

FOR SALE/LEASE

Vacant Land next to Cottonwood Mall

Tract A-1A on Coors Blvd NW

ALBUQUERQUE, NM 87114



PRESENTED BY:

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NM #9117



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$566,275
PRICE / SF:	\$25.00
LEASE RATE:	\$3 SF/yr (Ground)
LOT SIZE:	0.52 Acres
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	Cottonwood
TRAFFIC COUNT:	19,397
APN:	101406504915430109

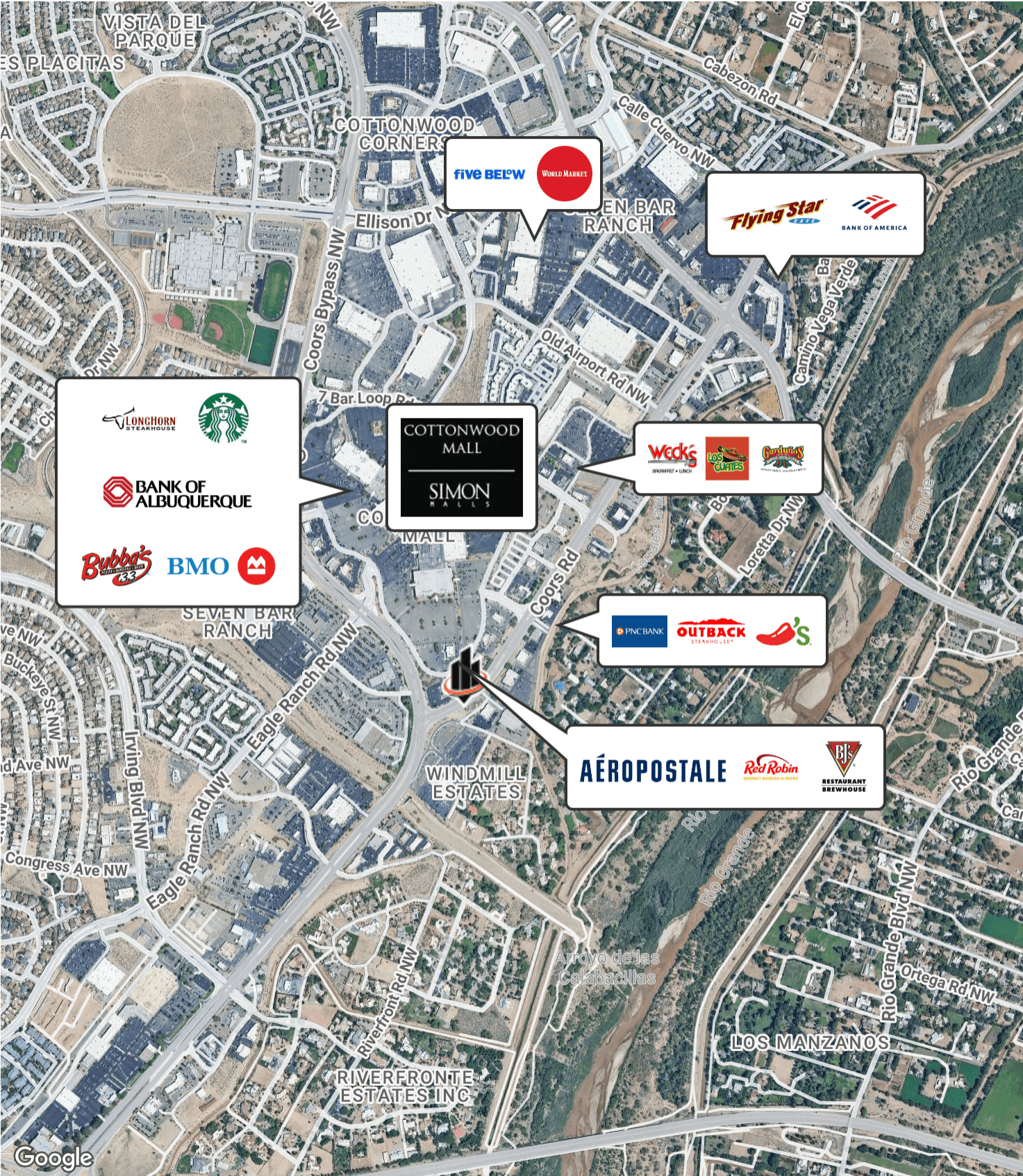
PROPERTY OVERVIEW

Presenting an exceptional investment opportunity at Tract A-1A on Coors Blvd NW, Albuquerque, NM, 87114. This property offers a prime location zoned MX-M, making it an ideal choice for land, retail and office investors seeking lucrative opportunities in the thriving Albuquerque area.

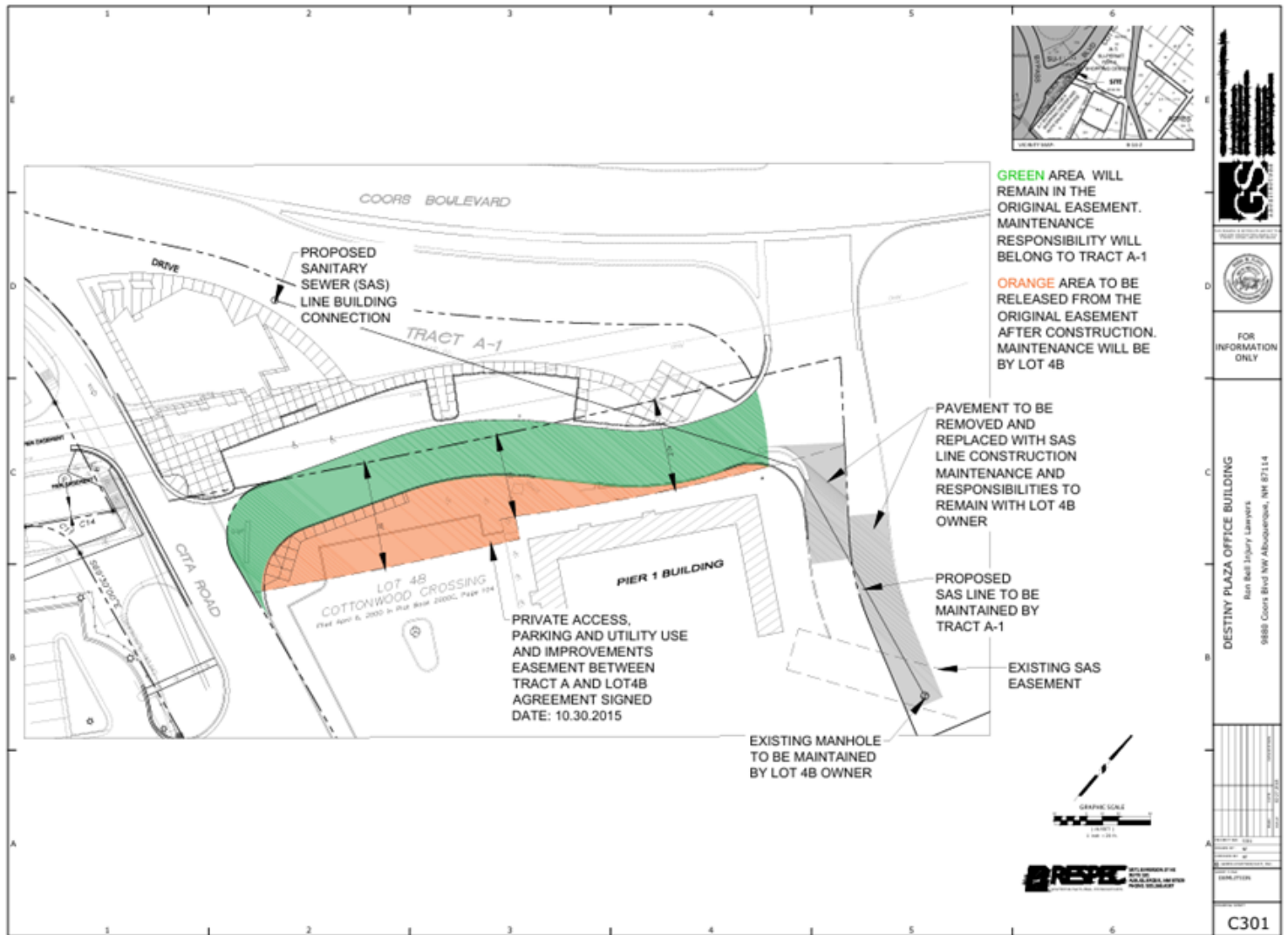
PROPERTY HIGHLIGHTS

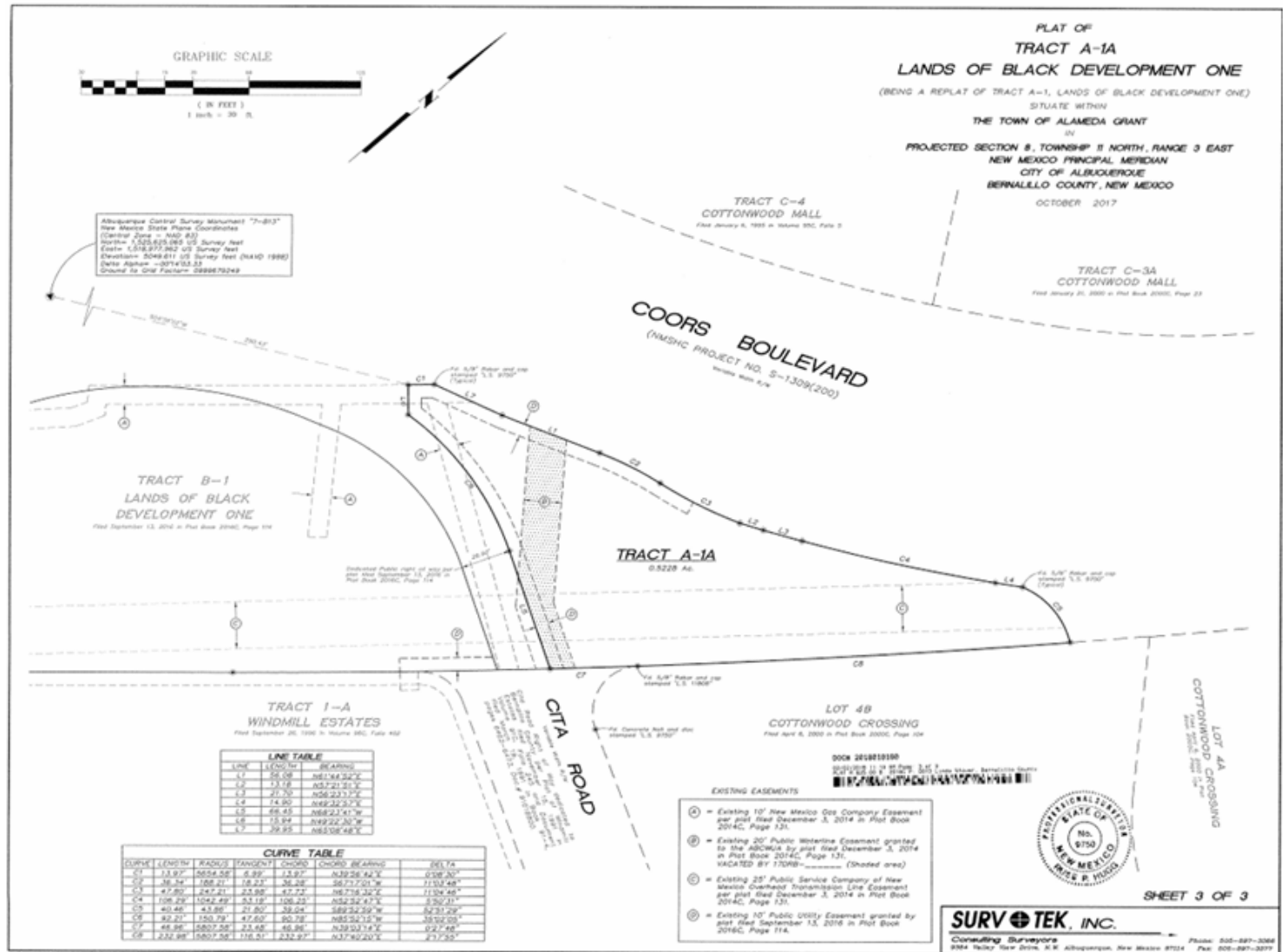
- Zoned for various uses
- Prime location
- Ideal for retail investors
- High traffic counts

RETAIL MAP



EASEMENT EXHIBIT





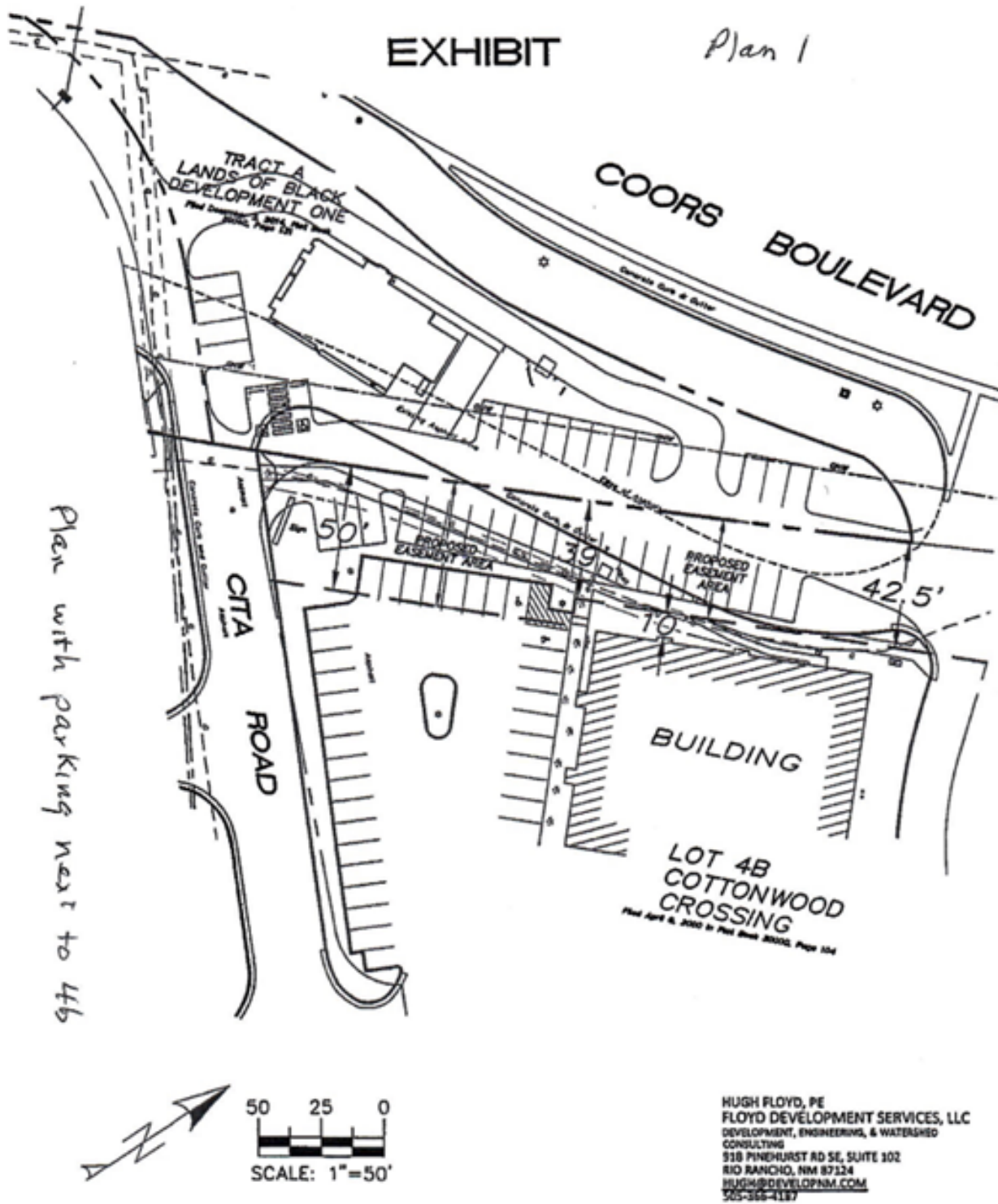
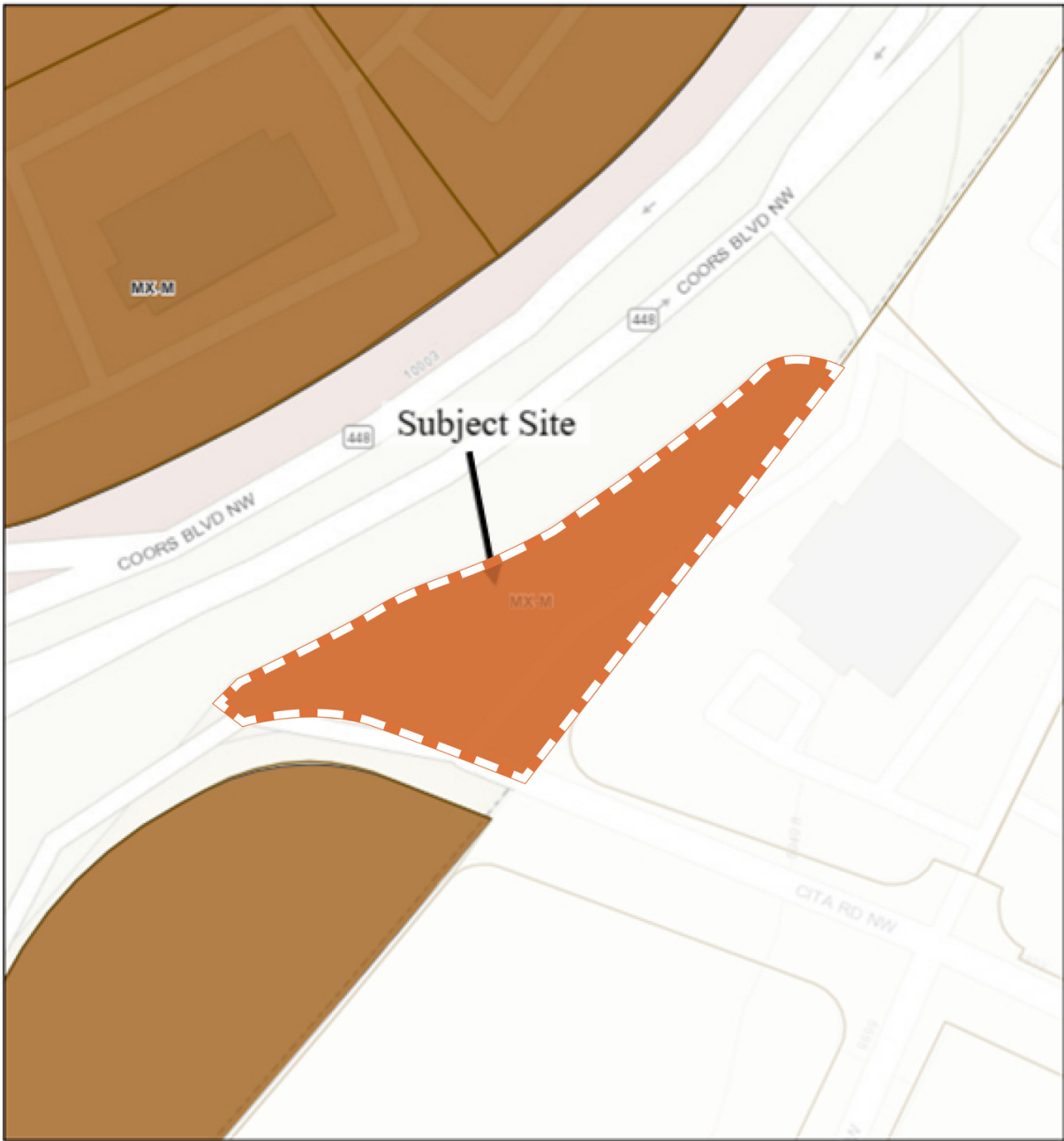


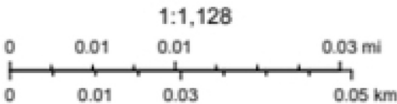
Exhibit A

Zoning Map



January 13, 2026

- Outside City Limits
- Bernalillo County Assessor Parcels
- IDO Zoning
- MX-M



City of Rio Rancho, Bernalillo County, NM, City of Albuquerque, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

MIXED-USE – MODERATE INTENSITY ZONE DISTRICT (MX-M)

Purpose: The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors



This document provides a summary about development in the MX-M zone district. It includes links to Frequently Asked Questions (FAQs) about allowable uses, use-standards, development standards, and the approval process.

The document also includes a summary of the development standards and a summary of the allowable uses in this zone. To see the full Integrated Development Ordinance (IDO), click the link below.

<https://ido.abc-zone.com/>

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.

<https://abc-zone.com/node/919>

7/

<https://abc-zone.com/node/915>

<https://abc-zone.com/node/931>

3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:

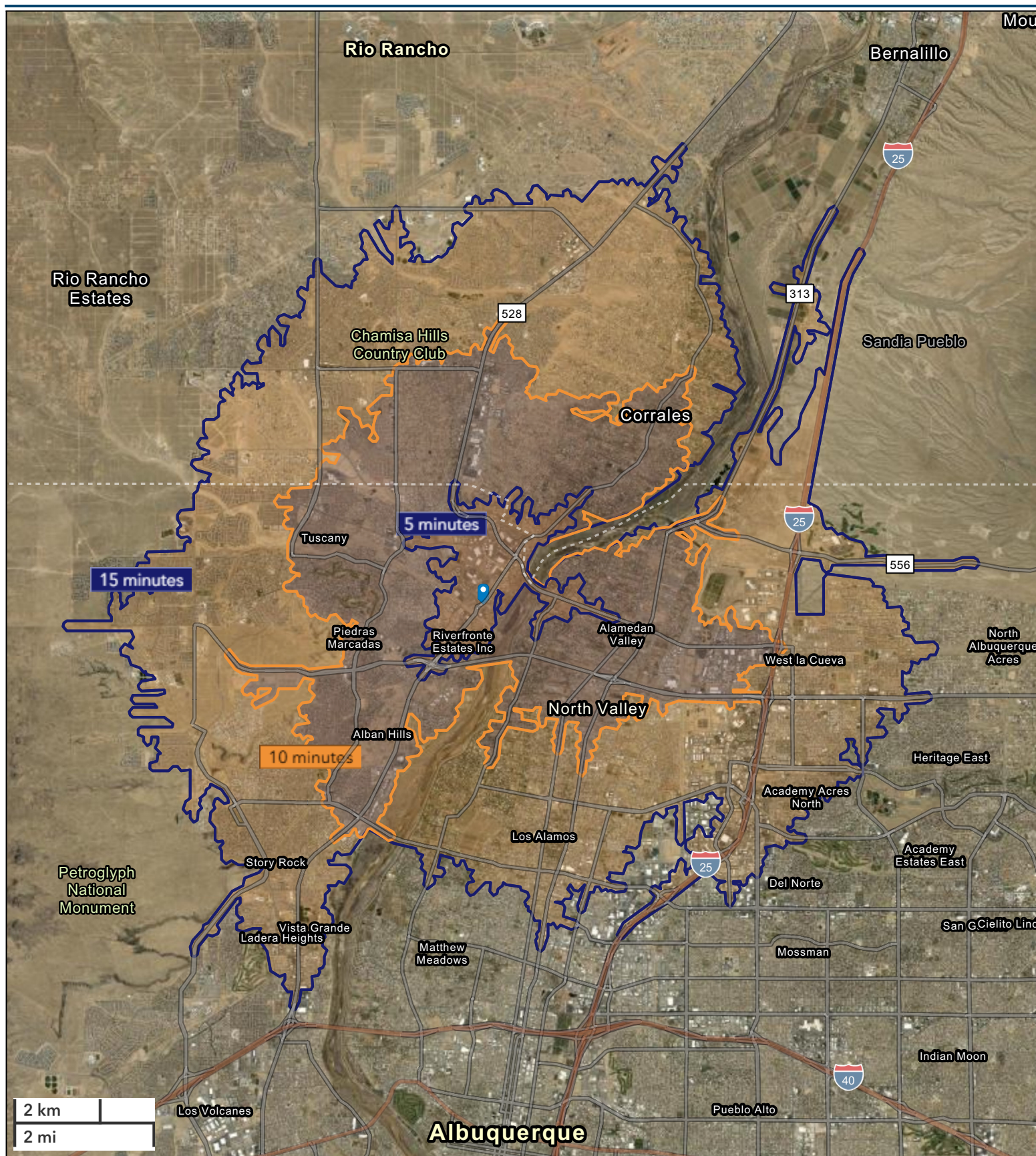
<https://abc-zone.com/node/930>

4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:

<https://abc-zone.com/node/933>

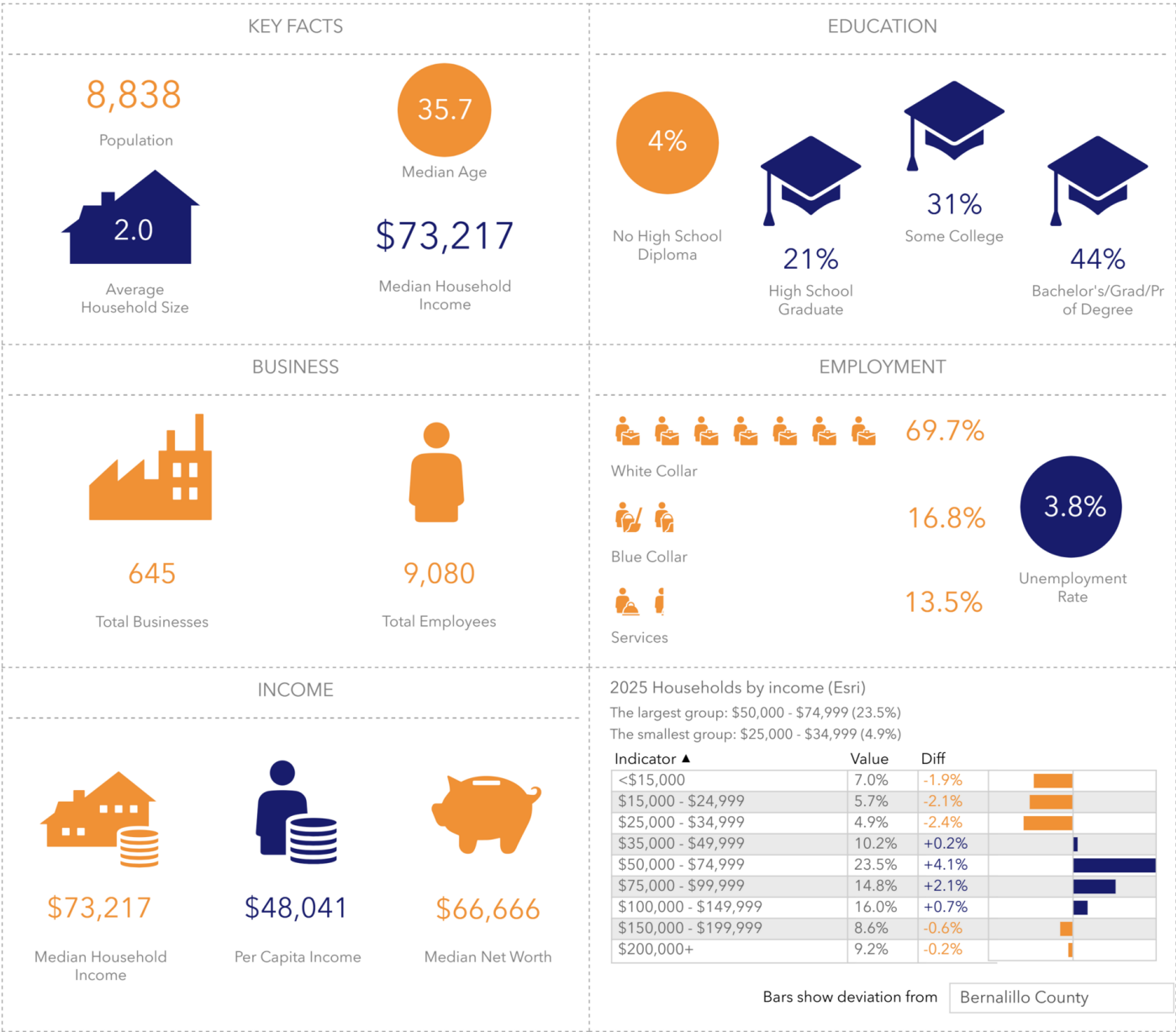
If you have other questions, email devhelp@cabq.gov or request a Pre-application Review Team Meeting (PRT) here:

<https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>



Key Facts

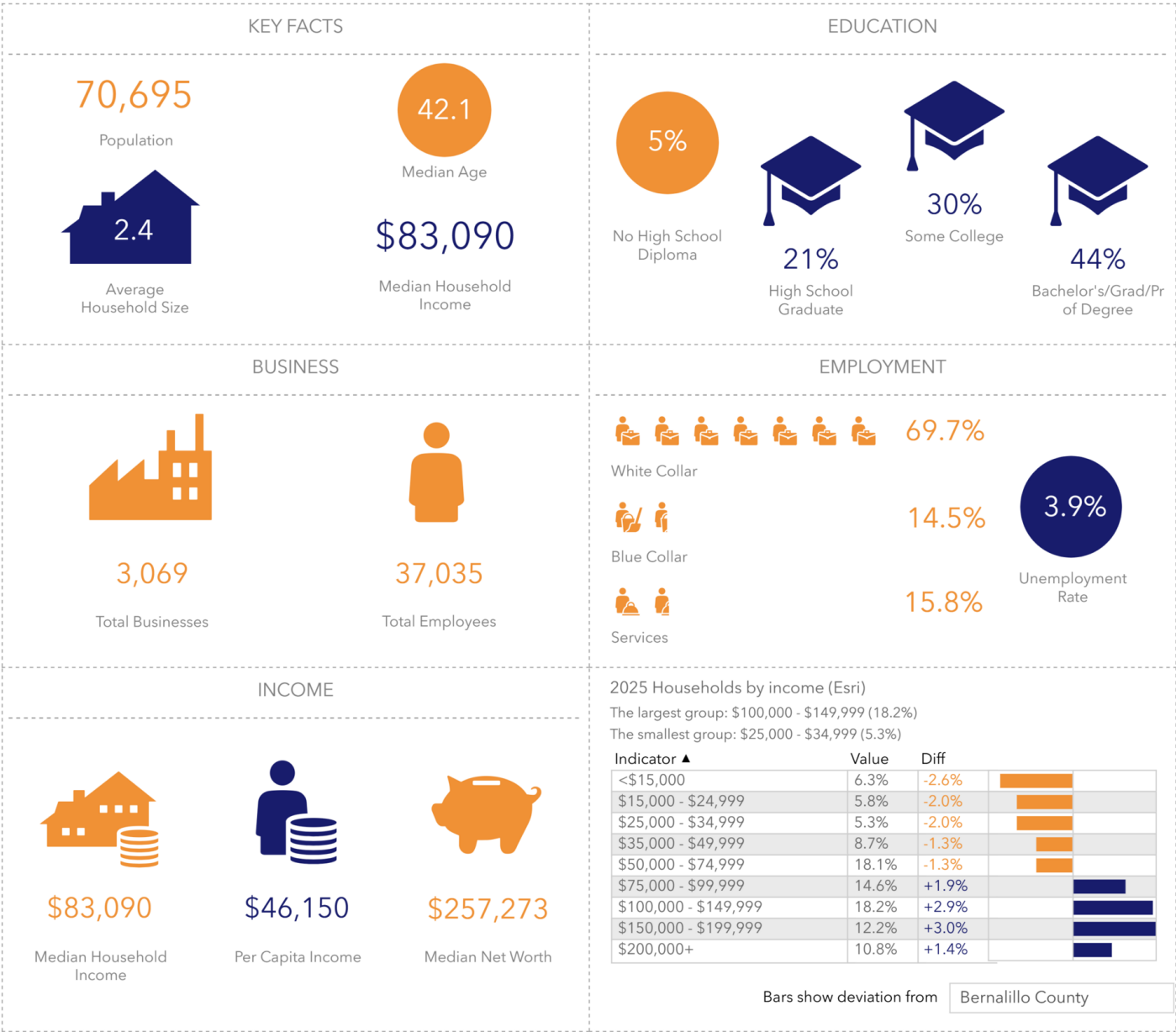
Tract A-1A
Drive time of 5 minutes



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030. © 2026 Esri

Key Facts

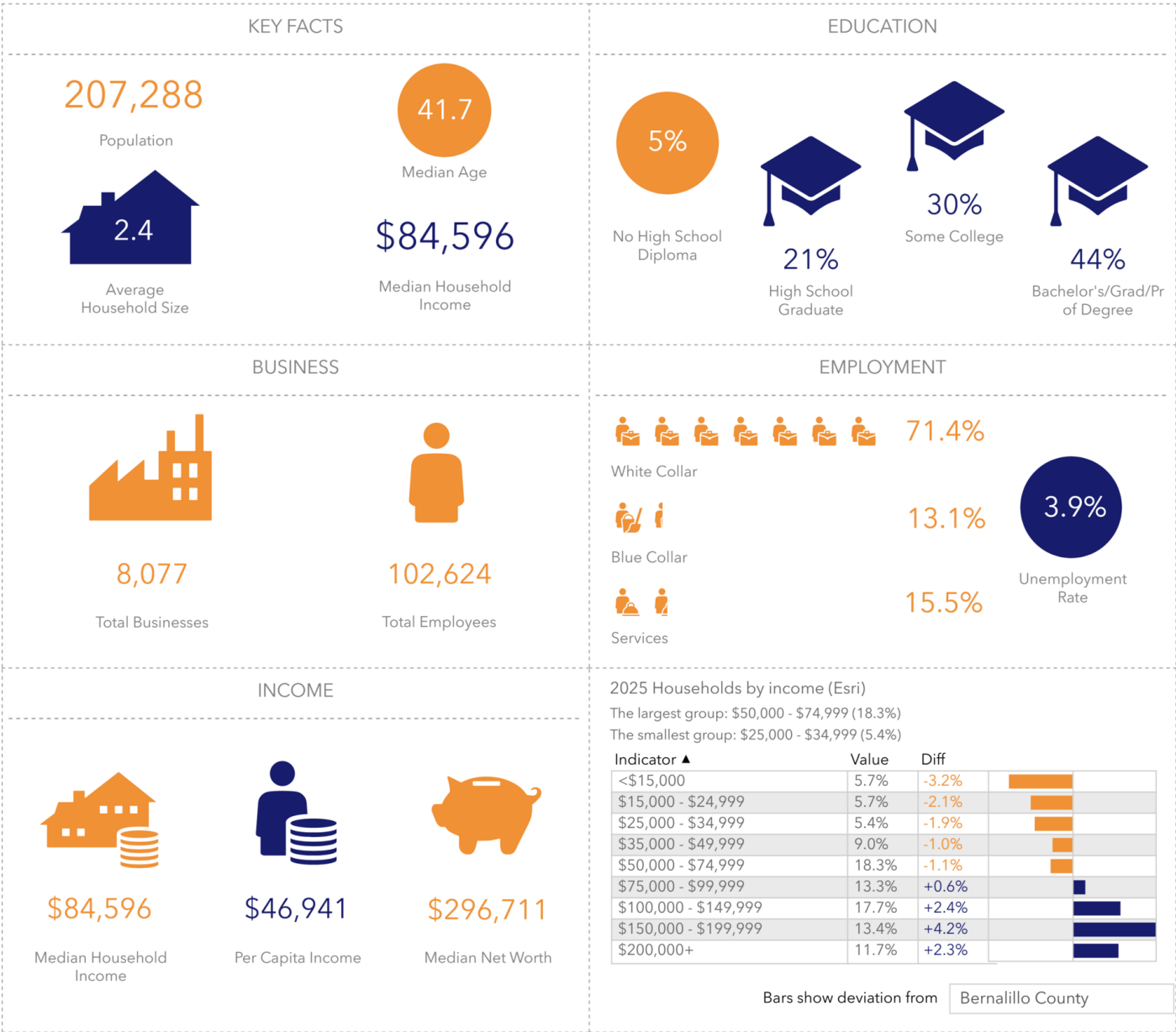
Tract A-1A
Drive time of 10 minutes



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Key Facts

Tract A-1A
Drive time of 15 minutes



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Drive time: 5, 10, 15 minute radii



SALE/LEASE

**Significant Land next to
Cottonwood Mall**



Collective Strength, Accelerated Growth

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[HTTP:WALTARNOLD.COM](http://WALTARNOLD.COM)

SITE