

FOR SALE

12.42± ACRES

DEVELOPMENT OPPORTUNITY IN UNDERSERVED TRADE AREA

NWC OF COORS BLVD AND FORTUNA RD, ALBUQUERQUE, NM

PRICE REDUCED



PROPERTY HIGHLIGHTS

- + 12.42± Acres
- + ~~\$4,325,000 (\$8.00/SF)~~ **PRICE REDUCED**
\$3,246,000 (\$6.00/SF)
- + Zoned MX-L & MX-M



PROPERTY OVERVIEW

- + Signalized intersection
- + Excellent visibility along major arterial with 37,600 VPD
- + Located in underserved trade area with growing westside population



105,006 people living within 3 Miles



26,394 daytime population in a 3 mile radius



24.8% of the population in a 3 mile radius are Millennials



50% of people living within a 3 mile radius commute 15-29 minutes to work

Source: Ersi

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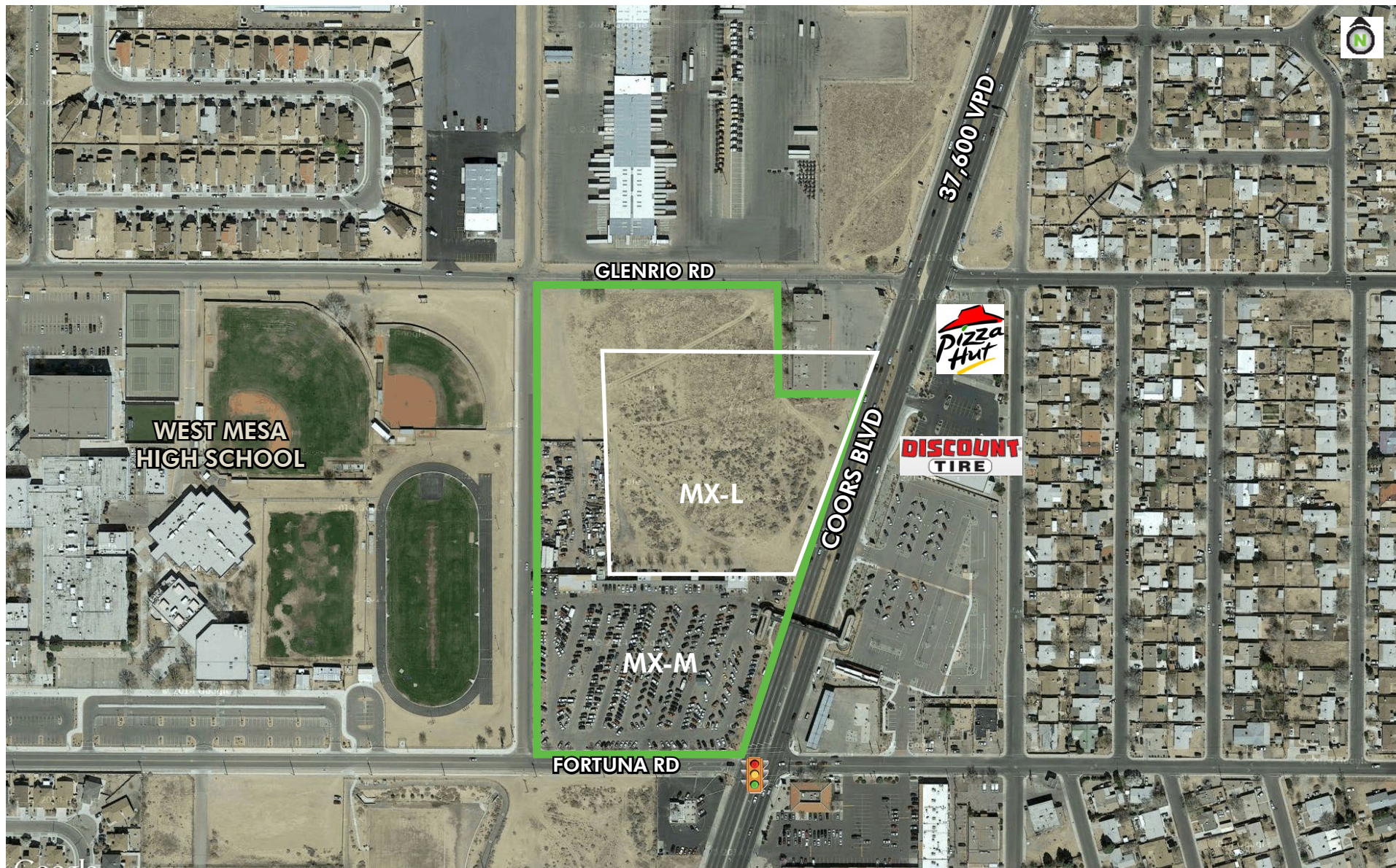
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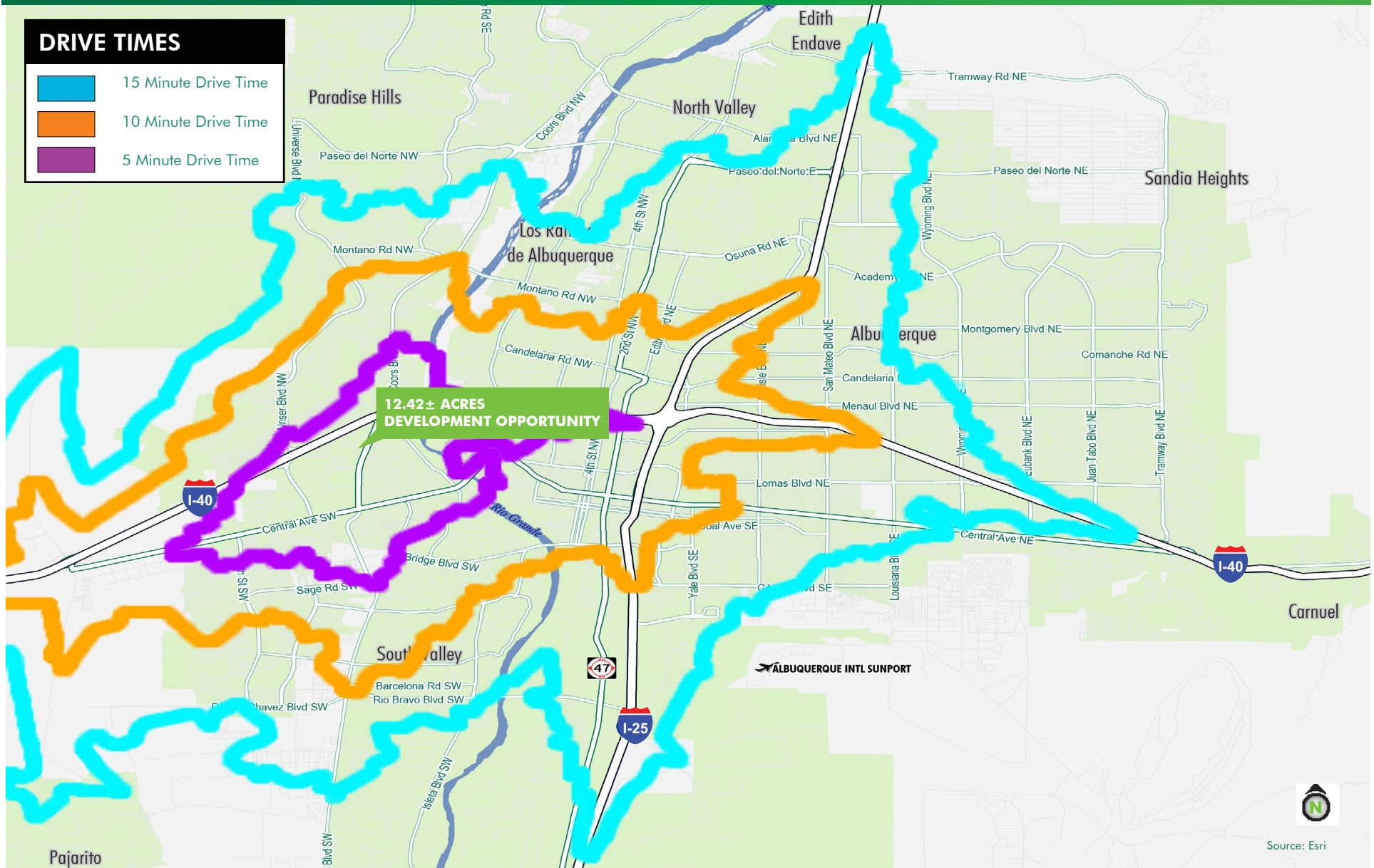


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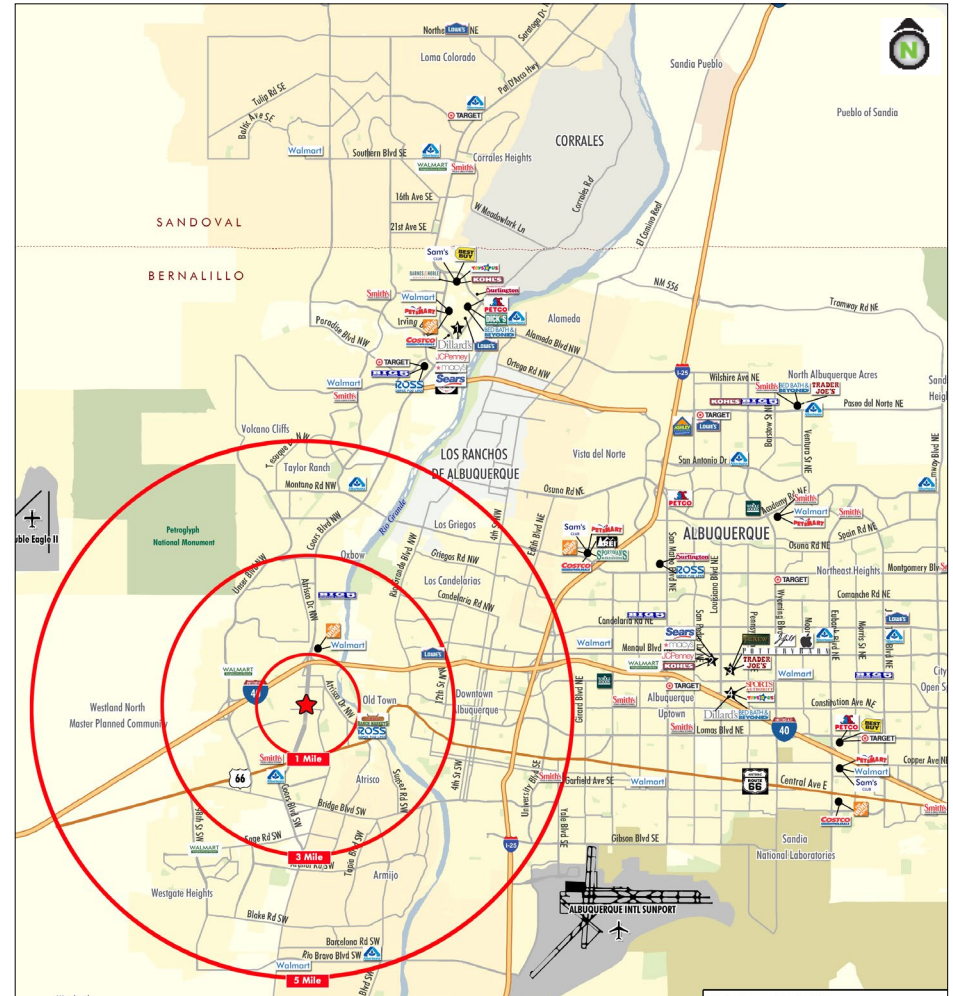


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NWC COORS AND FORTUNA
ALBUQUERQUE, NM

	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Population - Current Year Estimate	14,796	105,006	220,699
2024 Population - Five Year Projection	15,005	107,638	226,669
2010 Population - Census	14,700	100,286	209,716
2000 Population - Census	12,484	72,486	162,022
2010-2019 Annual Population Growth Rate	0.07%	0.50%	0.55%
2019-2024 Annual Population Growth Rate	0.28%	0.50%	0.54%
HOUSEHOLDS			
2019 Households - Current Year Estimate	5,450	38,383	80,598
2024 Households - Five Year Projection	5,511	39,248	82,616
2010 Households - Census	5,473	36,942	77,093
2000 Households - Census	4,536	26,805	58,756
2010-2019 Annual Household Growth Rate	-0.05%	0.41%	0.48%
2019-2024 Annual Household Growth Rate	0.22%	0.45%	0.50%
2019 Average Household Size	2.71	2.72	2.70
HOUSEHOLD INCOME			
2019 Average Household Income	\$56,062	\$65,783	\$63,893
2024 Average Household Income	\$64,822	\$74,112	\$71,160
2019 Median Household Income	\$39,344	\$47,319	\$46,294
2024 Median Household Income	\$43,552	\$52,024	\$50,722
2019 Per Capita Income	\$20,407	\$24,129	\$23,421
2024 Per Capita Income	\$23,543	\$27,112	\$26,009
HOUSING UNITS			
2019 Housing Units	5,978	41,214	87,021
2019 Vacant Housing Units	528 8.8%	2,831 6.9%	6,423 7.4%
2019 Occupied Housing Units	5,451 91.2%	38,383 93.1%	80,597 92.6%
2019 Owner Occupied Housing Units	3,403 56.9%	26,260 63.7%	53,173 61.1%
2019 Renter Occupied Housing Units	2,048 34.3%	12,123 29.4%	27,424 31.5%
EDUCATION			
2019 Population 25 and Over	9,454	67,511	142,590
HS and Associates Degrees	6,494 68.7%	41,671 61.7%	87,060 61.1%
Bachelor's Degree or Higher	1,625 17.2%	16,066 23.8%	33,702 23.6%
PLACE OF WORK			
2019 Businesses	368	2,343	6,809
2019 Employees	5,242	26,394	96,638

Source: Esri



Not to Scale

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