





For Sale  
or Lease

# COORS PAVILION

JOIN TOP-PERFORMING RETAILERS





## TOP PERFORMERS

-  **#1 Sales Volume in NM**  
685.4K Visits 6/22 to 5/23
-  **#1 Sales Volume in NM**  
164.4K Visits 6/22 to 5/23
-  128.6K Visits 6/22 to 5/23
-  87.4K Visits 6/22 to 5/23

**CLASS A RETAIL DEVELOPMENT**  
Construction Starts Q3 2023

NWQ Coors Blvd. & St. Josephs Rd. | Albuquerque, NM 87120

 **AVAILABLE**  
±1.56 - 13.04 Ac.

 **SALE/LEASE RATE**  
See Advisor

- High visibility and easy access
- Strategic location with strong demographics
- ±50,000 cars per day
- IDO Zoning: NR-C

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±13.04 Ac.

St Joseph Catholic Church

The Learning Experience

Blake's LOTABURGER

verizon

KIRTLAND

Starbucks

Panera BREAD

Chick-fil-A

FUTURE DEVELOPMENT

CPD 8,500

Coors Blvd.

CPD 50,200

St. Josephs Dr.

Atrisco Dr.

St. Pius X High School

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(COMING SOON)

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## COORS PAVILION

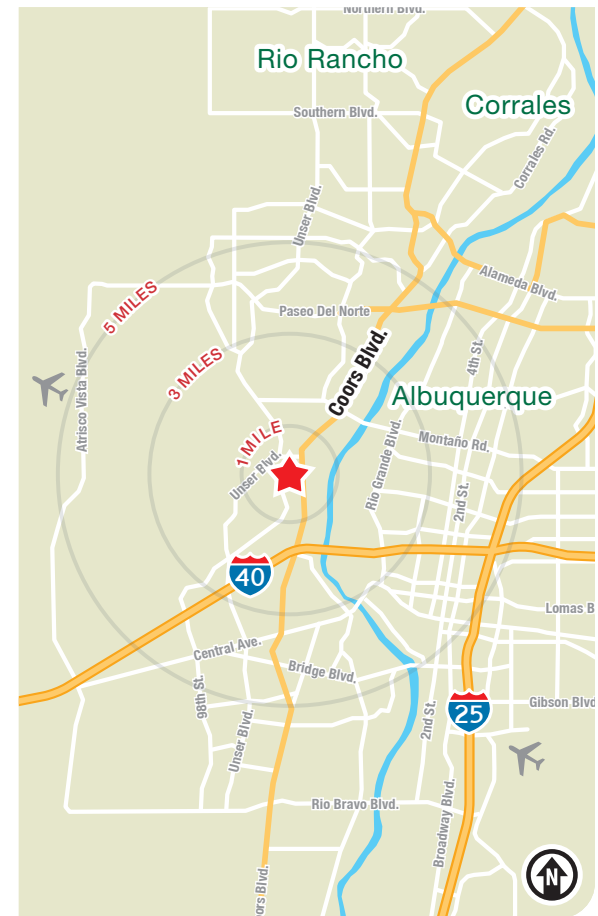
NWQ Coors Blvd. & St. Josephs Rd. | Albuquerque, NM 87120



### LOCATION

| Demographics       | 1 mile   | 3 mile   | 5 mile   |
|--------------------|----------|----------|----------|
| Total Population   | 11,907   | 82,109   | 191,384  |
| Average HH Income  | \$87,074 | \$99,552 | \$92,567 |
| Daytime Employment | 4,023    | 20,146   | 104,084  |

2023 Forecasted by Esri



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±13.04 Acres

FUTURE DEVELOPMENT

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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.



**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

### 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.