

# ±4.88 AC AT HIGH TRAFFIC INTERSECTION

111-121 65TH St. SW and 200-220 Bataan Dr. SW | Albuquerque, NM

\$15 - \$20 PSF



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## VACANT LAND

Location	111- 121 65TH St. SW and 200-220 Bataan Dr. SW, Albuquerque, NM, 87121
COUNTY	Bernalillo
Cross Street	Central Ave.
Traffic Count	59,000 VPD

## HIGHLIGHTS

- Up to ±4.88 AC of contiguous raw land at a prime intersection
- \$15 to \$20 PSF
- Underserved and emerging trade area
- ±370 ft. of frontage along Coors Blvd. ; ±550 ft. of frontage along Bataan Dr.
- 59,000 VPD at the Coors Blvd. and Central Ave. intersection
- Shadow Anchored by high performing Smith's and Chuz Fitness
- MX-L Zoning

## AVAILABLE

Lot 38 B	± 0.4325 AC
Lot 35 A	± 1,2536 AC
Tract 1	± 0.9067 AC
Tract 2	± 1,0891 AC
Tract 3	± 1.1998 AC



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,138	99,920	97,958



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$67,006	\$94,258	\$92,878



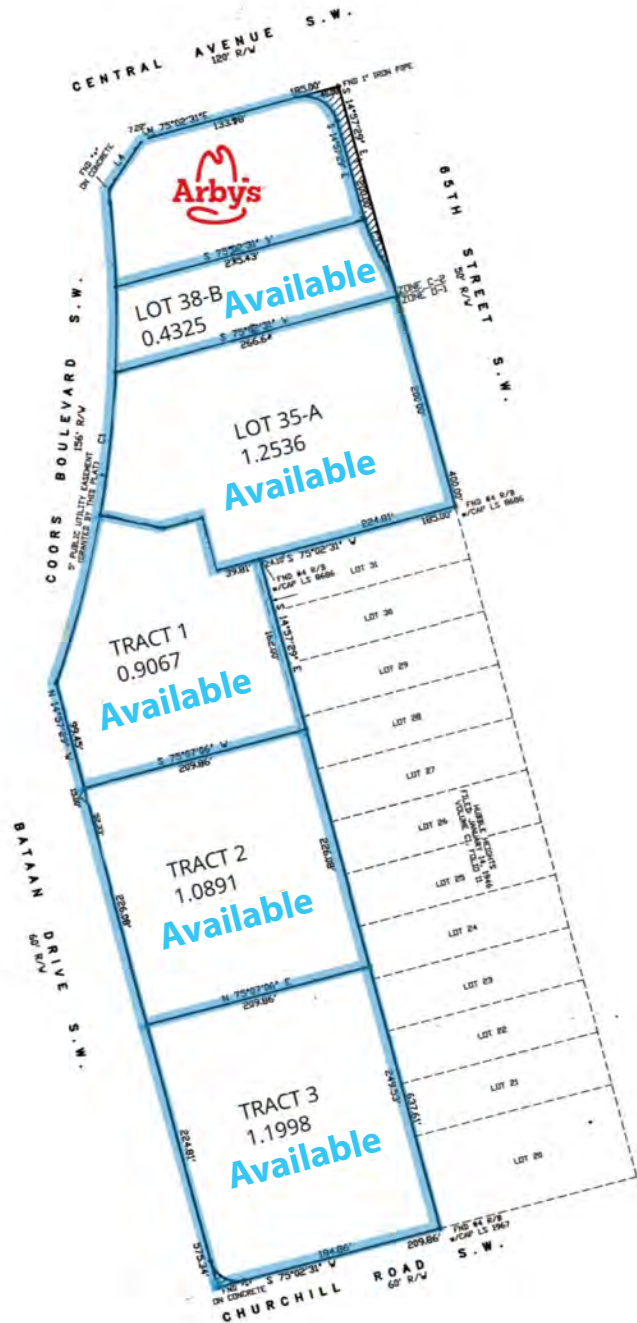
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,121	36,979	40,014









PRIME PAD SITES  
NOW AVAILABLE  
ON ALBUQUERQUE'S  
GROWING WEST SIDE

## DEMOGRAPHICS INCOME & CONSUMER SPENDING

### POPULATION

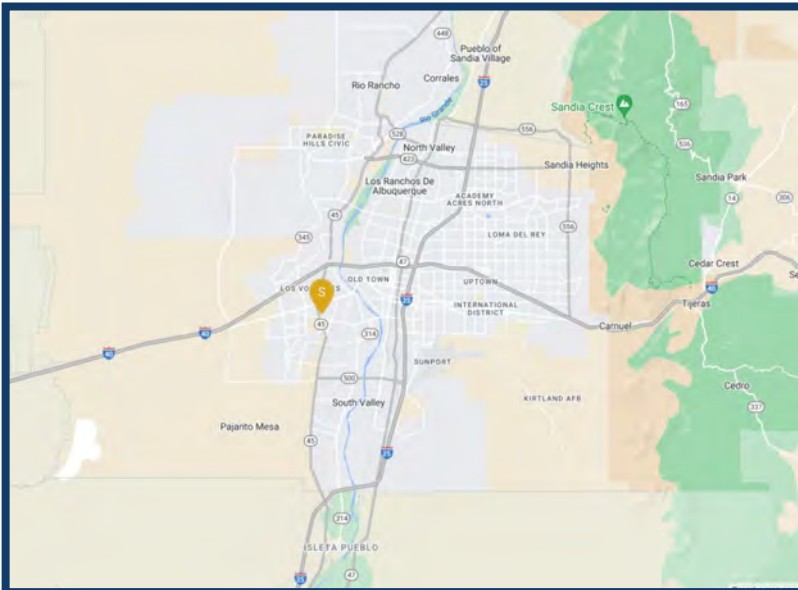
	1-Mile	3-Mile	5-Mile
Total Daytime Population	14,849	74,036	117,609
Population	14,138	99,920	97,958
Number of Household	5,121	36,979	40,014
Males	6,853	48,872	48,722
Females	7,285	51,048	49,236
Median Age Yrs	35.6	36.6	37.2

### INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income	\$67,006	\$94,258	\$92,878
Median Household Income	\$45,398	\$65,385	\$62,090
Per Capita Income	\$21,889	\$30,761	\$33,425

### CONSUMER SPENDING

	1-Mile	3-Mile	5-Mile
Food Away from Home: Total \$	\$11,912,995	\$113,840,180	\$120,075,459
Food at Home: Total \$	\$20,781,457	\$200,379,627	\$214,768,197
Entertainment/Recreation: Total \$	\$10,549,290	\$107,331,196	\$115,731,465
HH Furnishings & Equipment: Total \$	\$7,748,565	\$78,038,679	\$83,208,343
Apparel & Services: Total \$	\$6,721,320	\$66,170,099	\$70,818,755
Travel: Total \$	\$8,420,395	\$89,979,923	\$96,750,161
Vehicle Maintenance/Repairs: Total \$	\$3,833,716	\$37,324,906	\$40,099,567



Source: esri



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