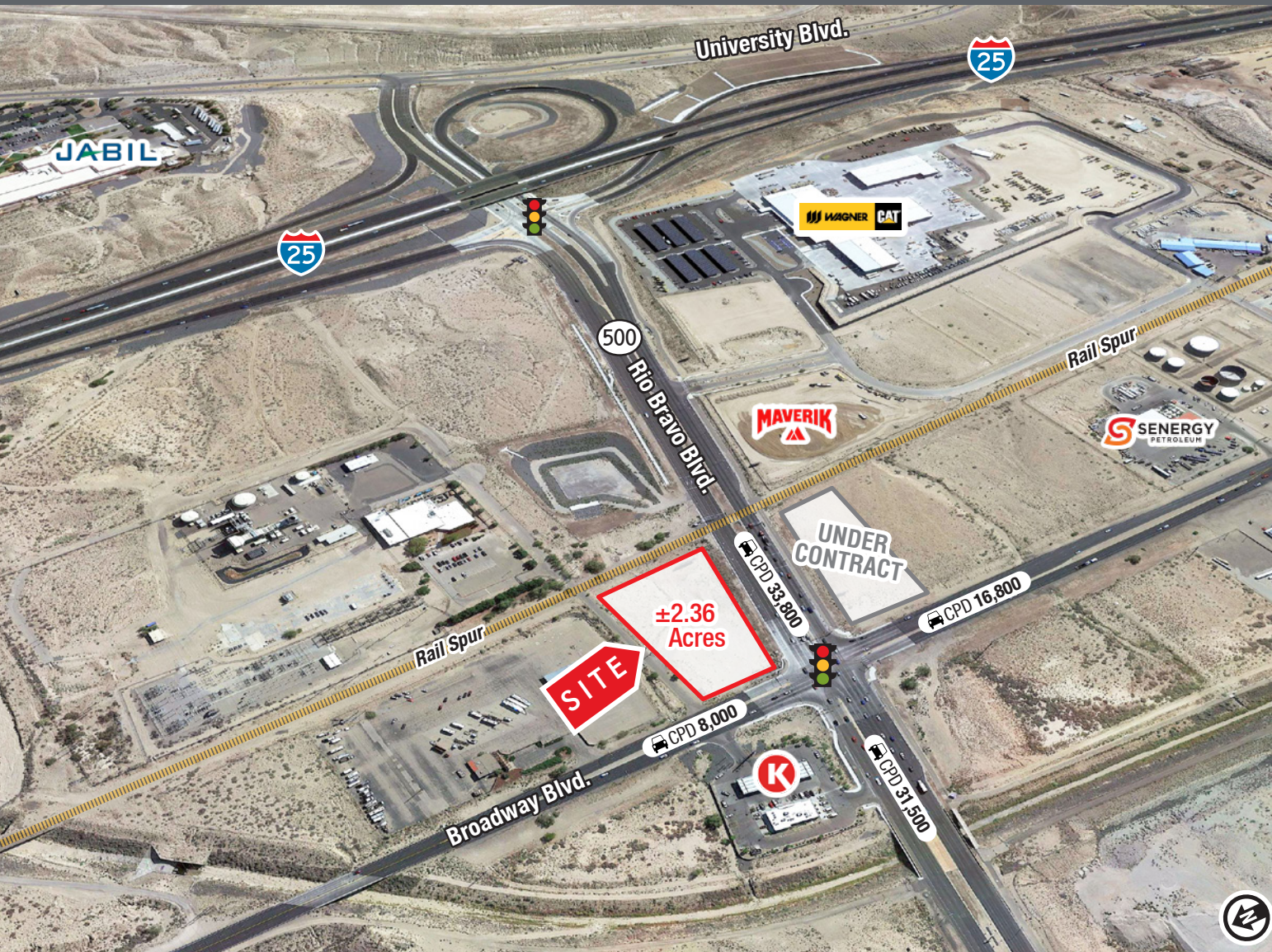


For Sale

Hard-Corner Retail Pad Site

LOCATED NEAR I-25 & RIO BRAVO BLVD.

NEC Rio Bravo & Broadway Blvds. SE | Albuquerque, NM 87105



SALE PRICE
\$15.00/SF



AVAILABLE
±2.36 Acres

ZONING

- M-2, Bernalillo County

HIGHLIGHTS

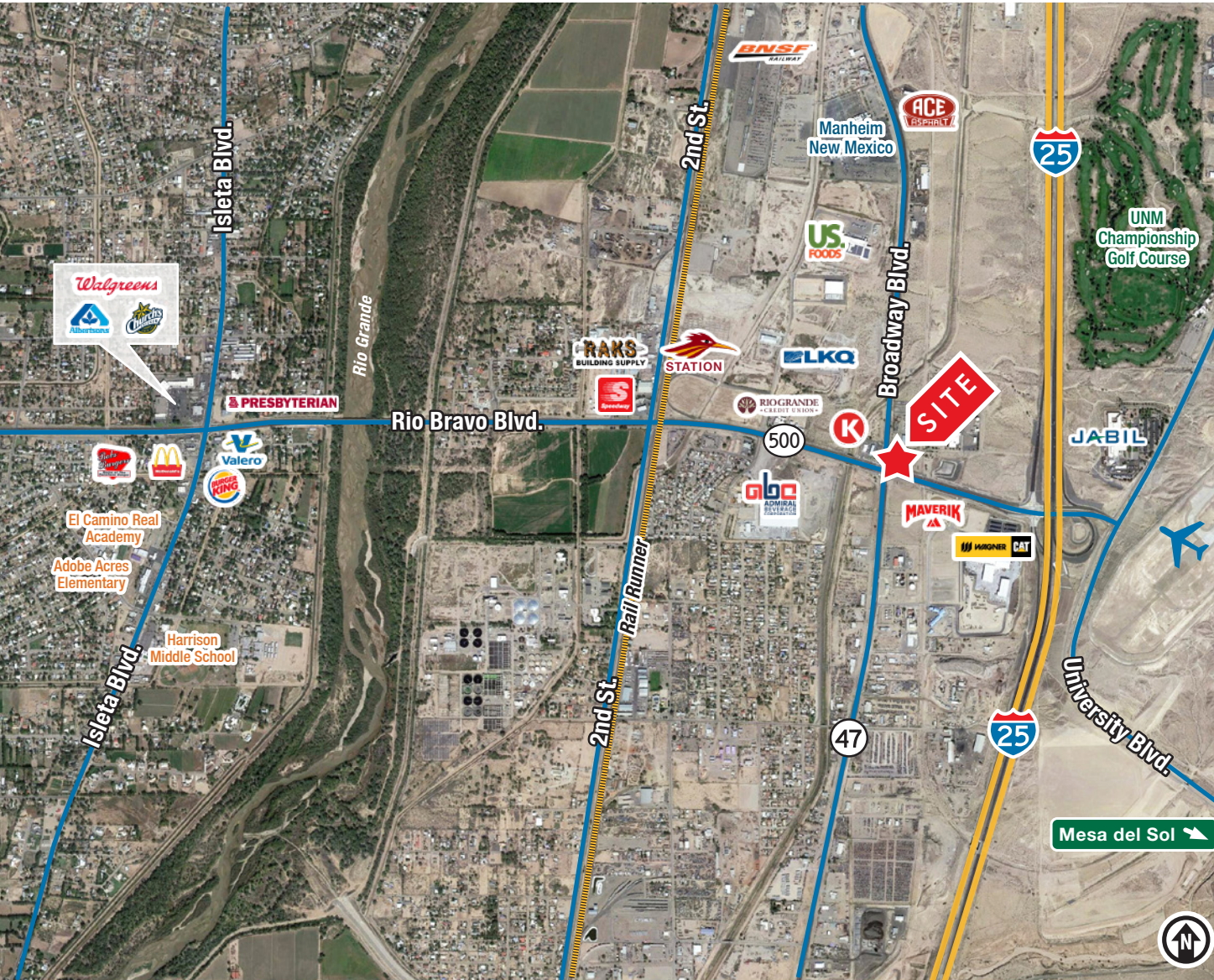
- Gateway to more than 118,000 Southwest Mesa residents
- Hard-corner with full-signalized access
- Located in a vastly-underserved retail trade area
- High daytime employment
- More than 50,000 cars per day at the intersection of Rio Bravo & Broadway Blvds.
- Traffic enhanced by nearby Railrunner Station

For Sale

Hard-Corner Retail Pad Site

LOCATED NEAR I-25 & RIO BRAVO BLVD.

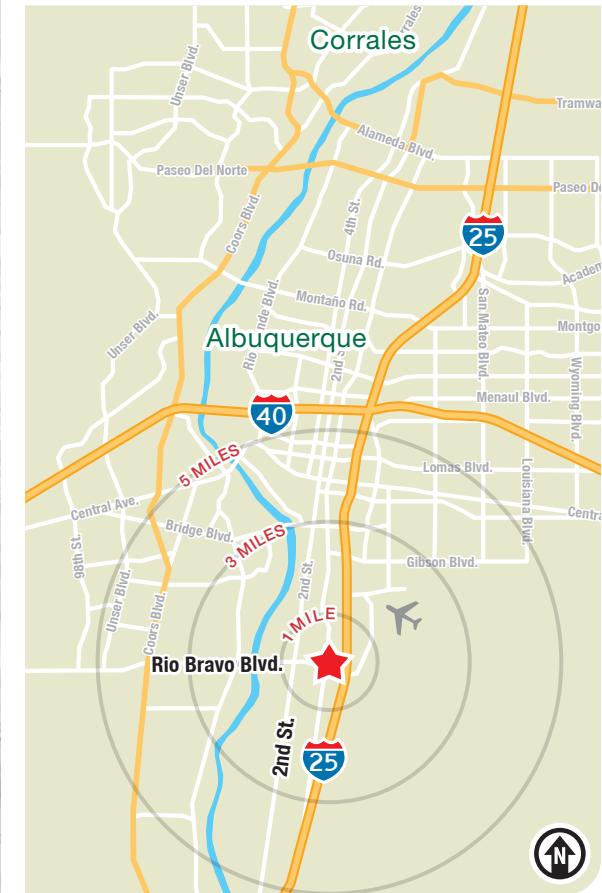
NEC Rio Bravo & Broadway Blvds. SE | Albuquerque, NM 87105



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	1,572	26,542	125,441
Average HH Income	\$64,729	\$62,306	\$64,574
Daytime Employment	1,307	18,113	100,123

2022 Forecasted by Esri



NAI SunVista

505 878 0001 | suvista.com |

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Jim Wible, CCIM
jimw@suvista.com
 505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@suvista.com
 505 878 0001

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

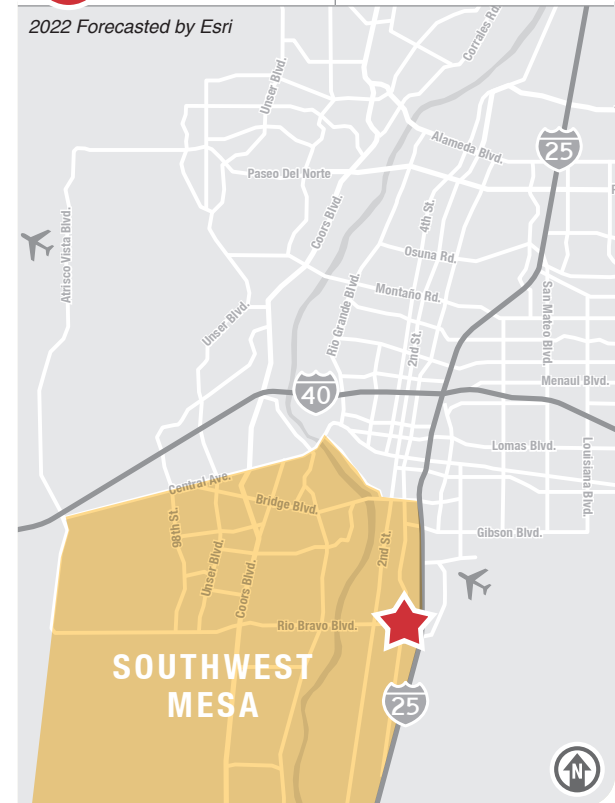


Average HH Income
\$67,216



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 **\$64,574.**