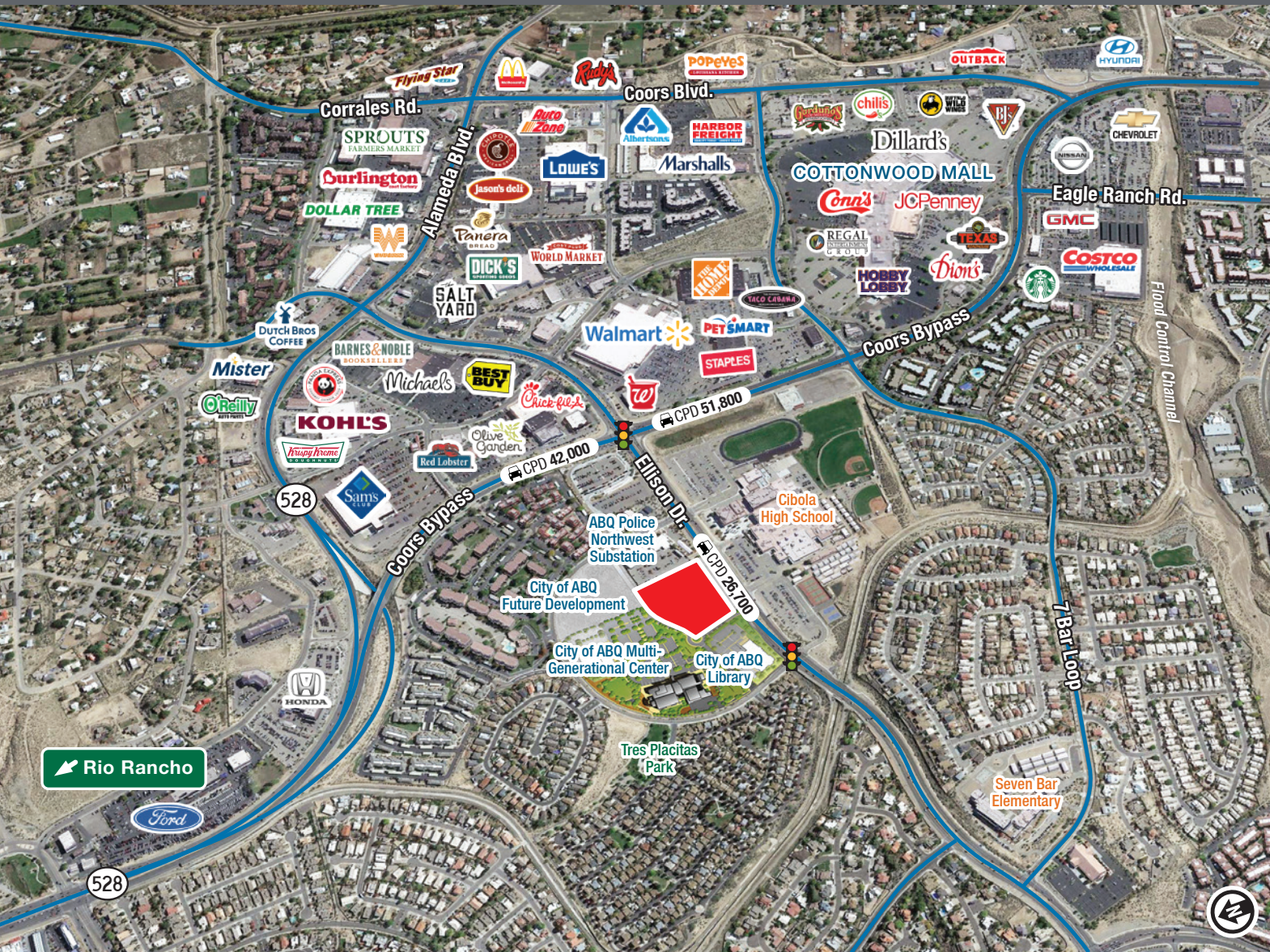


# For Sale

## Cottonwood Prime Retail Land

LOCATED IN THE HIGH-ENERGY COTTONWOOD RETAIL AREA

NWQ Ellison Dr. & Cibola Loop NW | Albuquerque, NM 87114



### AVAILABLE

Tract B-1:  
±5.178 Acres



### SALE PRICE

\$2,481,000  
(\$11.00/SF)

### IDO ZONING

- MX-L

### HIGHLIGHTS

- Direct access off of Ellison Dr.
- Prime visibility in the Cottonwood submarket
- 26,700 cars per day
- Utilities are close by
- Join the City of Albuquerque Multi-Generational Center and Library
- Located in a dense retail and residential area
- Directly across from Cibola High School



For Sale

COTTONWOOD PRIME RETAIL LAND

NWQ Ellison Dr. & Cibola Loop NW | Albuquerque, NM 87114





# For Sale

## COTTONWOOD PRIME RETAIL LAND

NWQ Ellison Dr. & Cibola Loop NW | Albuquerque, NM 87114

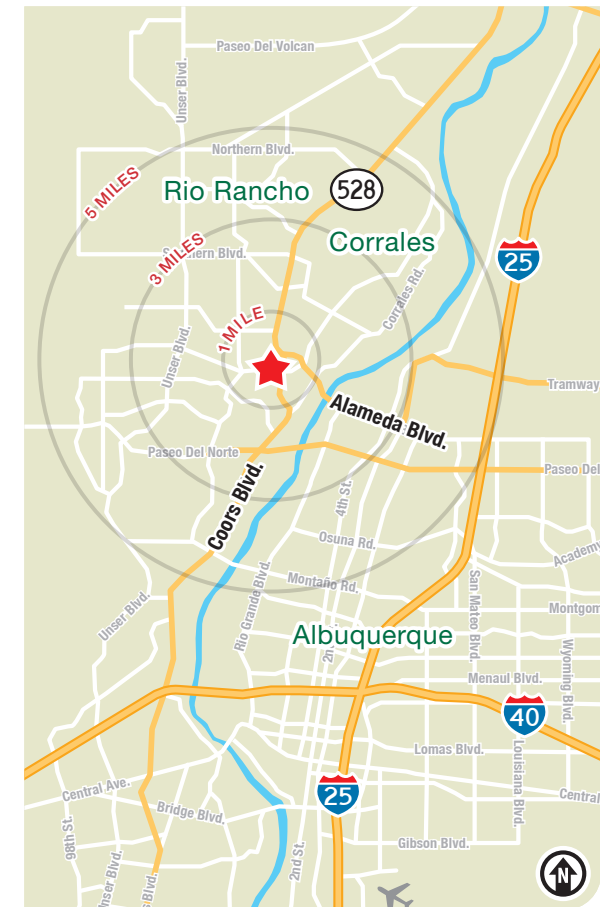
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	12,565		77,499		179,490	
Households	5,795		31,208		71,673	
Families	3,247		20,045		47,162	
Average Household Size	2.16		2.45		2.48	
Owner Occupied Housing Units	2,710		22,299		54,233	
Renter Occupied Housing Units	3,085		8,909		17,440	
Median Age	34.6		38.7		39.0	
Trends: 2022-2027 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023		2023		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	441	7.6%	1,999	6.4%	4,530	6.3%
\$15,000 - \$24,999	292	5.0%	1,367	4.4%	3,118	4.4%
\$25,000 - \$34,999	320	5.5%	1,672	5.4%	3,859	5.4%
\$35,000 - \$49,999	861	14.9%	3,649	11.7%	8,510	11.9%
\$50,000 - \$74,999	971	16.8%	5,437	17.4%	12,817	17.9%
\$75,000 - \$99,999	811	14.0%	4,286	13.7%	9,544	13.3%
\$100,000 - \$149,999	1,306	22.5%	6,756	21.7%	15,706	21.9%
\$150,000 - \$199,999	263	4.5%	2,909	9.3%	6,897	9.6%
\$200,000+	530	9.1%	3,130	10.0%	6,687	9.3%
Median Household Income	\$75,285		\$82,075		\$81,410	
Average Household Income	\$103,391		\$111,100		\$109,501	
Per Capita Income	\$45,485		\$44,756		\$43,708	

### LOCATION

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	12,565	77,499	179,490
Average HH Income	\$103,391	\$111,100	\$109,501
Daytime Employment	9,009	28,402	71,695

2023 Forecasted by Esri



505 878 0001 | [sunvista.com](http://sunvista.com)

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87111

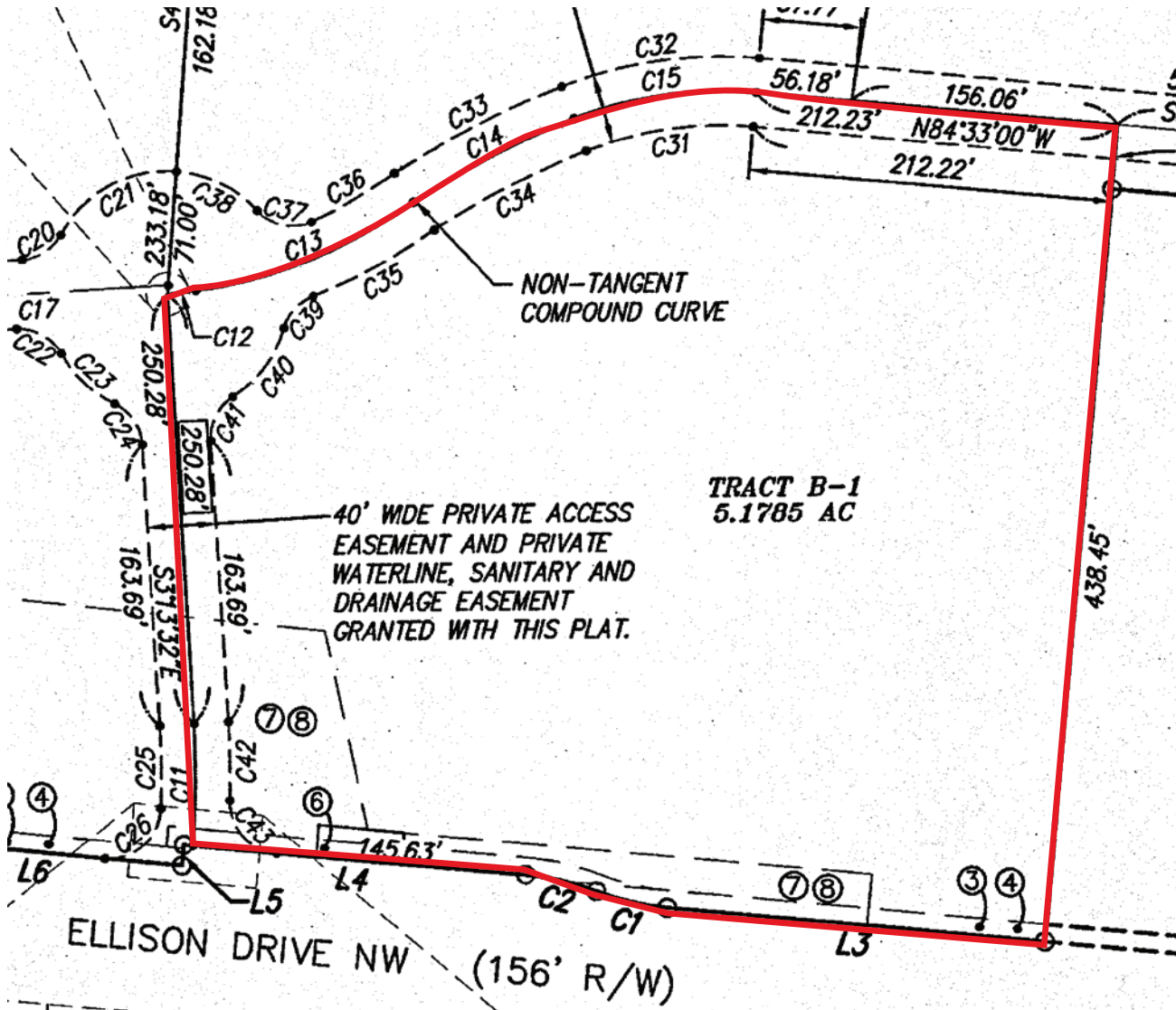
**Jim Hakeem**  
 jim@sunvista.com  
 505 878 0006

**Genieve Posen**  
 genieve@sunvista.com  
 505 998 1568

For Sale

# COTTONWOOD PRIME RETAIL LAND

NWQ Ellison Dr. & Cibola Loop NW | Albuquerque, NM 87114



**AVAILABLE**

Tract B-1: ±5.178 Acres

# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | WESTSIDE

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.



**923,076**  
Albuquerque Metro Population



**The Largest**  
City in the State



### ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



**291,840**  
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 WESTSIDE

- ↑ 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.