

For Sale

# ±18 Acres of Vacant Land Along Coors Blvd.

IDEAL SITE FOR ENERGY STORAGE

SWQ Coors Blvd. & Central Ave. SW | Albuquerque, NM 87121



±17.47 Acres



**AVAILABLE**  
Land: ±17.47 Acres



**SALE PRICE**  
See Advisors

- Located adjacent to a PNM power substation
- Full access to the site with potential for additional access along Coors Blvd.
- Water/sewer located in Airport Dr. (north side of property)
- Site can be replatted
- IDO Zoning: [NR-C](#)

**NAI SunVista**

got space™

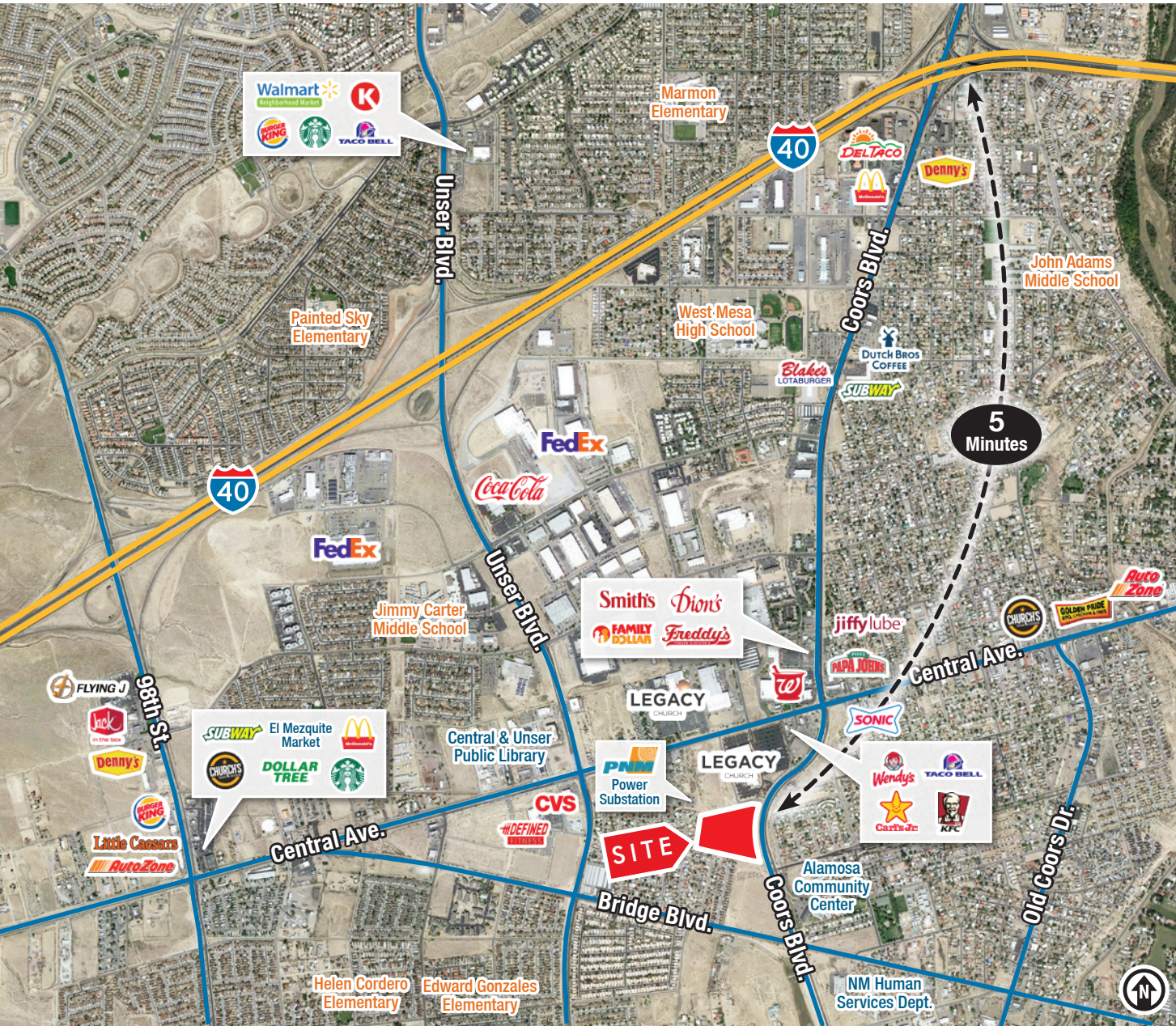
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## ±18 ACRES OF VACANT LAND ALONG COORS BLVD.

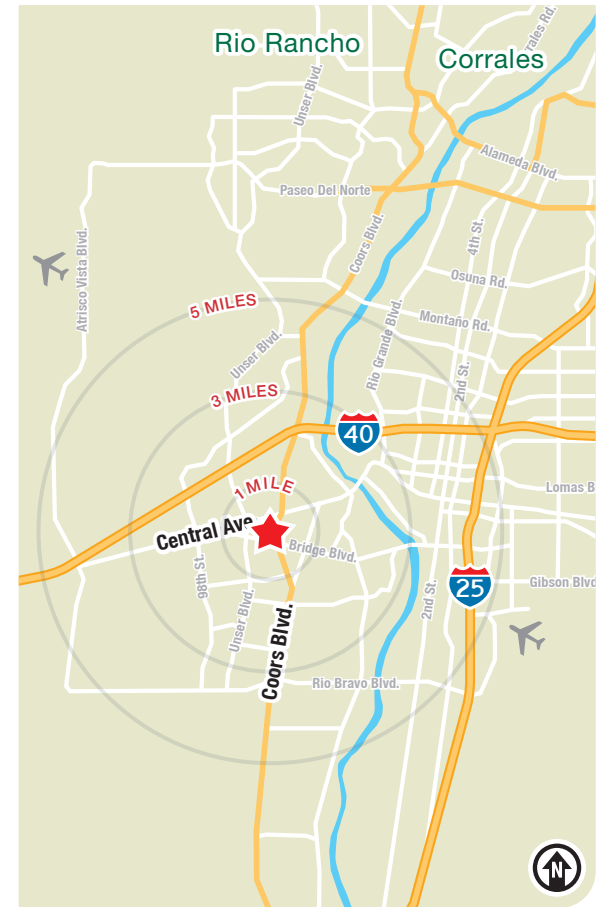
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,694	115,484	200,934
Average HH Income	\$59,554	\$76,524	\$77,400
Daytime Employment	3,941	18,860	89,852

2023 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.



**923,076**  
Albuquerque  
Metro  
Population



**1**  
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

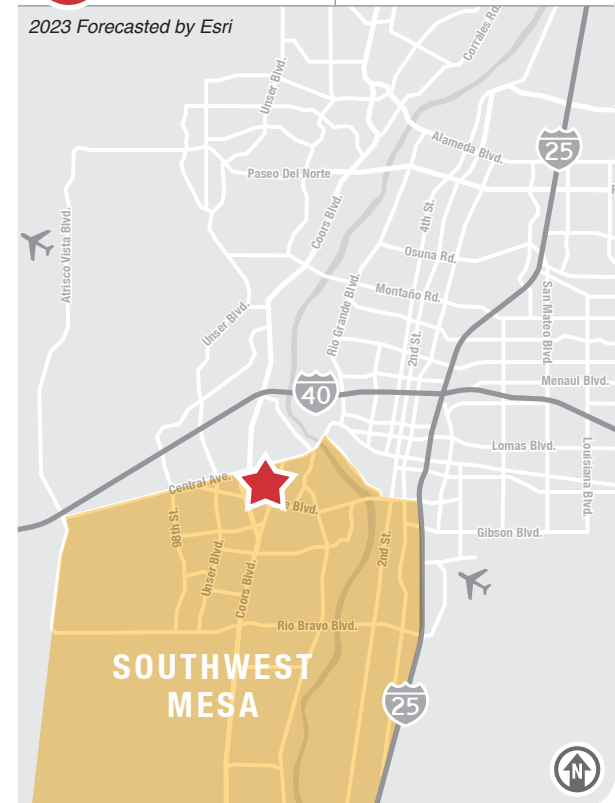


**291,840**  
Total Employees

### SOUTHWEST MESA DEMOGRAPHICS

	Total Population	117,564
	Average HH Income	\$69,298
	Daytime Employment	17,769

2023 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 **\$77,400**.