

SWQ Coors Blvd.
& St. Josephs Dr.

OXBOW CENTER

RETAIL PAD SITES FRONTING COORS BLVD.

Pad Sites For Ground Lease

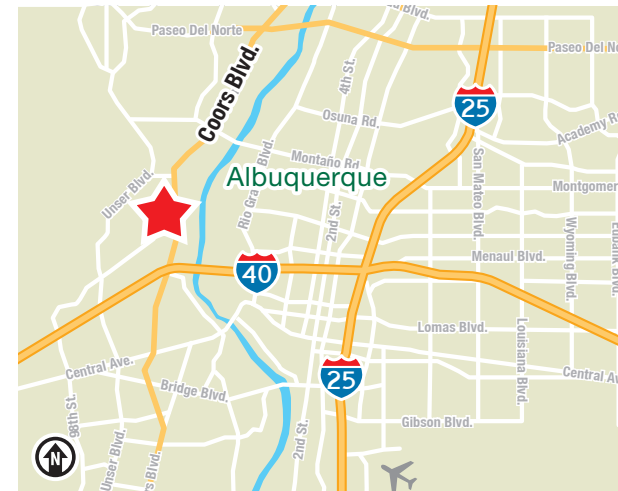
SWQ Coors Blvd. & St. Josephs Dr. NW
Albuquerque, NM 87120

AVAILABLE

- Pad Sites: Ground Lease ±.75-1.1 Ac.
- Anchor Pad: Ground Lease ±13 Ac.

HIGHLIGHTS

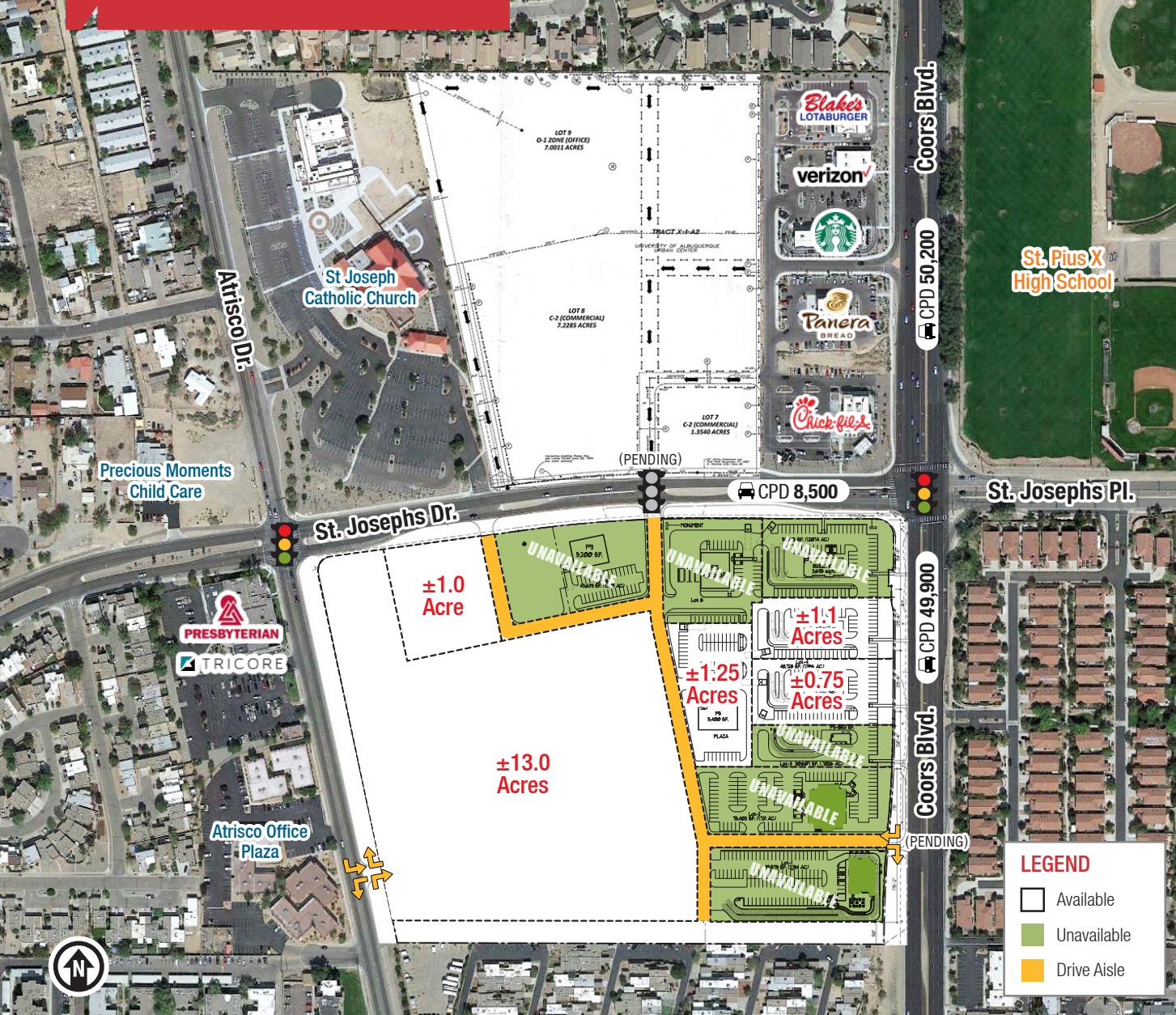
- High visibility and easy access
- ±50,000 cars per day
- Adjacent to top performing Starbucks, Chick-fil-A, Blake's and Panera Bread
- Strategic location with strong demographics
- See Advisor for price



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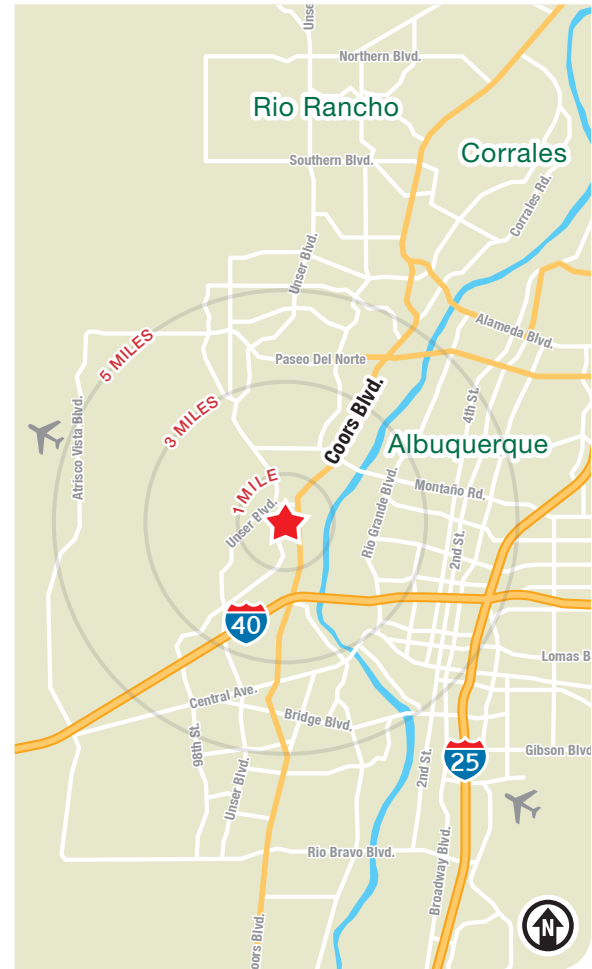
OXBOW CENTER

RETAIL PAD SITES FRONTING COORS BLVD.



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

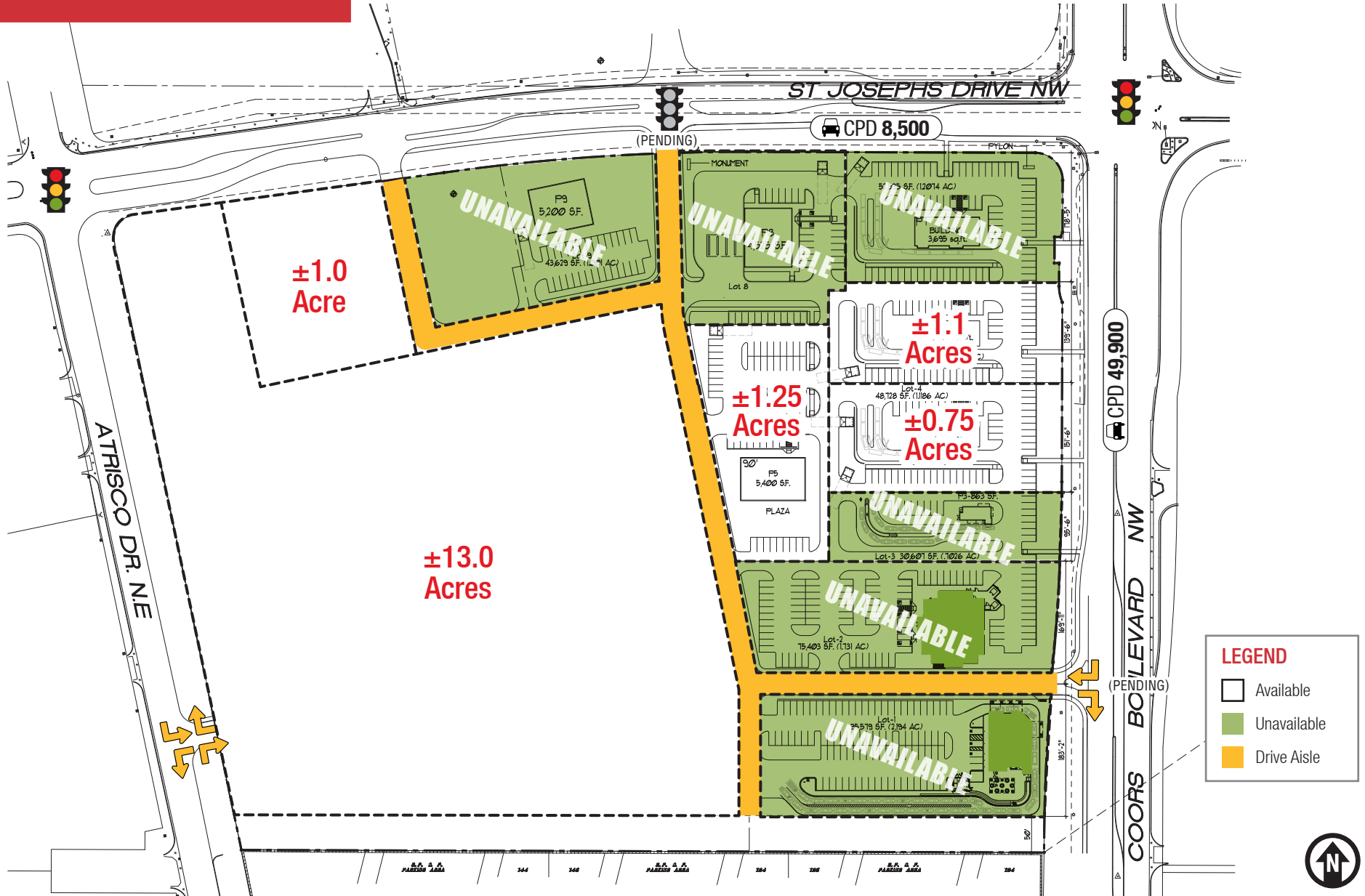
2023 Forecasted by Esri



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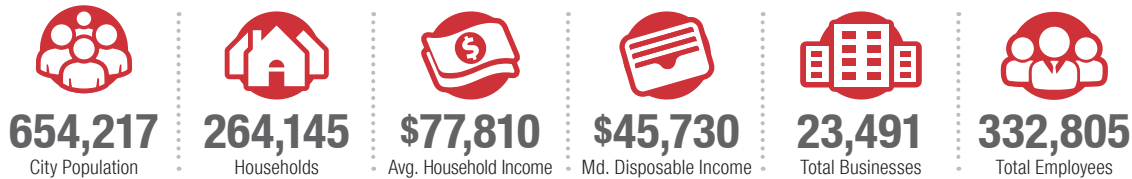
Albuquerque

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.

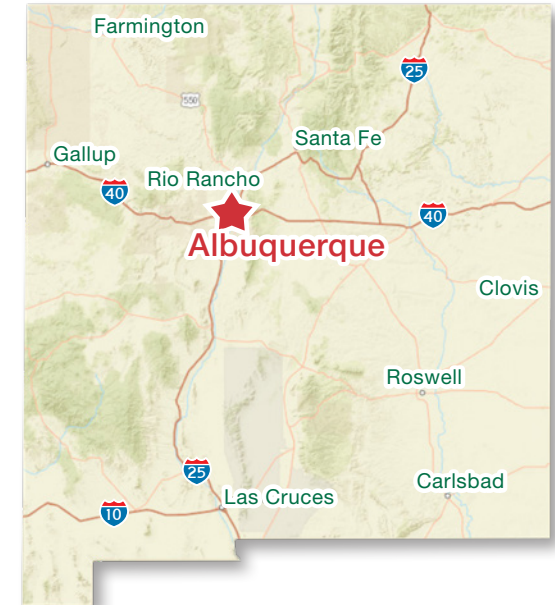
ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



936,582
Albuquerque Metro Population



The Largest
City in the State



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.