

For Sale

Retail Pad Site in the Cottonwood Trade Area

FRONTAGE ON HIGH-TRAFFIC COORS BLVD.

SEQ Coors Blvd. & 7 Bar Loop | Albuquerque, NM 87114



AVAILABLE

Land: ±1.54 Acres



SALE PRICE

\$938,000 (\$14.00/SF)

IDO ZONING

- **MX-L** – Allows for a variety of uses



HIGHLIGHTS

- Across from “Restaurant Row” at Cottonwood Mall
- Located in a high traffic corridor – 48,000 cars per day
- Great visibility with Coors Blvd. frontage
- Surrounded by top-performing national restaurants, stores and shopping
- Area serves dense residential housing & schools
- High average household income of \$112,868 within a 3-mile radius
- Multiple access points
- Utilities to the site

NA SunVista

got space™

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RETAIL PAD SITE IN THE COTTONWOOD TRADE AREA

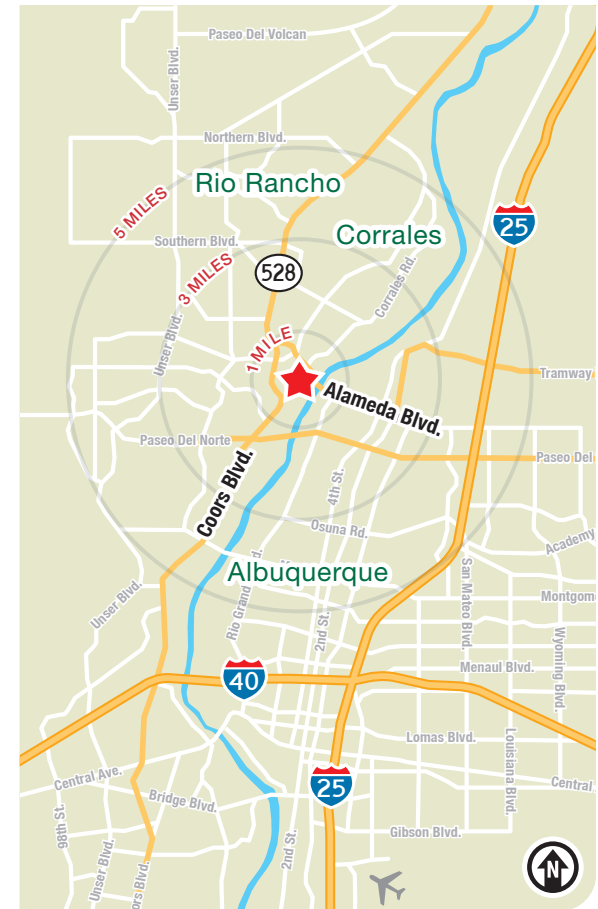
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PROPERTY

Demographics	1 mile	3 mile	5 mile
Total Population	6,367	62,804	179,229
Average HH Income	\$95,468	\$112,868	\$106,767
Daytime Employment	9,062	29,809	97,166

2022 Forecasted by Esri



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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.



936,582
Albuquerque Metro Population



The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



654,217
City Population



264,145
Households



\$77,810
Avg. Household Income



\$45,730
Md. Disposable Income



23,491
Total Businesses



332,805
Total Employees

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

IT'S HARD TO BEAT ALBUQUERQUE'S WEST SIDE

- ↑ A Business-Friendly Location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.