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

- <u>MX-M</u> ※
- Flexible zoning allowing for most commercial uses

5940 Central Ave. SW | Albuquerque, NM 87105

Na SunVista Got Space

±0.69 Acres Available

Melody Torres

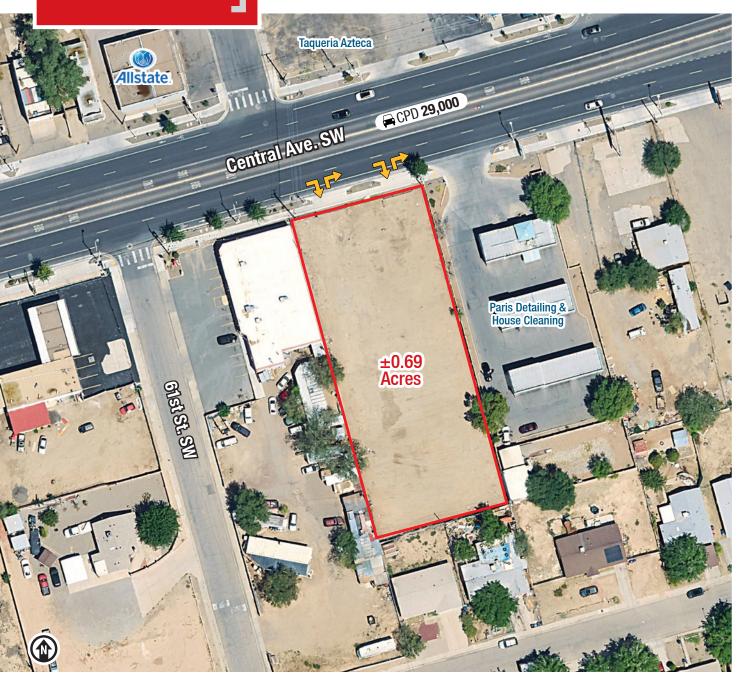
melody@sunvista.com | 505 280 2839

Alexis Lovato

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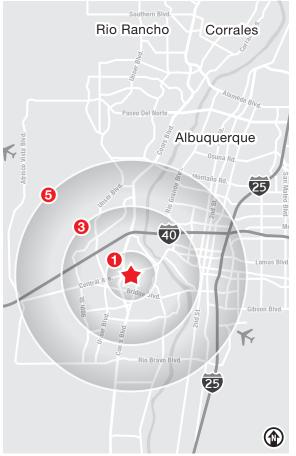


LOCATION

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





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For Sale 5940 Central Ave. SW | Albuquerque, NM 87105 40 Freight Depot 2203 Coca Cola cricket Distribution Warehouse Freddy's Dion's **Smith's** Owens & Minor Distribution DOLLAR HARBOR FREIGHT UNM Southwest Mesa Center for Family & Community Health Burlington **Legacy Church** Patrick J. Baca Library **Legacy Church Nuevo Atrisco** CVS Mixed-Use Development DEFINED



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.



Albuaueraue

Metro Population











22,362





Largest City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)







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 is the **Fastest Growing** segment of the Albuquerque MSA.



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



The average household income within a five-mile radius of the site is **\$77,923.**

SOUTHWEST MESA DEMOGRAPHICS

Total Population	117,682
Average HH Income	\$70,556
Daytime Employment	18,256
2024 Forecasted by Esri	





The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs

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