For Sale]

Retail Pads on a Major River Crossing
IN A VASTLY-UNDERSERVED RETAIL TRADE AREA

Map labels: Coors Blvd. SW · Ted M. Gallegos Community Center · Alamosa Park · Alamosa Elementary · New Mexico Human Services · Bridge Blvd. SW · Tower Rd. SW · Nelson's Meats · Beto's Boots · Old Coors Dr. SW · La Guelaguetza · Gabaldon Mortuary · Jesucristo Fuente de Vida · Old Coors Dr. SW · ±3.58 Acres · Bridge Blvd. SW · Bernalillo County Fire Dept. Maintenance

SEC Bridge Blvd. & Old Coors Dr. SW | Albuquerque, NM 87121

AVAILABLE
Land: ±3.58 Acres

SALE PRICE
$1,247,558
($8.00/SF)

- Proven and densely-populated retail trade area
- Great site for retail owner/operator
- Opportunity for access from two major streets

NAI SunVista] Got Space™

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For Sale]

RETAIL PADS ON A MAJOR RIVER CROSSING

SEC Bridge Blvd. & Old Coors Dr. SW | Albuquerque, NM 87121

Gabaldon Mortuary

CPD **14,800**

Tower Rd. SW

Bridge Blvd. SW

CPD **9,900**

Ⓚ

±3.58 Acres

Jesucristo Fuente de Vida

Old Coors Dr.

Bernalillo County Fire Dept. Maintenance

SITE

AVAILABLE
Land: ±3.58 Acres

IDO ZONING
- MX-L 👉

HIGHLIGHTS
- All utilities present at the site
- ±24,700 combined cars per day on Bridge Blvd. and Old Coors Dr.
- Vastly-underserved, yet proven and densely-populated retail trade area
- Opportunity for access on two major streets
- Great site for retail owner/operator
- No use-restrictions from adjacent retailers

UTILITIES LEGEND
- – – – Natural Gas Line/Main
- – – – Water Main
- – – – Sewer Main
- – – – Electrical Main

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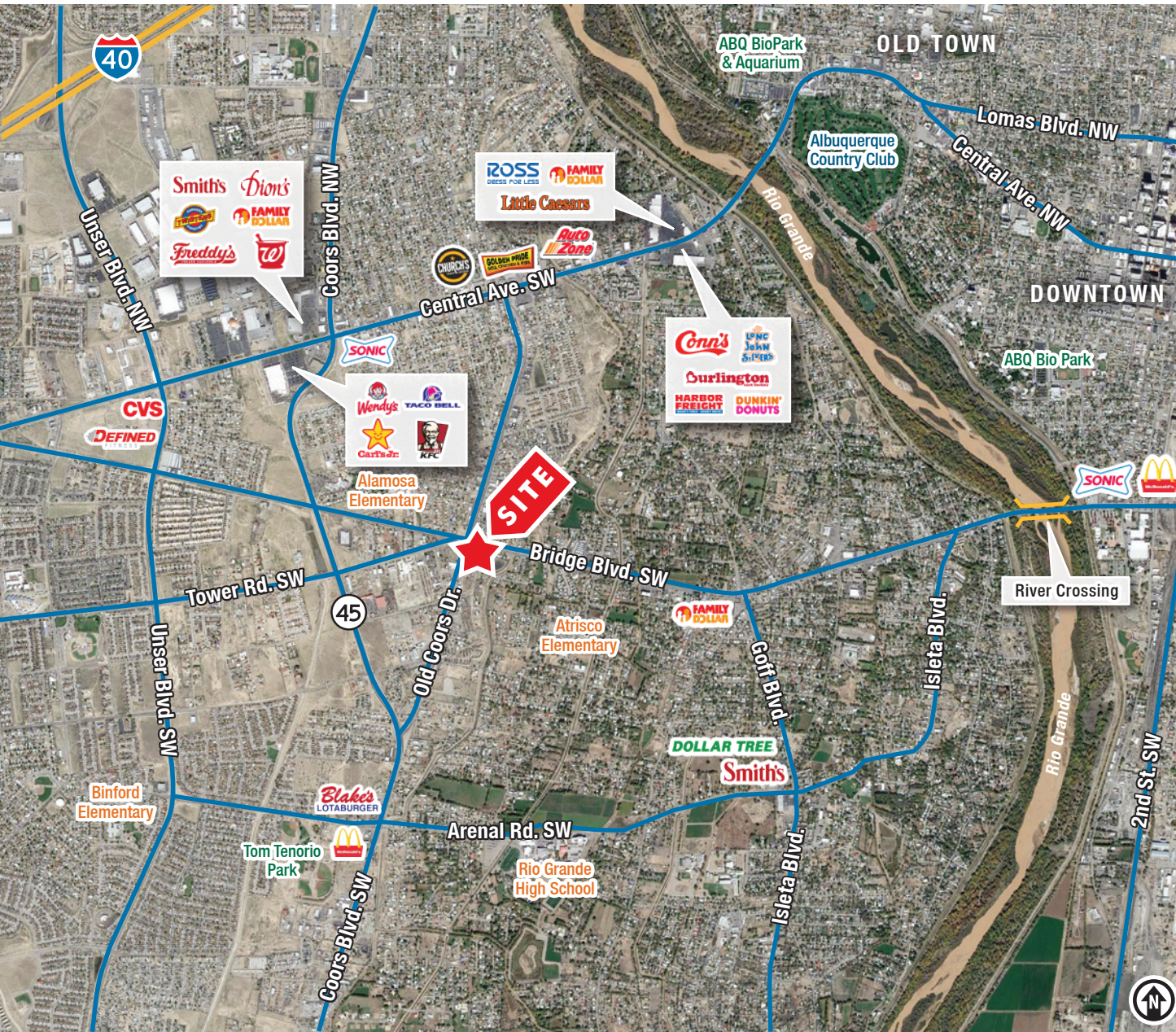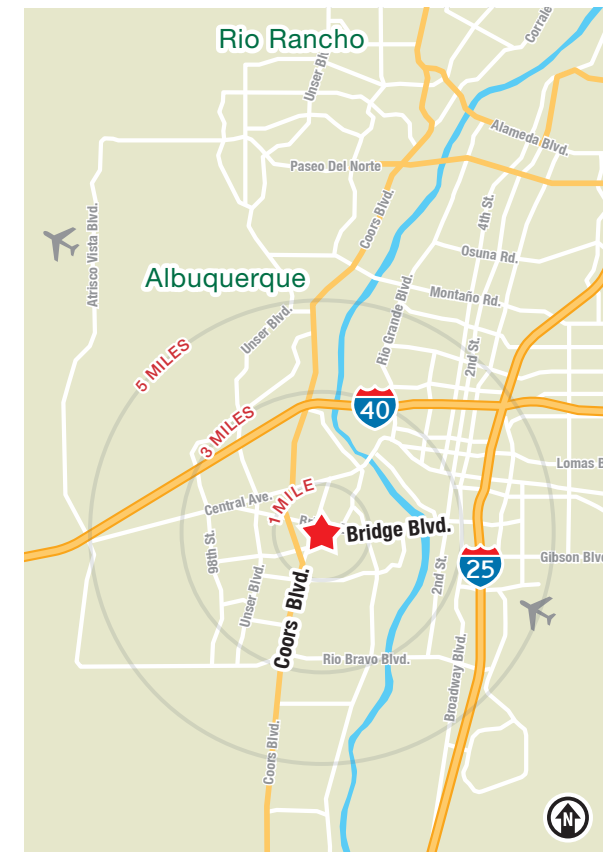alex@sunvista.com
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,113	111,570	214,176
Average HH Income	$66,209	$71,504	$76,349
Daytime Employment	1,357	32,656	111,083

2024 Forecasted by Esri

HUB Zone   MORE INFO

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Albuquerque]

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

926,835
Albuquerque Metro Population

The Largest
City in the State

ALBUQUERQUE BY THE NUMBERS *(ESRI 2024 Demographics)*

564,818 City Population	**240,894** Households	**$93,257** Avg. Household Income	**$54,893** Md. Disposable Income	**22,362** Total Businesses	**296,914** Total Employees

SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market

Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.

The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.

The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.

The average household income within a five-mile radius of the site is **$76,349**

SOUTHWEST MESA DEMOGRAPHICS

	Total Population	117,682
	Average HH Income	$70,556
	Daytime Employment	18,256

2024 Forecasted by Esri

SOUTHWEST MESA

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