

# For Sale

## Rare Retail Land Opportunity

A DEVELOPER'S DREAM ON HISTORIC ROUTE 66

4904 & 4814 Central Ave. SW | Albuquerque, NM 87105

SWQ Central Ave. & Atrisco Dr. SW



**AVAILABLE**

Land: ±0.86 Acres



**SALE PRICE**

See Advisors

**IDO ZONING** MX-M

### HIGHLIGHTS

- Highly visible to 29,000 cars per day
- Located in a strong and growing trade area
- One of just a few vacant land parcels on Central Ave. in the trade area
- Level site with all utilities
- Just 9 minutes to I-40
- \$78,584 average household income within a five-mile radius

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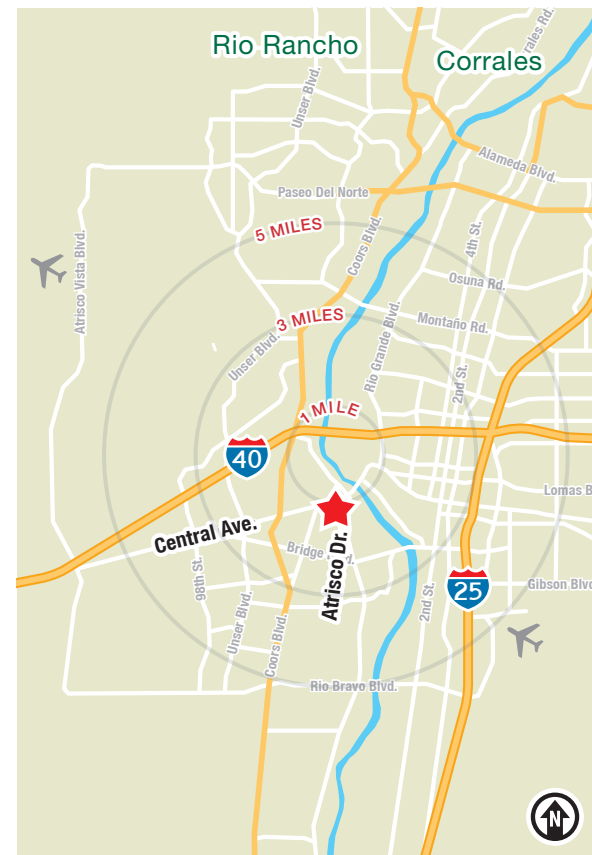


### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,829	109,153	232,687
Average HH Income	\$58,837	\$74,640	\$78,584
Daytime Employment	1,446	57,913	132,290

2023 Forecasted by Esri

**HUB Zone** [MORE INFO](#)



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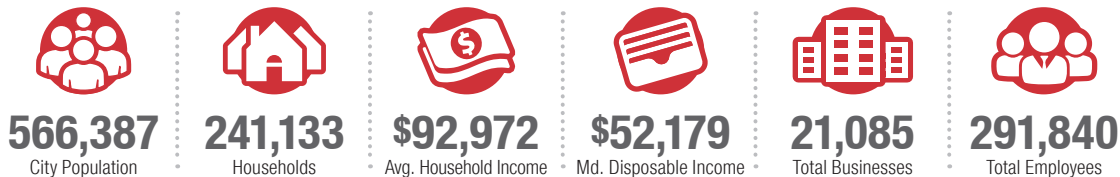
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



  
**923,076**  
Albuquerque  
Metro  
Population

  
**The  
Largest**  
City in the State

### SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.






The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$78,584.**

#### SOUTHWEST MESA DEMOGRAPHICS

	Total Population	117,564
	Average HH Income	\$69,298
	Daytime Employment	17,769

2023 Forecasted by Esri

