

FOR LEASE OR FOR SALE

Pad Sites on Central Ave

SWQ CENTRAL AVE & UNSER BLVD
ALBUQUERQUE, NM 87121



FUTURE DEVELOPMENT AREA

FUTURE DEVELOPMENT AREA

± 1.22 Acres

± 0.95 Acres

± 1.00 Acres

± 1.62 Acres

CENTRAL AVE



CLAYTON KING
505-263-8531
clayton@kingcapitalcre.com

LIA ARMSTRONG
505-401-8929
lia@kingcapitalcre.com



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.



PROPERTY DETAILS



Address:
SWC Central Ave & Unser Blvd
Albuquerque, NM 87121

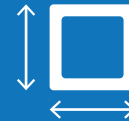


Sale Price:

Tract 8: \$18 /sf
Tract 6: \$18 /sf
Tract 5: \$18 /sf
Tract 13: \$15 /sf

Lease Rate:

See Broker



Lot Size:

Tract 8: ± 1.62 Acres
Tract 6: ± 1.00 Acres
Tract 5: ± 0.95 Acres
Tract 13: ± 1.22 Acres



Zoning:
MX-M



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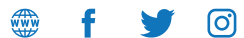
PROPERTY BENEFITS

- ▲ At the hard corner of Central Blvd and Unser Blvd
- ▲ Over 2,000 feet of frontage on Central Ave
- ▲ 3 lighted intersections on Central Ave with additional access on 3 streets - Unser Blvd, 86th St, and Bridge Blvd
- ▲ Drive-Thru permissible
- ▲ Central Ave. is a heavily traveled street and is only one of seven Rio Grande River crossings
- ▲ Large daytime population with Los Volcanes and WestPointe 40 industrial parks only 1/2 mile away
- ▲ Residential dense neighborhood with new master-planned communities just north of I-40



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UPPER PETROGLYPH INDUSTRIAL PARK

amazon

TEMPUR

Shamrock Foods

FedEx
Federal Express

TRES VOLCANES COMMUNITY COLLABORATIVE SCHOOL

NUSEDA COMMUNITY STADIUM

WESTPOINTE 40

SITE

LOS VOLCANES INDUSTRIAL PARK

40

CENTRAL AVE

118TH INDUSTRIAL PARK

98TH ST

UNSER BLVD

COORS BLVD

Mister CAR WASH

Little Caesars

metro

FLYING J

DOLLAR TREE

T Mobile

cricket

SUEWAY

Starbucks

TACO BELL

BURGER KING

NextCare URGENT CARE

Walmart

Applebee's

Bank of America

VALERO

Firestone

SHERWIN WILLIAMS

Joey's MEX

WINGS TOP

planet fitness

Blake's LOTABURGER

Starbucks

Panera BREAD

Chick-fil-A

McDonald's

SONIC

THE HOME DEPOT

Walmart

40

167,200 VPD

20,900 VPD

FALLAS

Albertsons

Freddy's

Dion's

FAMILY DOLLAR

Walgreens

Albertsons

Wendy's

TACO BELL

Wendy's

34,200 VPD

93,600 VPD

68,500 VPD

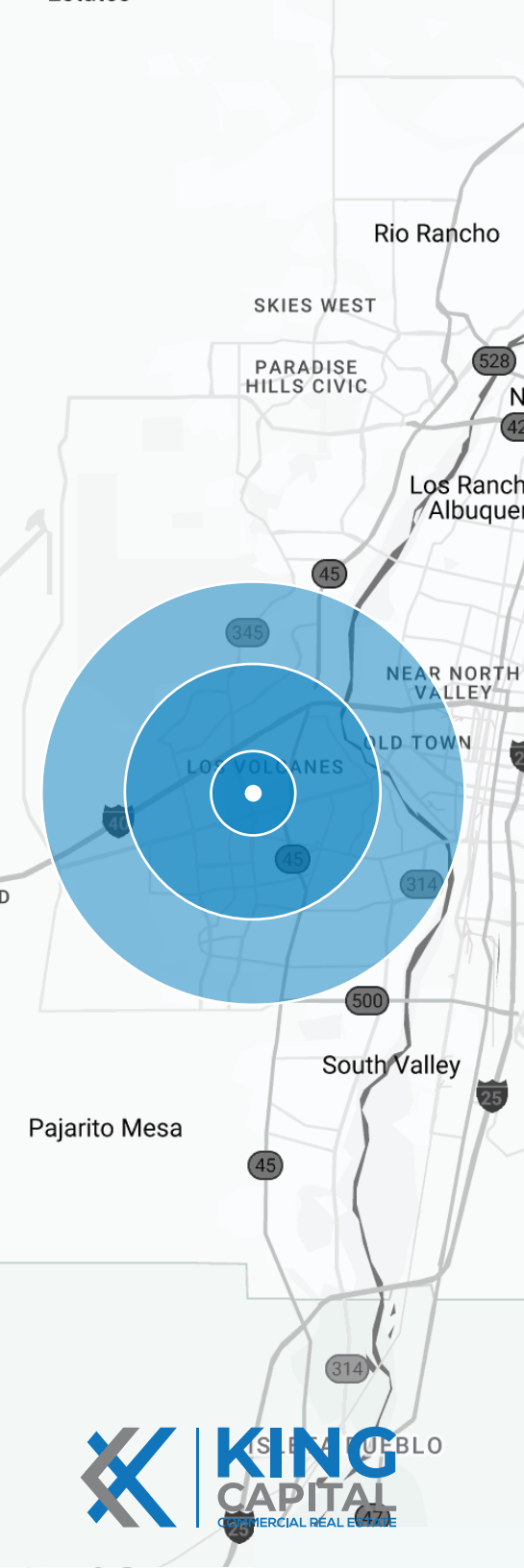
37,000 VPD

13,600 VPD

26,800 VPD

49,000 VPD

57,200 VPD



POPULATION

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------------|--------|---------|---------|
| 2023 Estimated Population | 14,953 | 108,926 | 188,805 |
| 2028 Projected Population | 14,899 | 108,152 | 188,070 |
| Projected Annual Growth 2023 to 2028 | -- | -0.1% | -- |
| Historical Annual Growth 2020 to 2023 | 0.4% | 0.3% | 0.3% |

HOUSEHOLDS

| | | | |
|---------------------------------------|-------|--------|--------|
| 2023 Estimated Households | 4,944 | 36,820 | 69,837 |
| 2028 Projected Households | 4,991 | 37,005 | 70,410 |
| Projected Annual Growth 2023 to 2028 | 0.2% | 0.1% | 0.2% |
| Historical Annual Growth 2010 to 2023 | 0.8% | 0.6% | 0.7% |

RACE AND ETHNICITY

| | | | |
|--|-------|-------|-------|
| 2023 Estimated White | 37.4% | 39.4% | 42.7% |
| 2023 Estimated Black or African American | 4.6% | 3.7% | 3.5% |
| 2023 Estimated Asian or Pacific Islander | 1.5% | 1.5% | 1.6% |
| 2023 Estimated American Indian or Native Alaskan | 4.8% | 4.1% | 4.0% |
| 2023 Estimated Other Races | 51.7% | 51.3% | 48.1% |
| 2023 Estimated Hispanic | 75.8% | 73.9% | 69.9% |

INCOME

| | | | |
|---|----------|----------|----------|
| 2023 Estimated Average Household Income | \$78,955 | \$82,532 | \$82,766 |
|---|----------|----------|----------|

BUSINESS

| | | | |
|---------------------------------|-------|--------|--------|
| 2023 Estimated Total Businesses | 306 | 2,173 | 7,492 |
| 2023 Estimated Total Employees | 2,697 | 15,119 | 58,770 |