

For Sale

Highly-Visible Industrial/Retail Land

INDUSTRIAL/RETAIL/RESTAURANT USE PERMISSIVE

200 Rio Bravo Blvd. SE | Albuquerque, NM 87105

SWQ Rio Bravo Blvd. & Prince St. SE



AVAILABLE
Land: ±1.02 Acres



SALE PRICE
\$525,000 (\$11.82/SF)

ZONING

- M-2, Bernalillo County

HIGHLIGHTS

- Visibility to 32,100 cars per day
- Quick access to I-25 via Rio Bravo Blvd.
- Located within the most underserved trade area in the Albuquerque metro area
- Located on a rapidly growing retail/industrial corridor
- Flexible M-2 zoning allows for industrial, retail, and restaurant uses

NA SunVista

got space™

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500 Rio Bravo Blvd. CPD 32,100

CRASHCHAMPIONS
COLLISION REPAIR TEAM
COMING SOON

SITE
±1.02 Ac.

FUTURE DEVELOPMENT

King Rd.

NAI SunVista

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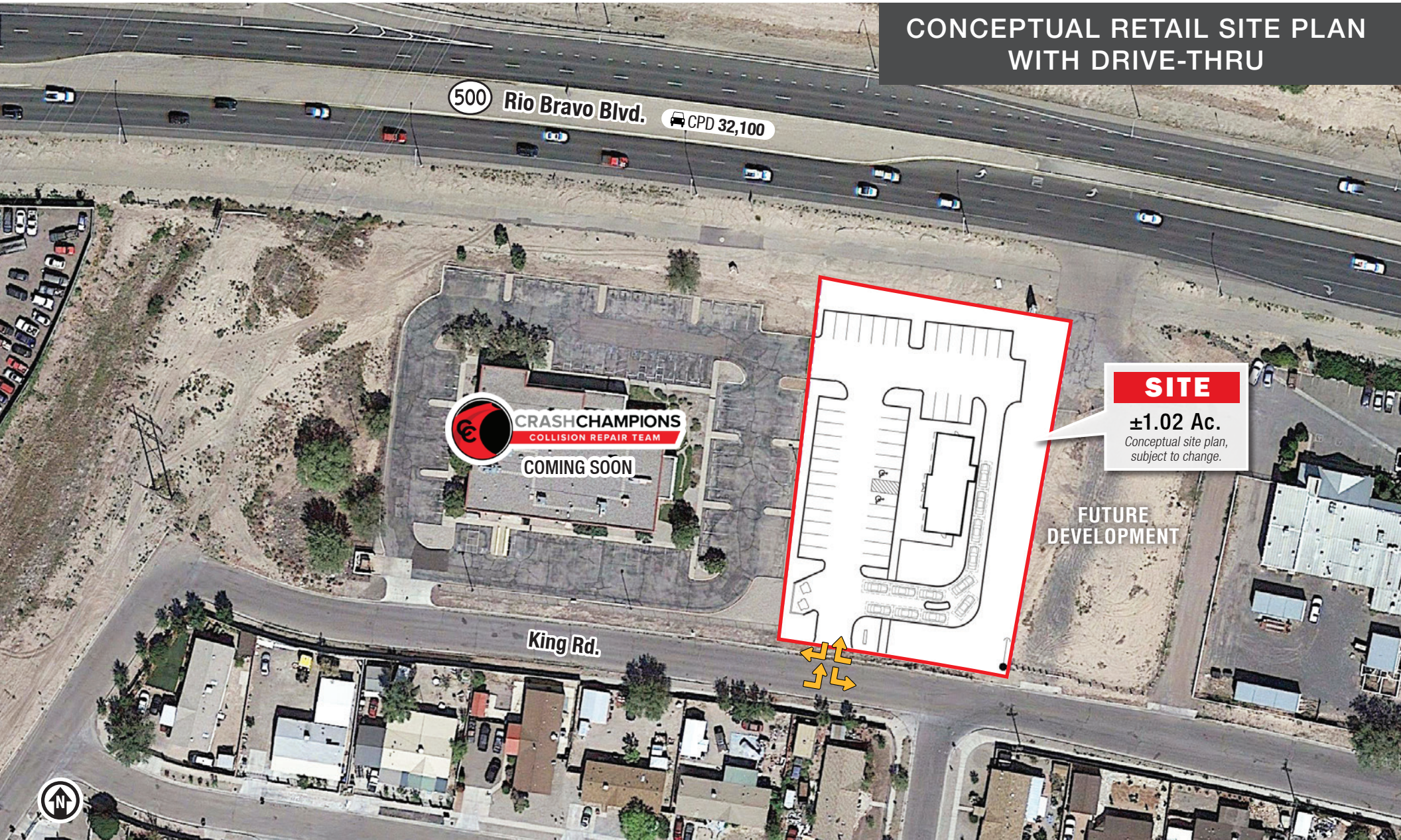
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CONCEPTUAL RETAIL SITE PLAN WITH DRIVE-THRU



500 Rio Bravo Blvd. CPD 32,100

CRASHCHAMPIONS
COLLISION REPAIR TEAM
COMING SOON

SITE
±1.02 Ac.
Conceptual site plan,
subject to change.

FUTURE DEVELOPMENT

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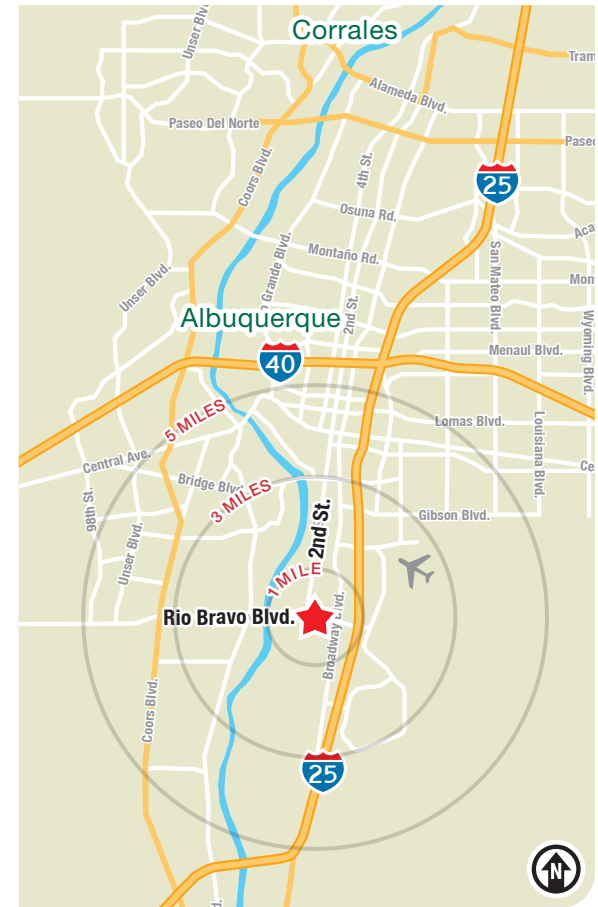
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	1,981	30,193	136,284
Average HH Income	\$60,386	\$66,921	\$71,257
Daytime Employment	1,514	19,074	95,139

2024 Forecasted by Esri



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Southwest Mesa

TRADE AREA ANALYSIS

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



There is a **\$300 Million** gap between retail supply and demand in the Southwest Mesa



Home ownership in the Southwest Mesa is **13.5%** higher than the national average, creating more expendable income



Hispanics make up **80%** of the population in the Southwest Mesa








The Southwest Mesa is the **fastest growing** segment of the Albuquerque MSA



The average household income within the Southwest Mesa is **\$70,556**

2024 ESRI Demographics

For every  (10) people looking for a restaurant in the **SOUTHWEST MESA**, there are...

-  (1.4) people looking in Uptown
-  (2.3) people looking in Cottonwood
-  (1.7) people looking at Paseo & San Pedro
-  (3.4) people looking at I-40 & Coors
-  (1.3) people looking in Nob Hill




ABQ RETAIL REPORT CARD

RETAIL SF
PER SHOPPER
PER TRADE
AREA



Area	Retail SF
Southwest Mesa	9 SF of Retail
Rio Rancho	17 SF of Retail
North Valley	17 SF of Retail
University	21 SF of Retail
Downtown	23 SF of Retail
NE Heights	49 SF of Retail
Far NE Heights	30 SF of Retail
SE Heights	30 SF of Retail
North I-25	133 SF of Retail
Cottonwood	200 SF of Retail
Uptown	638 SF of Retail

SOUTHWEST MESA DEMOGRAPHICS

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

2024 Forecasted by Esri

