

FOR LEASE OR FOR SALE

Pad Sites on Central Ave

SWQ CENTRAL AVE & UNSER BLVD

ALBUQUERQUE, NM 87121

Retail Land for Single Digit Pricing



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



PROPERTY DETAILS

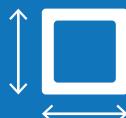


Address:
SWC Central Ave & Unser Blvd
Albuquerque, NM 87121



Sale Price:
\$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

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**



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



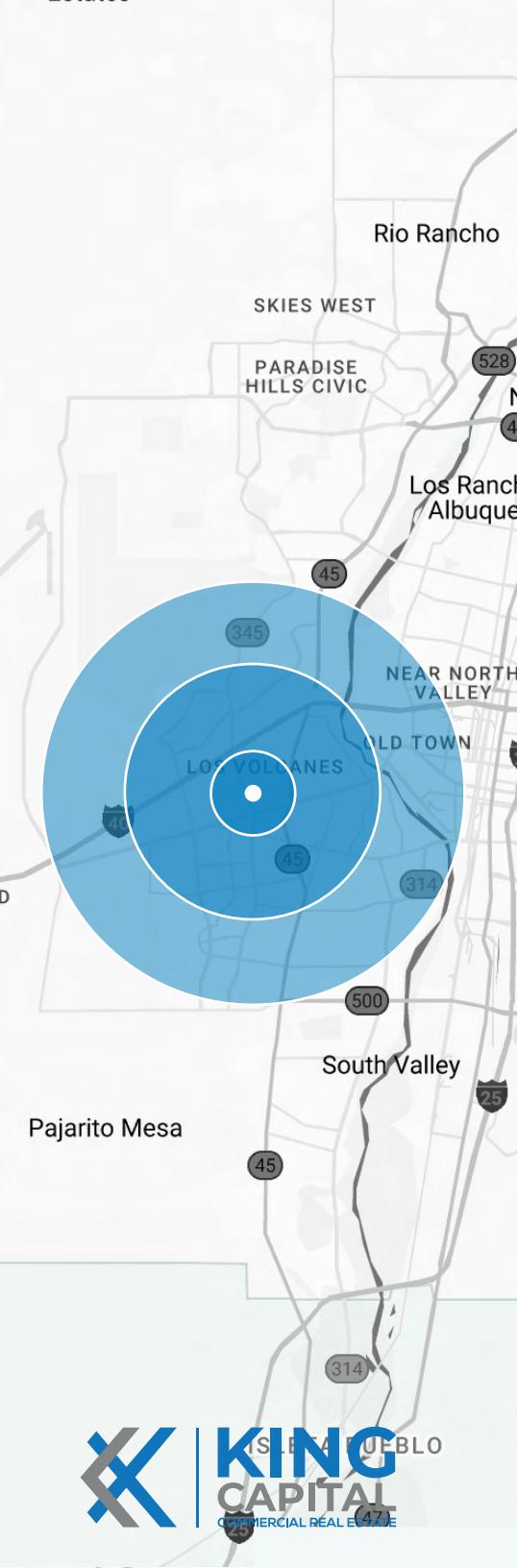
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POPULATION

	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