



460,000  
**Sale Price**



±.71 Acres  
**Lot Size**

C-2  
**Zoning**



\$88,034  
**Avg. HH Income**  
(in 3 Mile radius)



174,911  
**Est. Population**  
(in 5 Mile radius)



20,700 VPD  
**Coors Blvd.**

48,500 VPD  
**Coors Bypass**



**10051-B**

Coors Blvd. NW  
Albuquerque, NM 87114

John Youngblood

[john@johnyoungblood.com](mailto:john@johnyoungblood.com)

505.263.7311 (cell)

CLICK ON NAME TO EMAIL

The information contained herein and attached is provided from sources deemed reliable. However, we do not guarantee any of the information as it is subject to errors, omissions, withdrawal from market, or change in terms, all without notice.



**Youngblood & Associates**

505.345.1524 (o) | 505.828.1903 (f)  
NM RE License #11352



10051-B Coors Blvd. NW | Albuquerque, NM 87114

Property Highlights

Pad Site located in Restaurant Row of Cottonwood Mall

Rare cross parking agreement

Build to suit up to  $\pm 15,000$  SF building

$\pm 3$  Million square feet of retail in a 1 Mile radius

Cottonwood mall is located 1 mile from Cibola High School with nearly 2,000 students

Area is surrounded by heavy residential development

Cottonwood Mall

$\pm 1,053,194$  SF

**Total GLA**

$\pm 130$

**Total Stores**

July 1996

**Opening Year**

Strategically located in the West Mesa a northwest suburb of Albuquerque, in a fast growing area



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Click on aerial for  
driving directions



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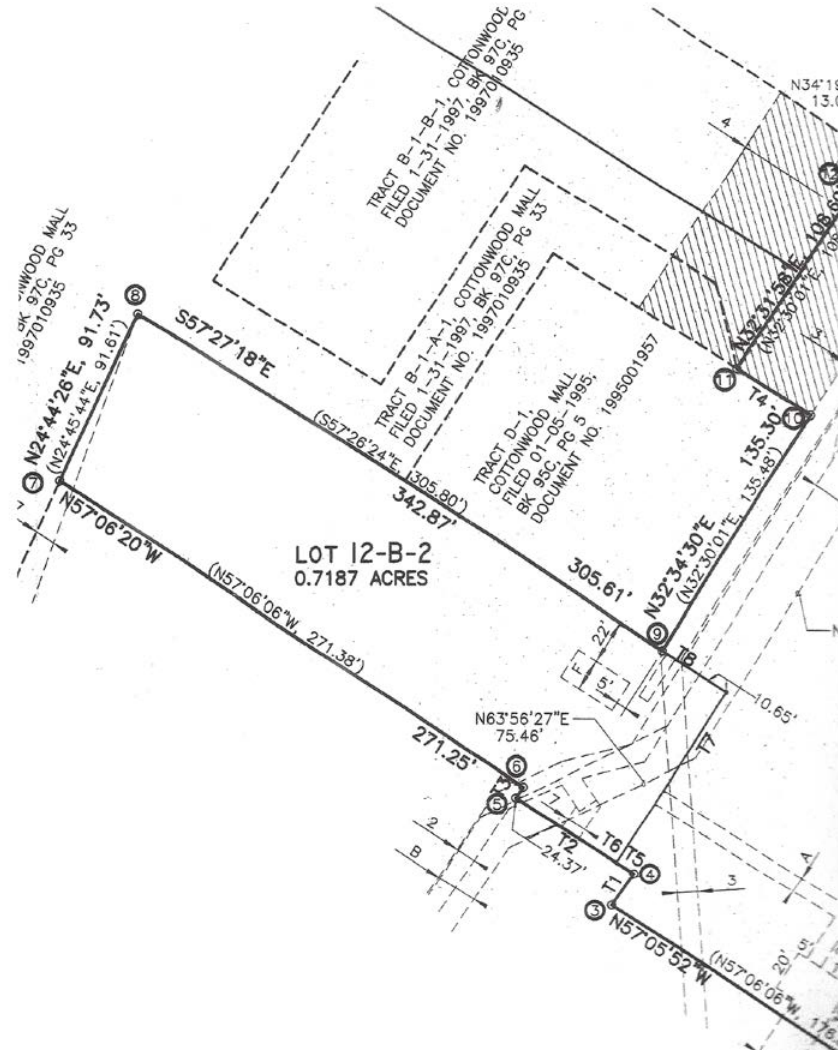


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	1 Mile	3 Mile	5 Mile	MSA
2017 Estimated Population	6,084	63,759	174,911	916,154
2022 Projected Population	6,205	65,639	181,100	940,442
2010 Census Population	5,626	60,116	162,074	887,077
2000 Census Population	3,820	45,433	117,866	729,648
Projected Annual Growth 2017 to 2022	0.4%	0.6%	0.7%	0.5%
Historical Annual Growth 2000 to 2017	3.5%	2.4%	2.8%	1.5%
2017 Median Age	39.6	40.3	39.8	37.2



2017 Estimated Households	3,003	25,895	69,716	367,069
2022 Projected Households	3,107	26,978	72,839	383,150
2010 Census Households	2,629	23,923	63,738	347,366
2000 Census Households	1,730	17,367	44,737	281,052
Projected Annual Growth 2017 to 2022	0.7%	0.8%	0.9%	0.9%



2017 Estimated Average Household Income	\$76,446	\$88,034	\$83,501	\$70,760
2017 Estimated Median Household Income	\$52,759	\$70,803	\$68,037	\$53,482



2017 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.2%	2.2%	4.4%
2017 Estimated Some High School (Grade Level 9 to 11)	2.3%	3.8%	3.9%	6.9%
2017 Estimated High School Graduate	22.7%	22.1%	23.9%	25.2%
2017 Estimated Some College	26.4%	25.6%	25.5%	24.4%
2017 Estimated Associates Degree Only	11.0%	8.8%	9.1%	8.3%
2017 Estimated Bachelors Degree Only	20.7%	21.4%	20.6%	17.3%
2017 Estimated Graduate Degree	15.5%	16.1%	14.9%	13.5%

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