



San Ygnacio Rd SW

Westside Flea Market



10411 006 831 / WMS p/m/s

Sage Rd SW (8,800 VPD)

Rosendo Garcia Rd. SW

Old Coors Dr. SW (23,800 VPD)

Foothill Dr. SW

SITE

Prem's Paint & Body



Sale Price: \$895,000

Property Size: +/- 392,040 SF

Land Size: +/- 9 Acres

Features:

- Beautiful, open lot for sale
- Easy Access
- Located in SWC of ABQ



Old Coors Vacant Land
1325 Old Coors Drive, SW, Albuquerque, NM 87121

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Lucas Romero
505-610-1991

lucas@go-absolute.net

Trade Area Map



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Site Close Up & Location Description



LOCATION DESCRIPTION

This property is conveniently located off Old Coors DR .SW in the Southwest Valley. This parcel is located in an underserved area between the Central Avenue Route 66 retail trade areas and the quickly growing Coors and Rio Bravo shopping development. As a hard-corner parcel, it is ideally suited for a variety of uses such as an auto repair, car lot, storage units for nearby residences, businesses and schools or convenience store. It is located on a well-traveled commuter route connecting South Valley residents to Central Avenue, I-40 and Bridge going north and to the farms and homes to the south including Isleta Pueblo and Los Lunas. Security is provided by a six-foot perimeter fence with barbed wire and a chain link gate. Nearby tenants include major national brands including Walmart, Smiths, Giant, Subway, Auto Zone, and Family Dollar.

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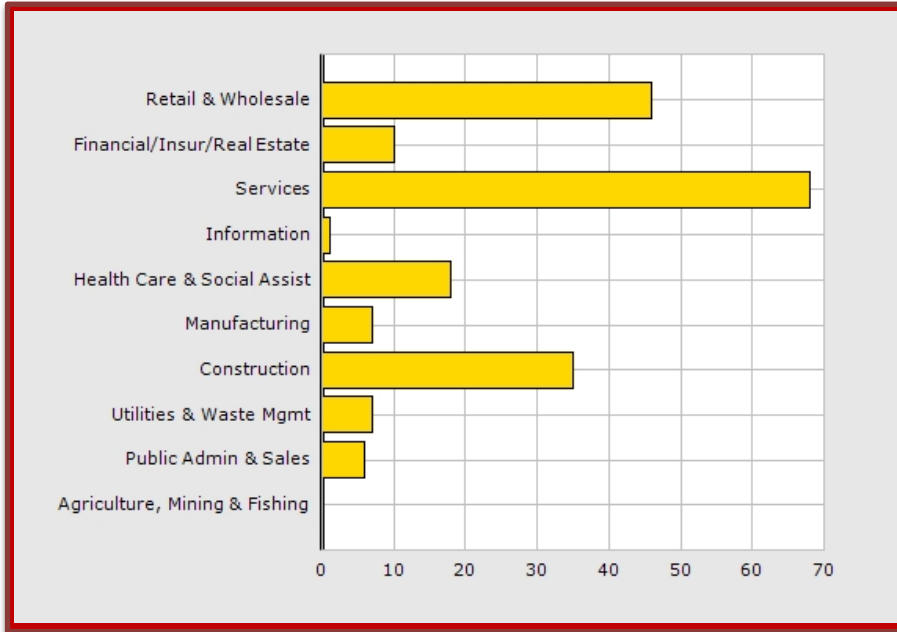
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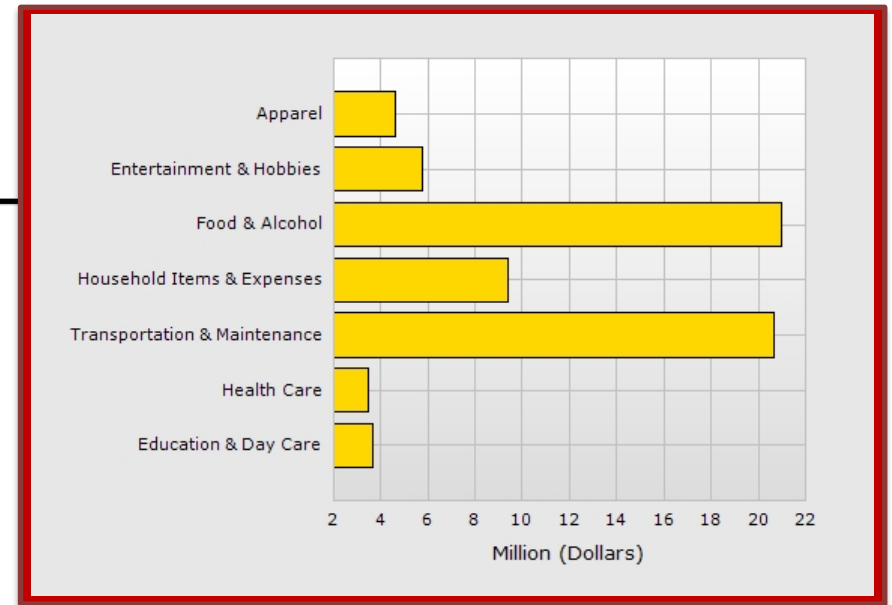


Demographics

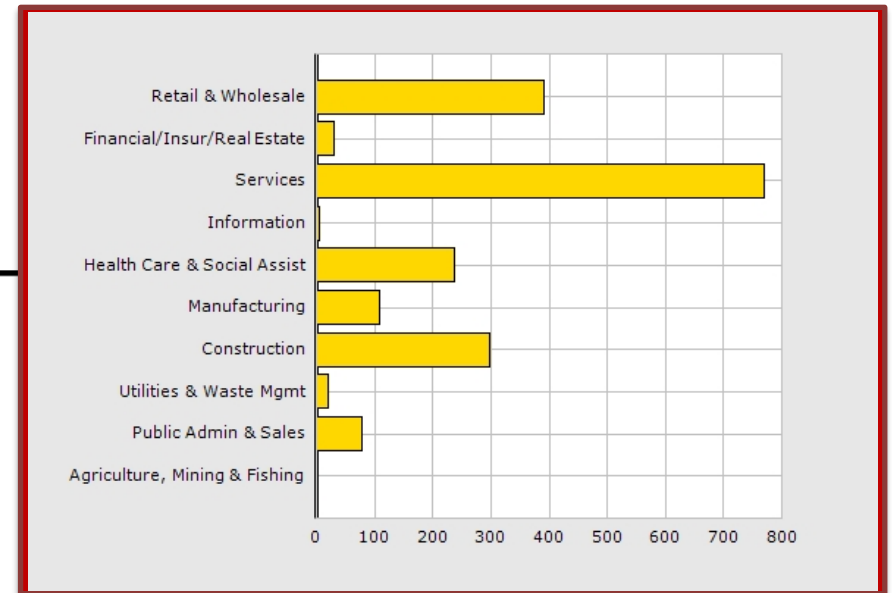
Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile



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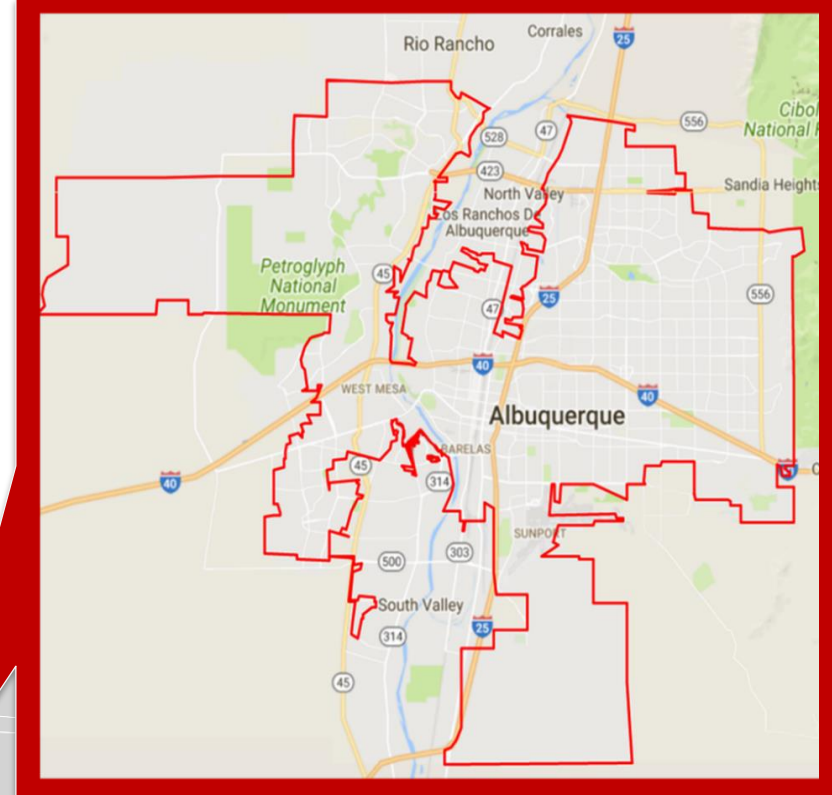
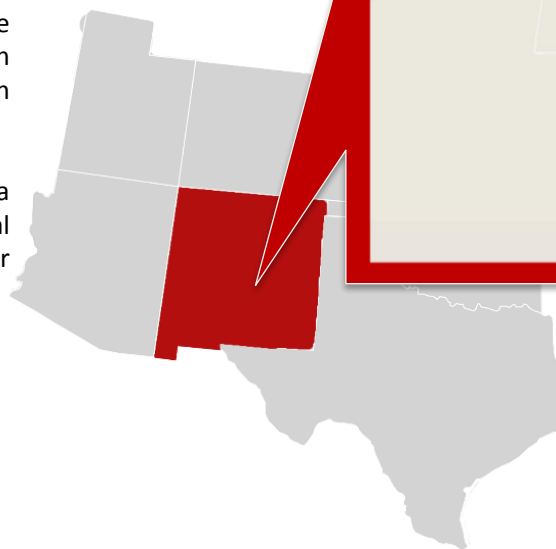
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Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities, it also holds awards for quality of life, and low cost of living.



Albuquerque MSA Demographics (2016 Estimate)

		
Total Population	Total Households	Avg. Household Income
909,906	357,434	\$69,380

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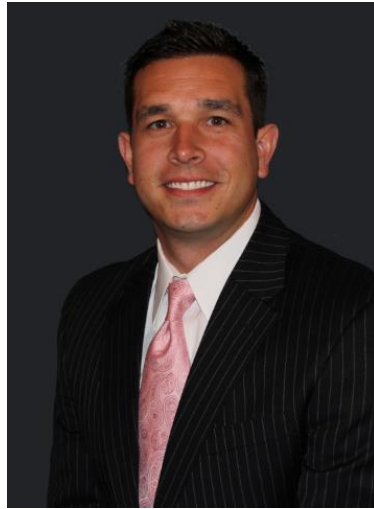
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Absolute Investment Realty



Lucas Romero
Associate Broker

Lucas, born and raised in Albuquerque, joined Absolute in 2018. Lucas uses his vast professional relationships to help clients with their commercial needs. Lucas has a finance background and has been in the insurance and financial services business for 15 years.

Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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