

**FOR SALE**

# SEC Golf Course Road & Westside Boulevard

ALBUQUERQUE, NEW MEXICO 87114



**OFFERED BY:**

**John Youngblood & Company**

**(505)263-7311**

License # 11352



# PROPERTY PROFILE

## Sale Price:

\$20.00/SF

## Lot Size:

TR D-I-B +/-1.03 Acres  
TR D-I-C +/-2.3680 Acres  
TR D-I-D +/-2.1530 Acres

## Property Zoning:

MX-M (Mixed Use)

## Growing Trade Area

Only 20% of land developed in area out of +/- 100 square miles

**Golf Course Blvd:** 20,400 VPD

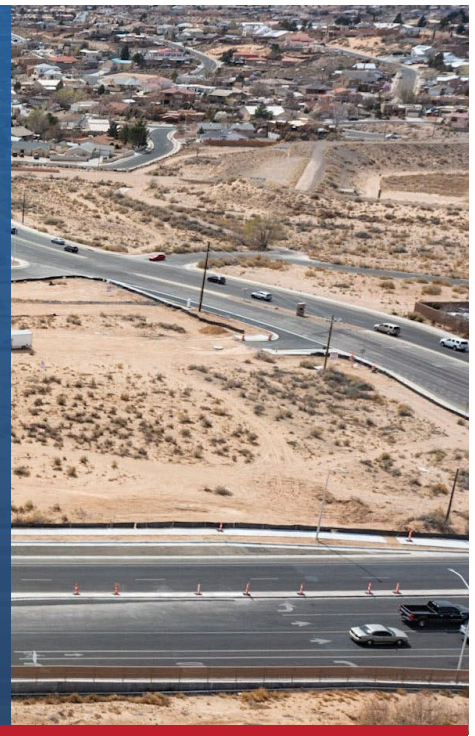
**Westside Blvd:** 17,100 VPD

## Great Medical Synergy:

2 Major Hospitals

Medical Condos

7 Senior Living Communities



## HEAVY MEDICAL TRADE AREA

Less than **1** mile from Lovelace Westside Hospital

- **278** Employees
- **92** Beds
- **22,529** ER department visits in 2022
- **3,889** surgical cases in 2022
- **2,042** inpatient admissions in 2022
- **47,338** outpatient visits in 2022

Only **1** mile from Presbyterian Rust Medical Center

- A **\$270** million project
- **1,000** employees
- **200** volunteers
- **151** beds
- **11** bassinets
- Only Neonatal Intensive Care Unit in Sandoval County.





# SITE PLAN





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# WINTERGREEN APARTMENTS

## SITE PLAN - 208 UNITS, 4—STORY HIGHRISE



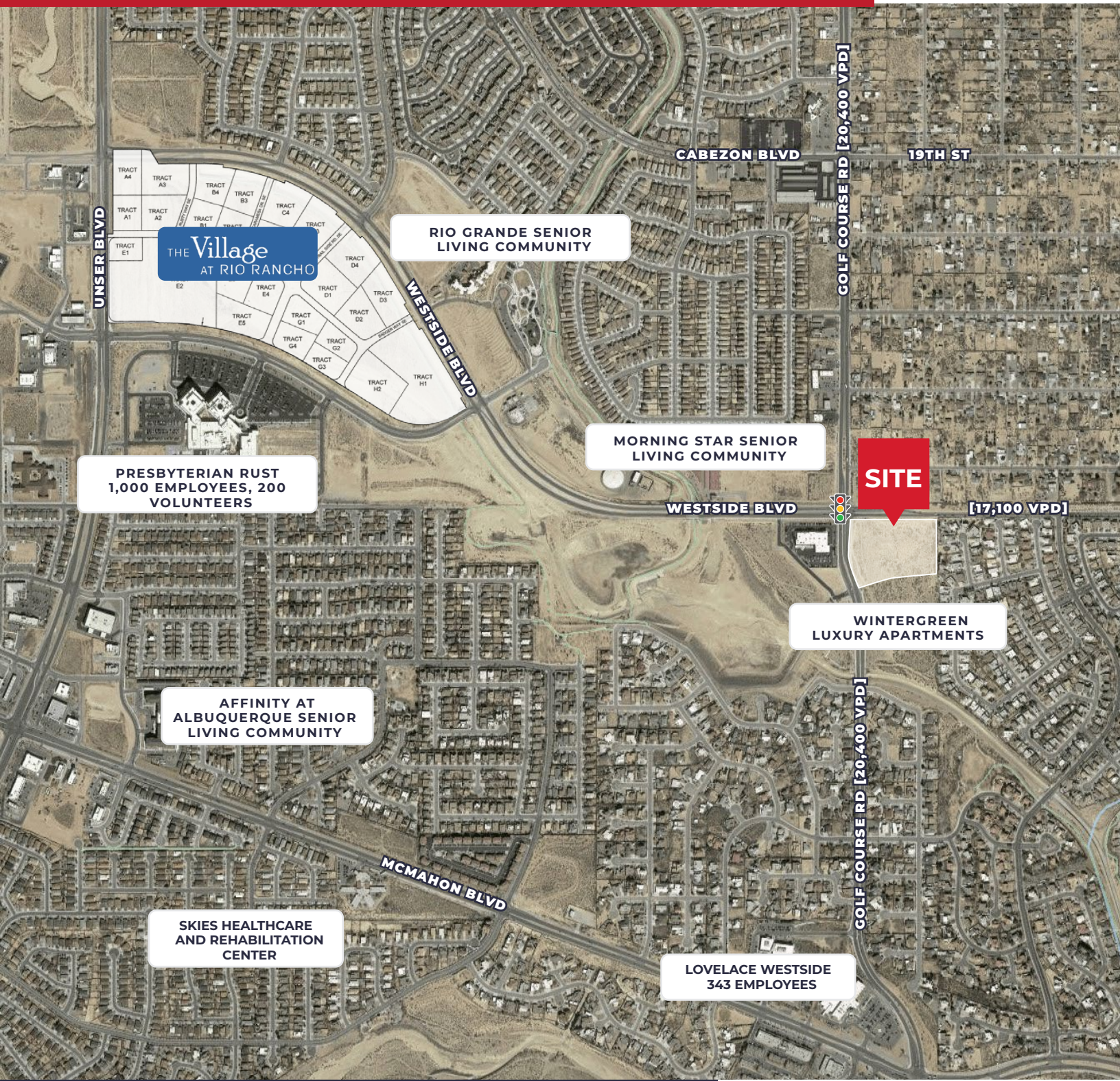


# TRADE AERIAL



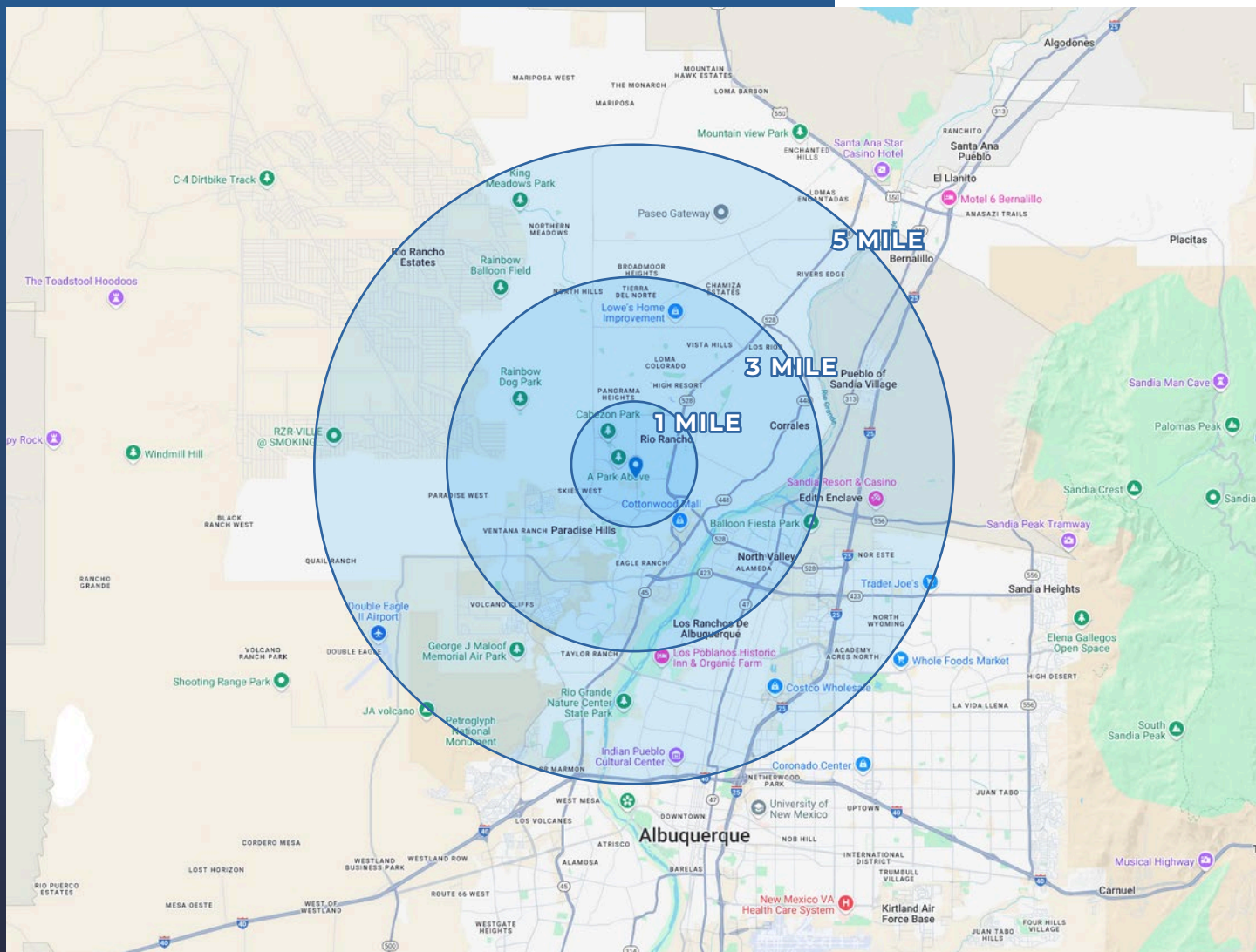


# INTERSECTION AERIAL





# DEMOGRAPHICS



|                   | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Population        | 14,079    | 87,635    | 173,527   |
| Households        | 5,458     | 35,033    | 67,823    |
| Median HH Income  | \$83,216  | \$80,141  | \$81,936  |
| Average HH Income | \$114,379 | \$106,378 | \$109,982 |



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