

For Sale

Retail Land Near Central & Coors

A PRIME DEVELOPMENT OPPORTUNITY



AVAILABLE

Land: ±0.69 Acres

SALE PRICE

\$405,761.40 (\$13.50/SF)

HIGHLIGHTS

- Drive-thru permissive
- Located in a growing trade area
- High visibility to 29,000 cars per day
- Easy access from Central Ave.
- Surrounded by dense retail & residential
- Fully-fenced property
- Utilities at the lot line
- Owner financing available
- Flexible financing options

IDO ZONING

- [MX-M](#) 
- Flexible zoning allowing for most commercial uses

±0.69 Acres Available

Melody Torres

melody@sunvista.com | 505 280 2839

Alexis Lovato

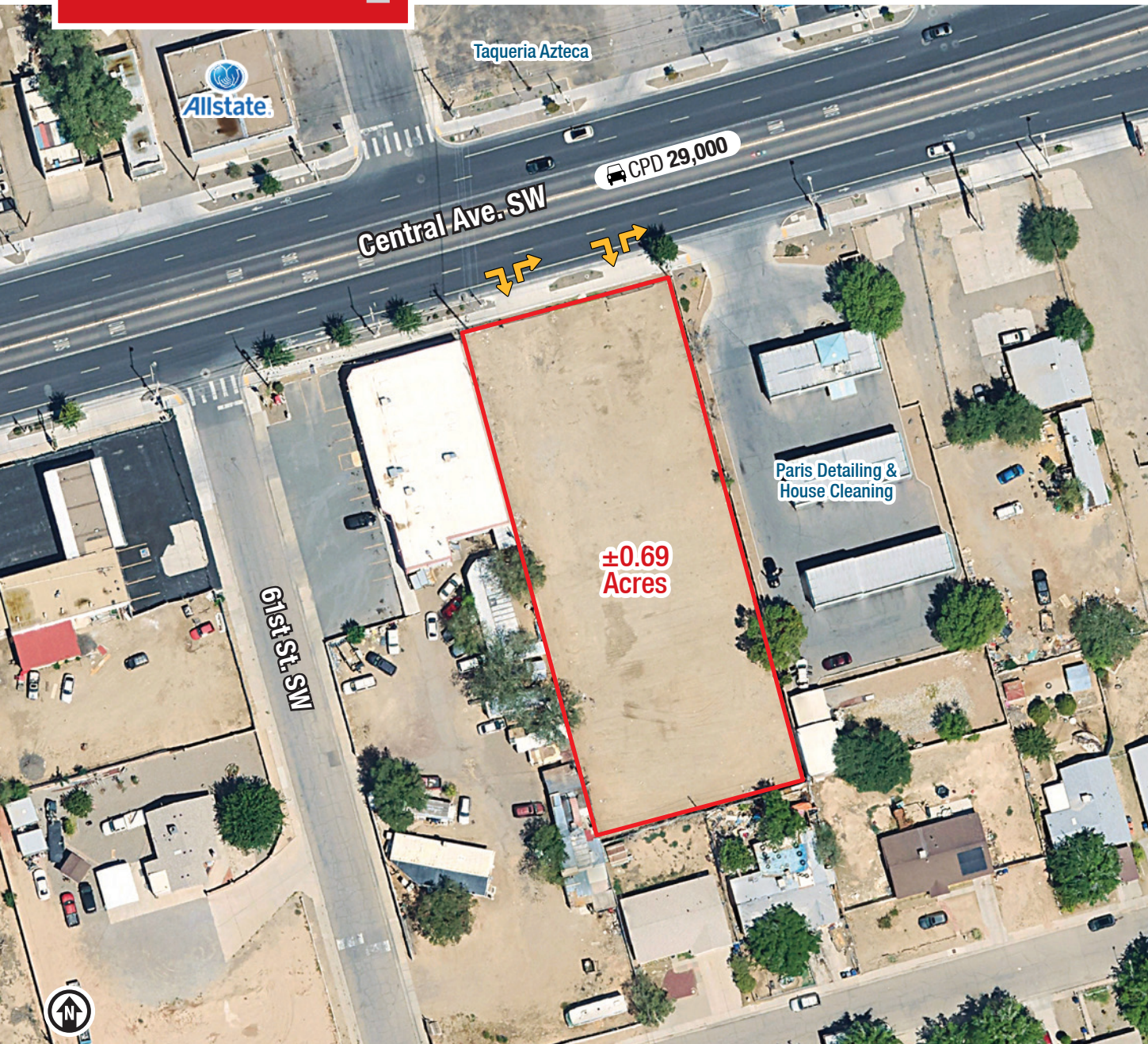
alexis@sunvista.com | 505 639 6433

5940 Central Ave. SW | Albuquerque, NM 87105

NAISunVista  **Got Space™**

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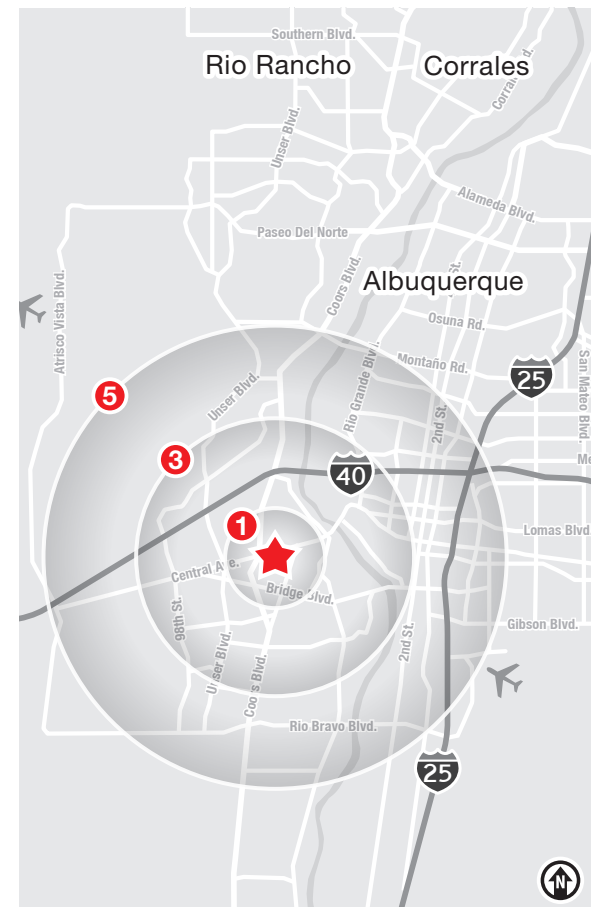


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,973	116,397	220,569
Average HH Income	\$54,207	\$77,181	\$77,923
Daytime Employment	4,240	39,366	104,447

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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Albuquerque


TRADE AREA ANALYSIS

SOUTHWEST MESA




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.

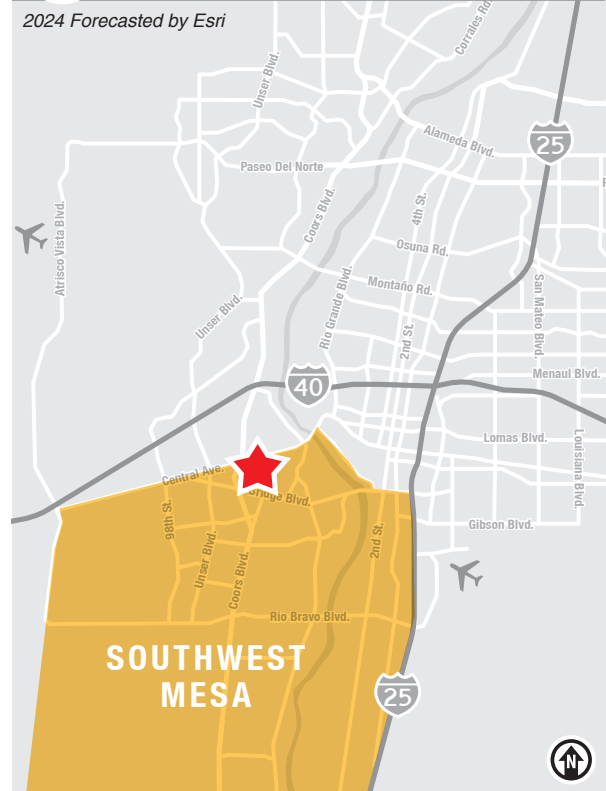
ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)




926,835
Albuquerque
Metro
Population

SOUTHWEST MESA DEMOGRAPHICS

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



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 **\$77,923**.