

FOR LEASE OR FOR SALE

Pad Sites on Central Ave

SWQ CENTRAL AVE & UNSER BLVD

ALBUQUERQUE, NM 87121

Retail Land for Single Digit Pricing



FUTURE DEVELOPMENT AREA

FUTURE DEVELOPMENT AREA

± 1.62 Acres

± 1.00 Acres

± 0.95 Acres

CENTRAL AVE



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



Potential Site Plan
Tract 8 & 6

Tract 8
\$18 /sf

Tract 6
\$18 /sf

Tract 5
\$18 /sf

± 1.62 Acres

± 1.00 Acres

± 0.95 Acres

SOLD

PROPERTY DETAILS

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

\$

Sale Price: **\$9.75 /sf**

Lease Rate: **See Broker**

Lot Size:
Tract 8: ± 1.62 Acres
Tract 6: ± 1.00 Acres
Tract 5: ± 0.95 Acres

Zoning:
MX-M



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According to Placer.ai, this Murphy USA has an **509.5K Annual Visits**



According to Placer.ai, this Defined Fitness has an **403.6K Annual Visits**



DOLLAR GENERAL



SITES

**CENTRAL & UNSER
PUBLIC LIBRARY**

**NUEVO
ATRISCO**

13,600 VPD
27,200 VPD



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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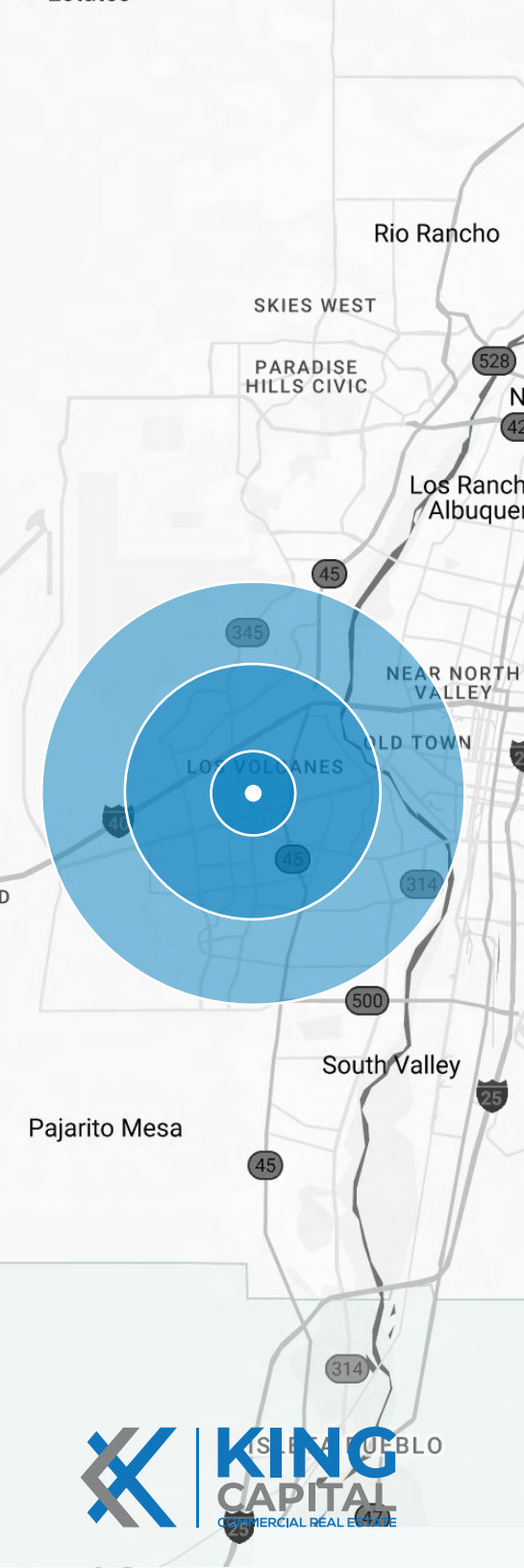
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POPULATION

	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
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BUSINESS

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