

Under Construction With  
Q4 2023 Delivery

## RETAIL PAD SITES & ±5 ACRE TRACT

*Avanzando*

SEQ of Coors Blvd. & Rio Bravo Blvd.  
Albuquerque, New Mexico



*Avanzando*

Mister CAR WASH DELTACO Denny's DutchBoos FirstFinancial CREDIT UNION

Anderson Farms  
Master-Planned Community  
±300 Acres/ ±300 Homes

| AVAILABLE |         |
|-----------|---------|
| Lot B     | 1.09 AC |
| Lot E2    | 1.04 AC |
| Lot E3    | 1.04 AC |
| Lot F     | 4.89 AC |

Conceptual Site Plan Subject To Change

### PROPERTY HIGHLIGHTS

- Adjacent from Las Estancias, the 3rd most active retail center in Albuquerque
- Adjacent from the most visited Walmart in Albuquerque
- High traffic; 47,796 Vehicles Per Day at the intersection of Coors Blvd & Rio Bravo
- Located on 1 of 7 major river crossings
- Excellent frontage and visibility from Rio Bravo
- Full access off of Rio Bravo
- Adjacent to a future +/- 300 home development project
- Located at a signalized intersection



For more information contact:

505.858.0001  
marketing@mdgrealestate.com

The information contained is believed reliable while we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

# CONCEPTUAL SITE PLAN



SEQ of Coors Blvd. & Rio Bravo Blvd. | Albuquerque, NM



**Walmart**  
Most Visited in Albuquerque

Rio Bravo Blvd (23,300 VPD)

Loris Dr

Available  
Lot B: 1.09 AC

Available  
Lot E3: 1.04 AC

Available  
Lot E2: 1.04 AC

Available  
Lot F: 4.89 AC

AVAILABLE  
LOT F  
±4.89 AC

Anderson Farms  
Master-Planned Community  
±300 Acres/ ±300 Homes

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# ADJACENT HIGH PERFORMING RETAILERS



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WALMART

#1 in the ABQ Metro

PLANET FITNESS



#1 in the ABQ Metro

ROSS

#2 in the ABQ Metro

WHATABURGER



#1 in the ABQ Metro

SHOE DEPT

#1 in the ABQ Metro

ULTA

#2 in the ABQ Metro



For more information contact:

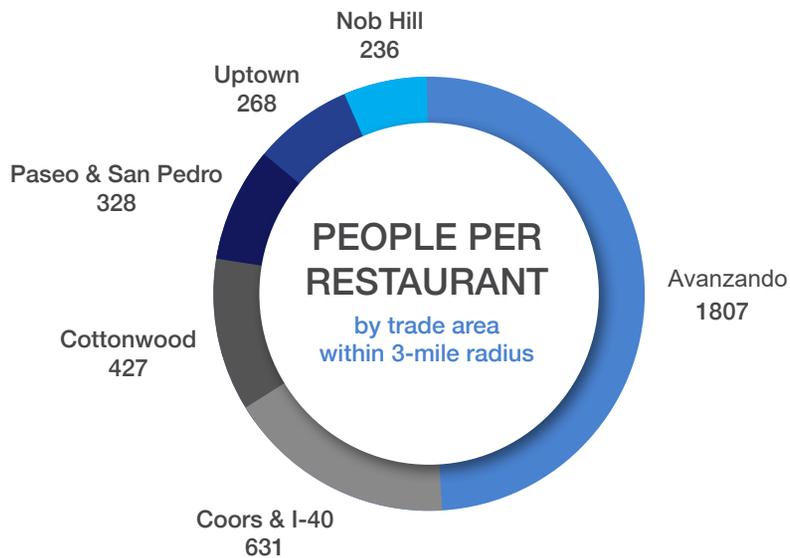
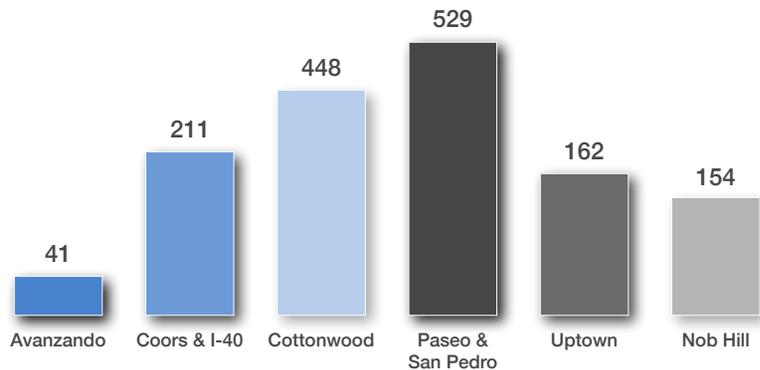
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## RESTAURANT STATS

Restaurants within a 3-mile radius per trade area



## HEALTHCARE STATS

### SERVICE GAPS

**OPTOMETRIST**  
11.1 Mile Drive

**MEDICAL IMAGING CENTER**  
16 Mile Drive

**ACUPUNCTURIST**  
6.8 Mile Drive

**DURABLE MEDICAL EQUIPMENT**  
16.7 Mile Drive

**Over 70%**  
of the SW Mesa population visits a medical professional within the calendar year

**Residents spent 33%**  
on medical care outside the trade area

**55% of medical visits**  
by SW Mesa residents were for services not offered in the trade area

