

For Sale

Versatile South Valley Land

GREAT VISIBILITY FROM BRIDGE BLVD.

SWQ Coors & Bridge Blvds. SW | Albuquerque, NM 87121



AVAILABLE
Land: ±1.9275 Ac.



SALE PRICE
\$168,000

ZONING

- A-1, Bernalillo County

HIGHLIGHTS

- Adjacent to industrial-zoned land
- Nearby utilities
- Flat and level site
- Improved access from Bridge Blvd.
- Located near Alamosa Community Center and Park

For Sale

VERSATILE SOUTH VALLEY LAND

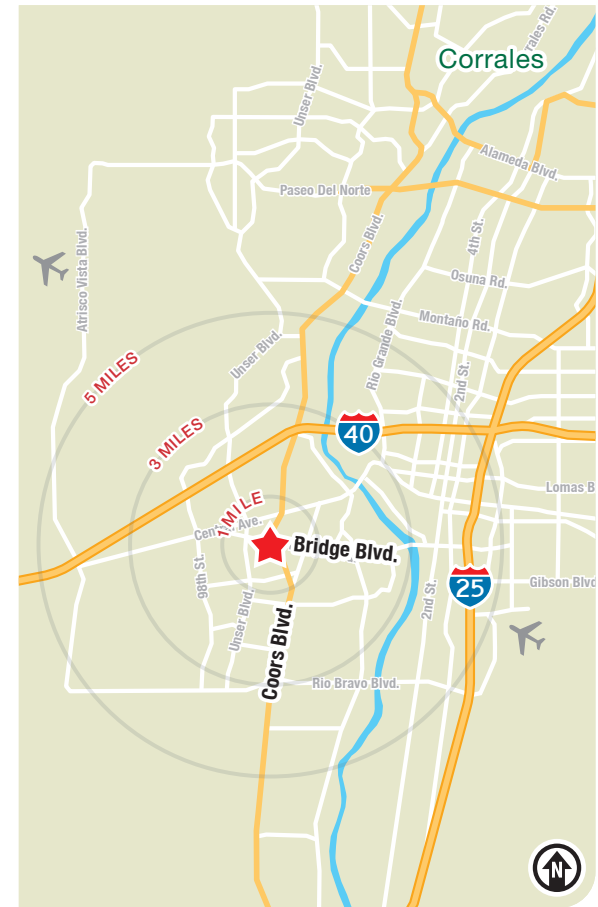
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,444	116,081	198,946
Average HH Income	\$67,300	\$71,301	\$73,698
Daytime Employment	2,650	16,170	79,431

2022 Forecasted by Esri



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

SOUTHWEST MESA DEMOGRAPHICS



Total
Population

118,412



Average
HH Income

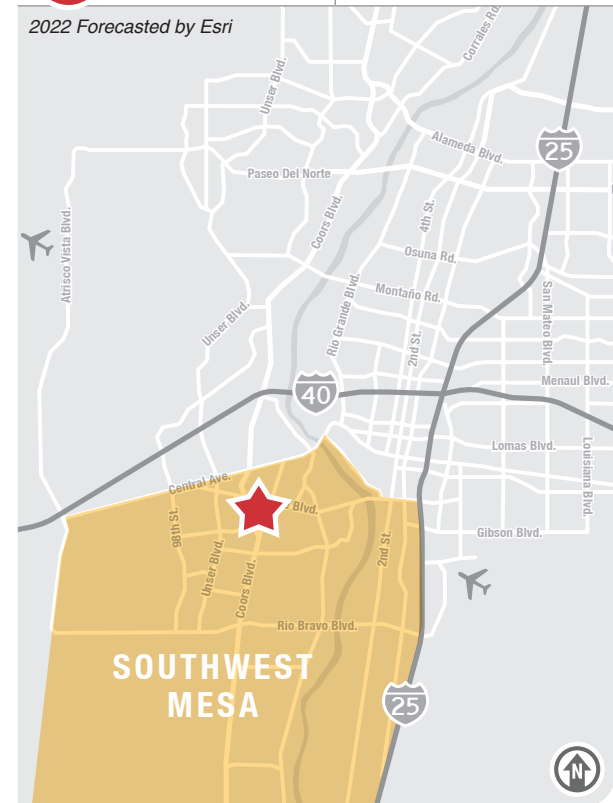
\$67,216



Daytime
Employment

17,533

2022 Forecasted by Esri



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 **\$73,698**