This unique property is also included in the City County overlay zoning, allowing 25 apartments per acre to be built, mixed with Commercial. Thus, the actual zoning opportunities on these 2 acres is C1 thru M1, with permissive use for M2. This allows for Retail, multifamily, contractors, service businesses, warehouse/distribution users, equipment storage, or light manufacturing operations. This provides a functional, income-producing or owner-user opportunity today, with the ability to utilize the site for industrial purposes while planning for longer-term redevelopment.

In addition to its existing zoning utility, the property's location along a major commercial corridor and near established retail nodes—particularly the Las Estancias area—creates a compelling opportunity for potential rezoning or repositioning to higher and better uses, including retail, multifamily, or mixed-use development (subject to county approvals).

The surrounding area continues to experience strong residential growth and expanding rooftops, driving increased demand for housing, neighborhood retail, and services. This positions the site as a rare opportunity to capture both current industrial demand and future retail/residential growth along Coors Boulevard.

At nearly two acres, the property offers excellent scale and flexibility for site planning, supporting a wide range of configurations such as:

- Contractor yard or industrial facility (immediate use)
- Retail pad development or neighborhood center
- Multifamily or build-to-rent (BTR) community
- Mixed-use concepts integrating residential and commercial uses

Its frontage along Coors Blvd provides strong exposure and access, attractive for both industrial users needing visibility and retail users benefiting from traffic counts, while the site depth supports efficient layouts for residential or multi-tenant development.

Overall, 1941 Coors Blvd SW presents a rare dual-purpose opportunity—offering immediate functionality for industrial users alongside long-term redevelopment upside for retail, multifamily, or mixed-use projects—making it an attractive acquisition for owner-users, developers, and investors seeking to capitalize on Albuquerque's westside growth.



PROPERTY DETAILS

Price:	$1,000,000
Available Land:	±1.9180-Acres
Lot Size:	1.9180 Acres
Zoning:	C1 thru M1

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LOCATION OVERVIEW

1941 Coors Blvd SW is located along one of Albuquerque's most important commercial corridors, Coors Boulevard, which runs north–south through the west side and South Valley of the city. The property sits within the growing southwest submarket of Albuquerque, an area that continues to see steady residential expansion and increasing demand for service commercial, industrial, and contractor-oriented uses. Coors Boulevard serves as a primary transportation route connecting the South Valley to central Albuquerque and the rapidly developing westside communities.

The site benefits from strong regional accessibility with nearby connections to Rio Bravo Boulevard, Gun Club Road, and Interstate 25, allowing convenient travel throughout the Albuquerque metro area. This accessibility supports a variety of commercial and industrial users who rely on efficient transportation routes for employees, customers, and logistics.

The surrounding trade area includes a mix of residential neighborhoods, local businesses, service providers, and expanding commercial developments. Just south of the property is the growing Las Estancias Shopping Center area, which has become a regional hub for retail, dining, and services in southwest Albuquerque. This development includes national retailers, healthcare providers, and everyday consumer services that generate consistent traffic along the Coors corridor.

The South Valley and westside portions of Albuquerque continue to experience population growth, creating increasing demand for businesses that support residential communities, construction activity, and service industries. The property's position along Coors Boulevard places it within a strategic corridor that connects these expanding neighborhoods with major commercial and employment centers throughout the city.

Overall, the location offers a strong combination of high visibility, corridor accessibility, and proximity to growing residential and commercial areas, making it well suited for a wide range of commercial, industrial, or service-oriented development opportunities.



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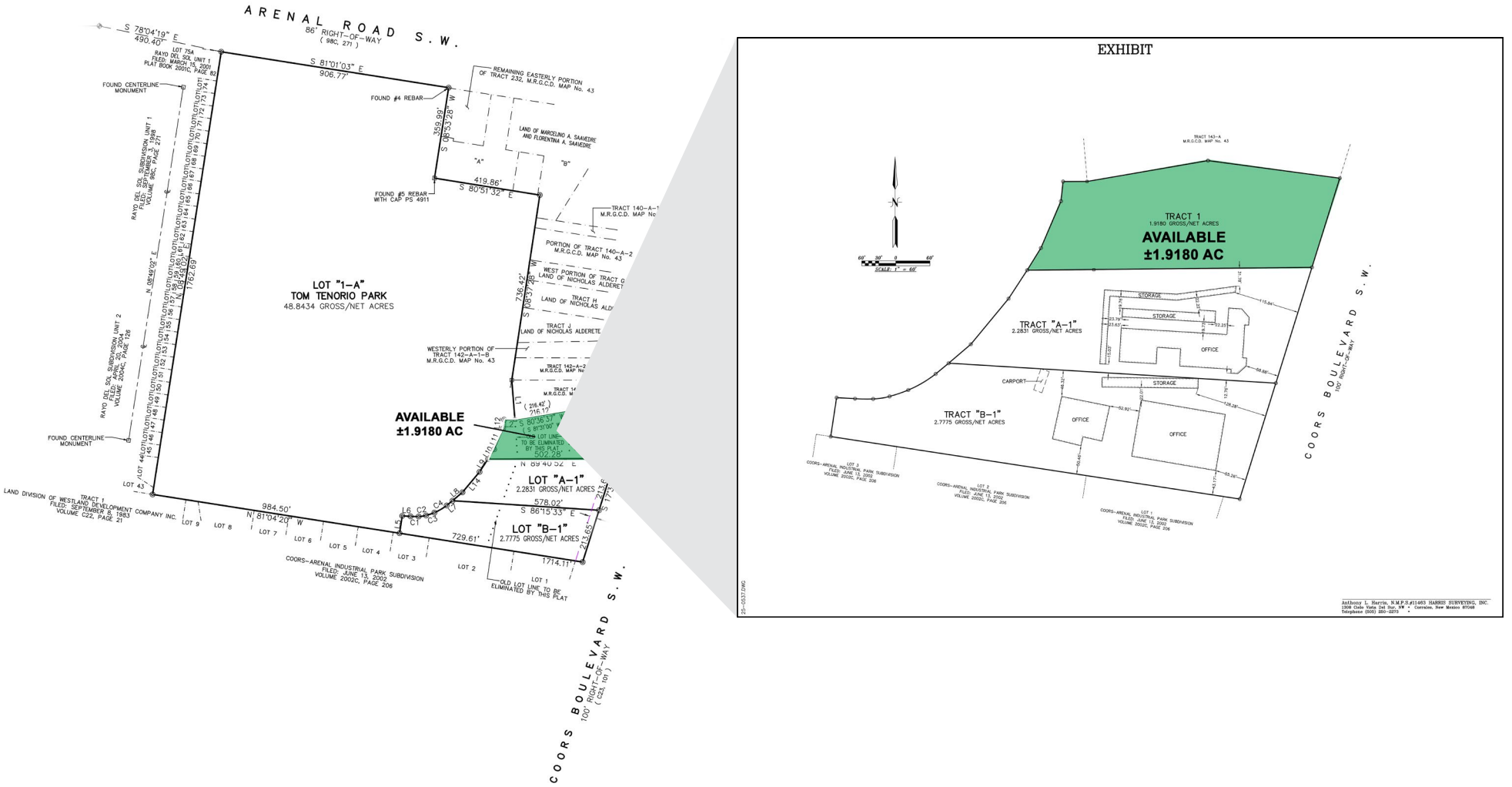
SITE PLAN


ARENAL ROAD S.W.
86' RIGHT-OF-WAY
(98C, 271)
S 78°04'19" E
490.40'
S 81°01'03" E
906.77'
FOUND #4 REBAR
REMAINING EASTERLY PORTION OF TRACT 232, M.R.G.C.D. MAP No. 43
LAND OF MARCELINO A. SAAVEDRE AND FLORENTINA A. SAAVEDRE
359.99'
S 08°53'28" W
"A"
"B"
419.86'
S 80°51'32" E
FOUND #5 REBAR WITH CAP PS 4911
TRACT 140-A-1 M.R.G.C.D. MAP No
PORTION OF TRACT 140-A-2 M.R.G.C.D. MAP No. 43
WEST PORTION OF TRACT G LAND OF NICHOLAS ALDERET
LAND OF TRACT H NICHOLAS ALD
TRACT I LAND OF NICHOLAS ALDERETE
WESTERLY PORTION OF TRACT 142-A-1-B M.R.G.C.D. MAP No. 43
TRACT 142-A-2 M.R.G.C.D. MAP No
736.42'
S 08°37'48" W
LOT "1-A"
TOM TENORIO PARK
48.8434 GROSS/NET ACRES
AVAILABLE
±1.9180 AC
(216.42')
216.17'
S 80°09'57" E
(S 81°31'00" E)
LOT LINE TO BE ELIMINATED BY THIS PLAT
502.28'
N 89°40'52" E
LOT "A-1"
2.2831 GROSS/NET ACRES
578.02'
S 86°15'33" E
LOT "B-1"
2.7775 GROSS/NET ACRES
729.61'
1714.11'
N 81°04'20" W
984.50'
FOUND CENTERLINE MONUMENT
RAYO DEL SOL SUBDIVISION UNIT 1 FILED: MARCH 19, 2001 PLAT BOOK 2001C, PAGE 82
RAYO DEL SOL SUBDIVISION UNIT 1 FILED: SEPTEMBER 1998 VOLUME 98C, PAGE 271
RAYO DEL SOL SUBDIVISION UNIT 2 FILED: MAY 2004 VOLUME 2004C, PAGE 126
N 08°49'02" E
176.69'
LOT 75A
LOT 75
LOT 74
LOT 73
LOT 72
LOT 71
LOT 70
LOT 69
LOT 68
LOT 67
LOT 66
LOT 65
LOT 64
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LOT 46
LOT 45
LOT 44
LOT 43
TRACT 1 LAND DIVISION OF WESTLAND DEVELOPMENT COMPANY INC. FILED: SEPTEMBER 8, 1983 VOLUME C22, PAGE 21
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
COORS-ARENAL INDUSTRIAL PARK SUBDIVISION FILED: JUNE 13, 2002 VOLUME 2002C, PAGE 206
OLD LOT LINE TO BE ELIMINATED BY THIS PLAT
COORS BOULEVARD S.W.
100' RIGHT-OF-WAY
(C22, 101)
L1
L2
L3
L4
L5
L6
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
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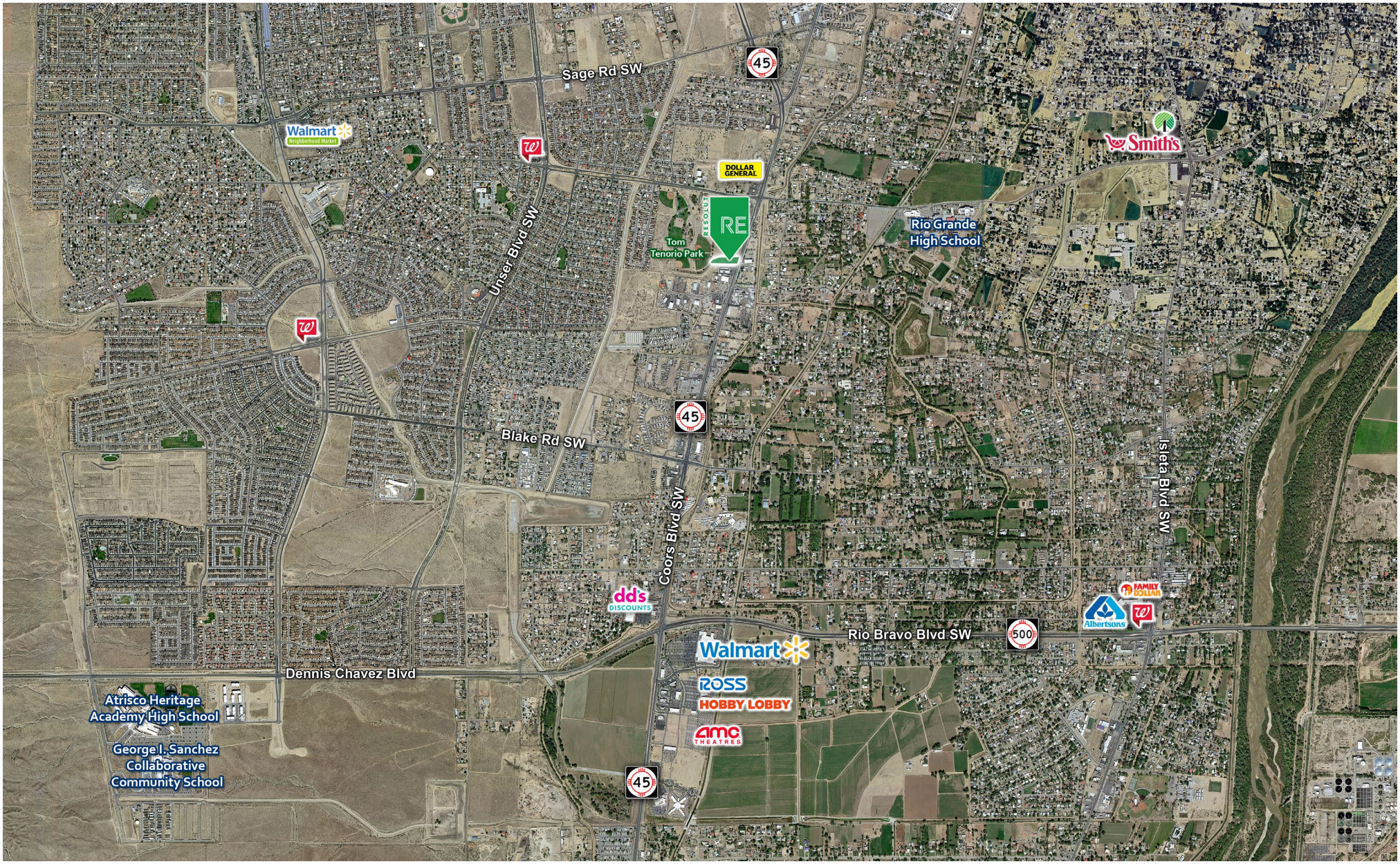

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