

# For Sale

## Contractor Yard with Old Coors Dr. Frontage

COMMERCIAL LOT WITH FLEXIBLE ZONING FOR REDEVELOPMENT

849 Old Coors Dr. SW | Albuquerque, NM 87121

NWQ Old Coors Dr. & Bridge Blvd. SW



**AVAILABLE**  
Land: ±0.81 Ac.



**SALE PRICE**  
\$488,000

### IDO ZONING

- [NR-C](#)

### HIGHLIGHTS

- Great site for medium scale retail, office, or light manufacturing
- 176 linear feet of frontage
- Two full access points to the site from Old Coors Dr. and additional access via paved alley (West entrance)
- 14,900 cars pass the site on a daily basis
- Flexible zoning allows for most commercial uses
- Surrounded by active neighborhood retailers

**NA SunVista**

got space™

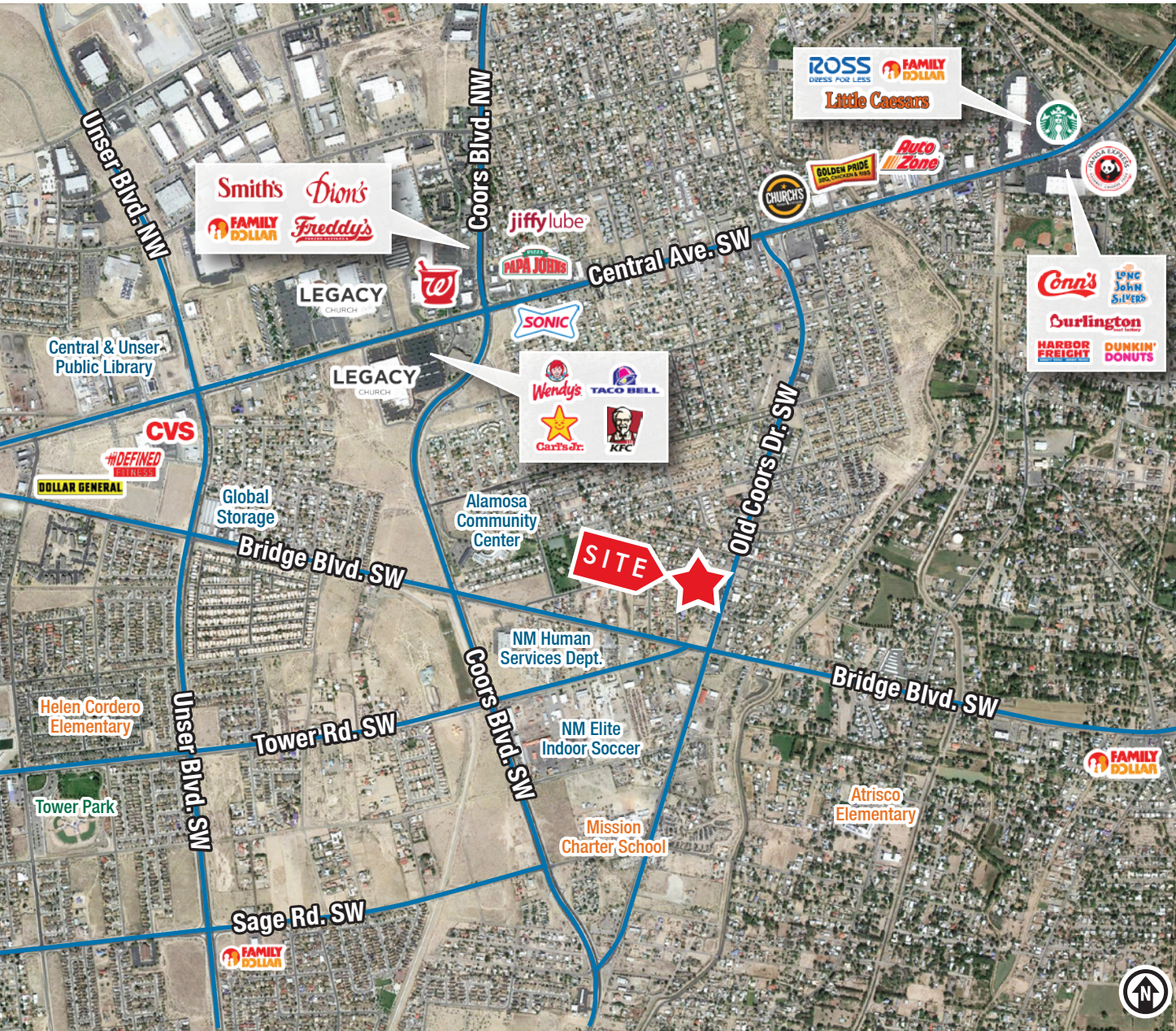
**Genieve Posen**  
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505 998 1568

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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,448	114,115	217,071
Average HH Income	\$62,328	\$71,722	\$75,488
Daytime Employment	1,672	36,127	118,739

2023 Forecasted by Esri

### HUB Zone



**NAI SunVista**

505 878 0001 | [sunnvista.com](http://sunnvista.com)   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

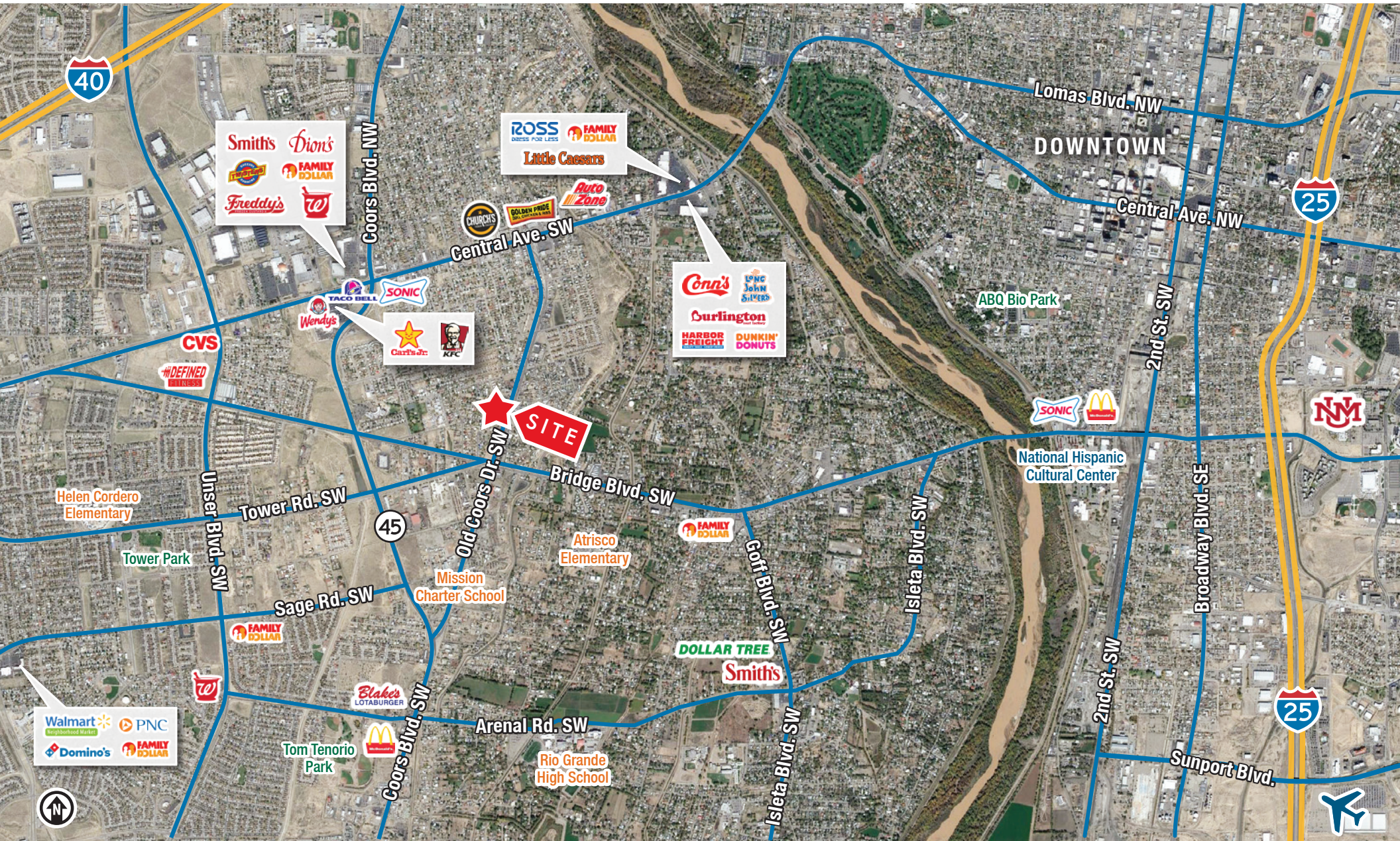
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# Albuquerque

# 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

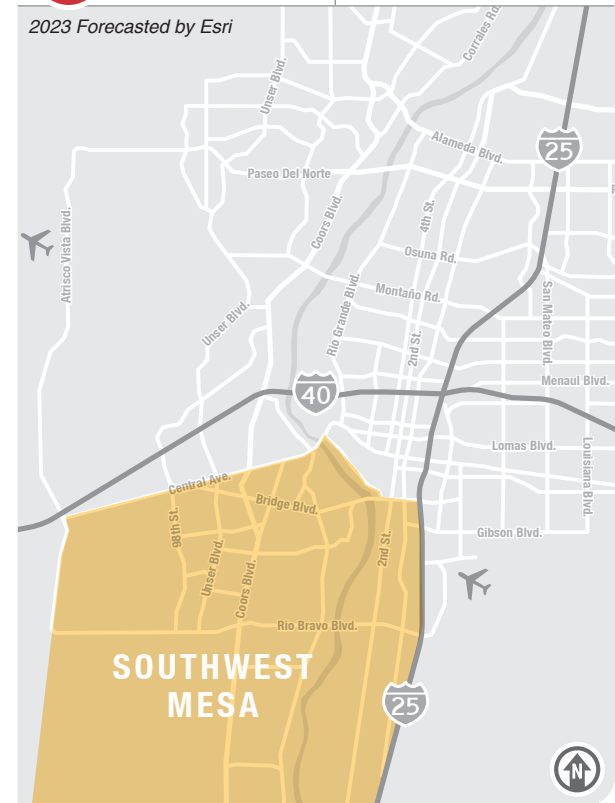
\$69,298



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 **\$75,488.**