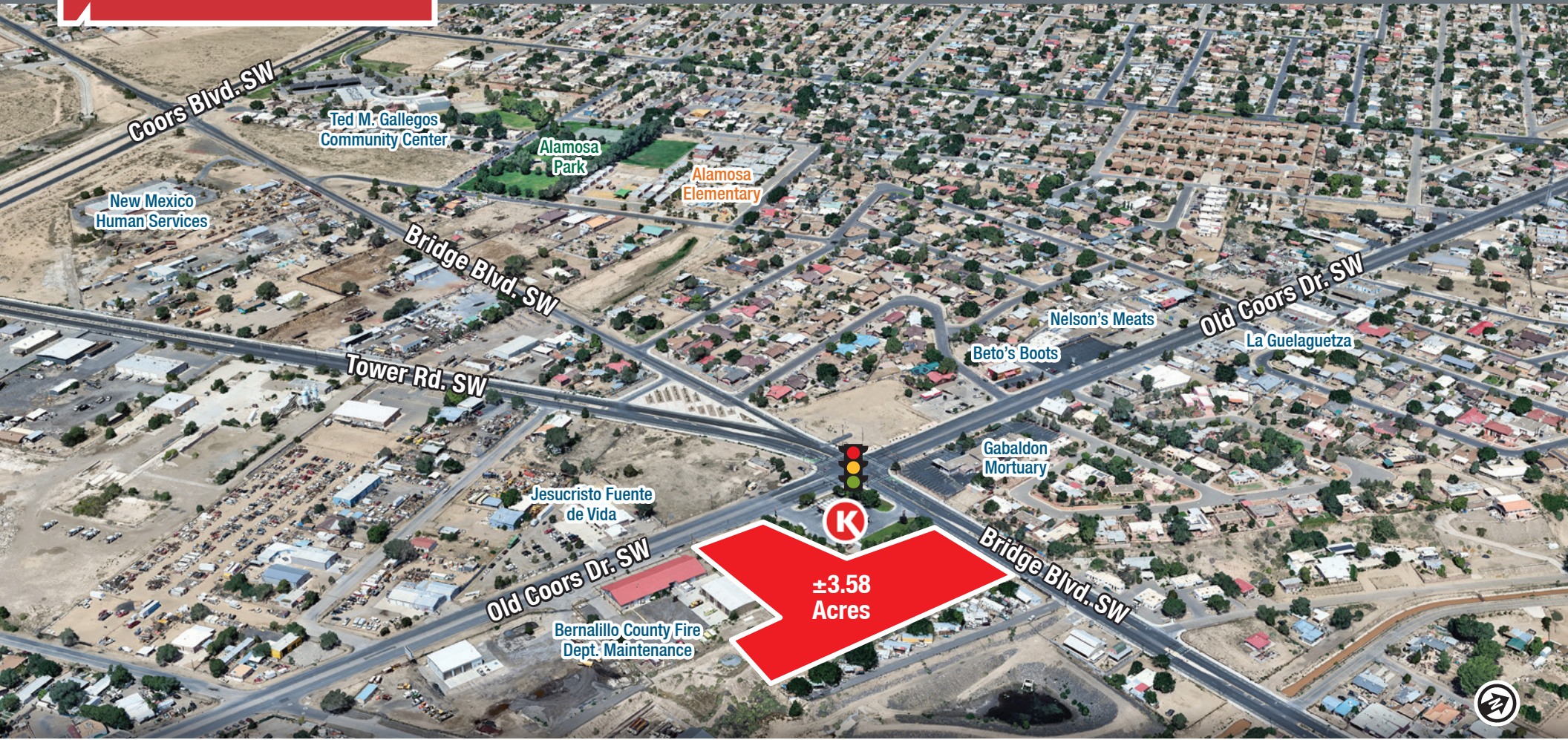


For Sale

Retail Pads on a Major River Crossing

IN A VASTLY-UNDERSERVED RETAIL TRADE AREA



SEC Bridge Blvd. & Old Coors Dr. SW | Albuquerque, NM 87121



AVAILABLE

Land: ±3.58 Acres



SALE PRICE

\$1,247,558
(\$8.00/SF)

- Proven and densely-populated retail trade area
- Great site for retail owner/operator
- Opportunity for access from two major streets



Genieve Posen
genieve@sunvista.com
505 998 1568

Alex Pulliam
alex@sunvista.com
505 350 5729

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

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

For Sale

RETAIL PADS ON A MAJOR RIVER CROSSING

SEC Bridge Blvd. & Old Coors Dr. SW | Albuquerque, NM 87121



SITE

AVAILABLE

Land: ±3.58 Acres

IDO ZONING

▪ [MX-L](#)

HIGHLIGHTS

- All utilities present at the site
- ±24,700 combined cars per day on Bridge Blvd. and Old Coors Dr.
- Vastly-underserved, yet proven and densely-populated retail trade area
- Opportunity for access on two major streets
- Great site for retail owner/operator
- No use-restrictions from adjacent retailers

UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main
- Electrical Main

NAI SunVista

505 878 0001 | sunvista.com

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

Genieve Posen
genieve@sunvista.com
505 998 1568

Alex Pulliam
alex@sunvista.com
505 350 5729

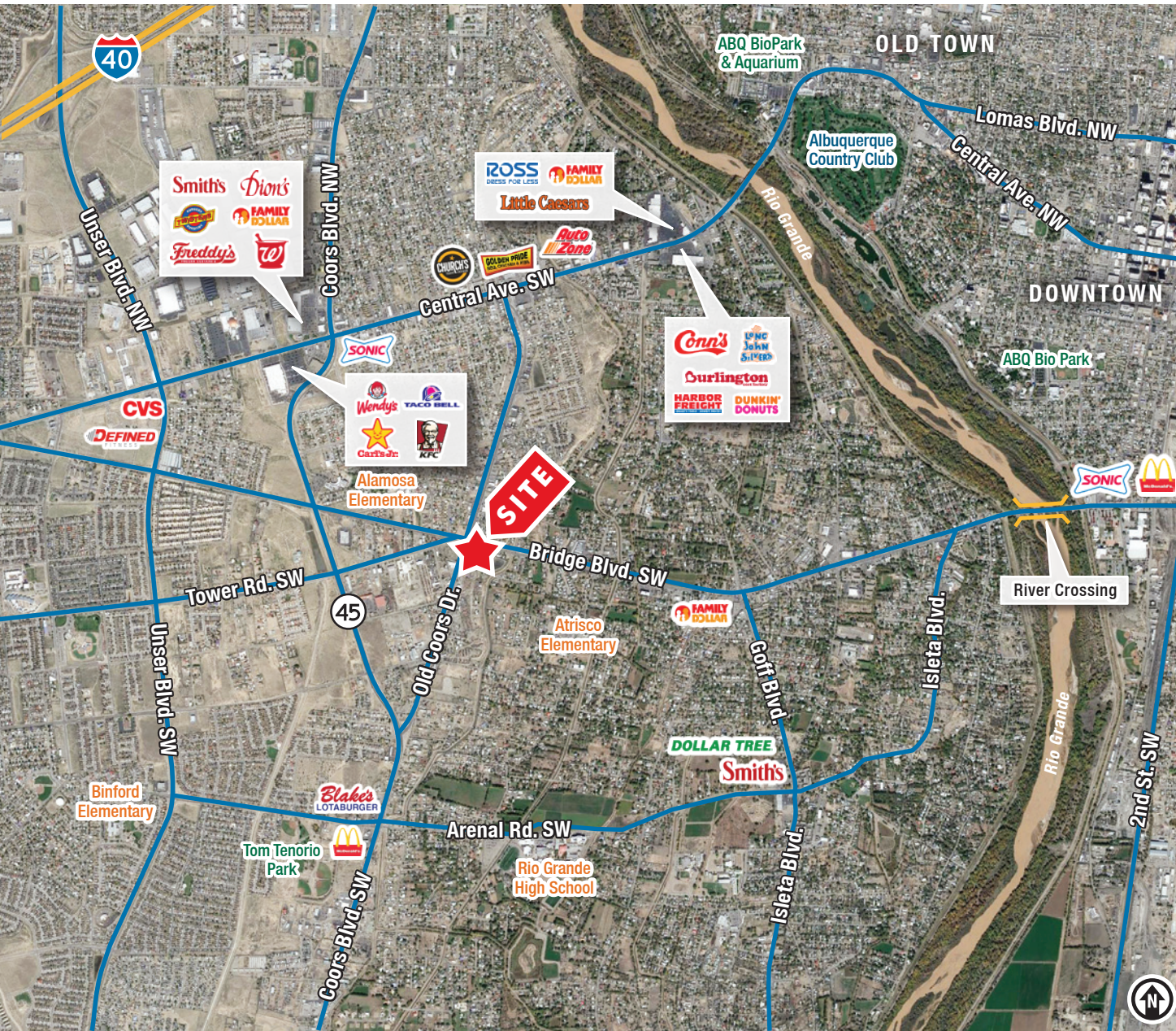
Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

For Sale

RETAIL PADS ON A MAJOR RIVER CROSSING

SEC Bridge Blvd. & Old Coors Dr. SW | Albuquerque, NM 87121

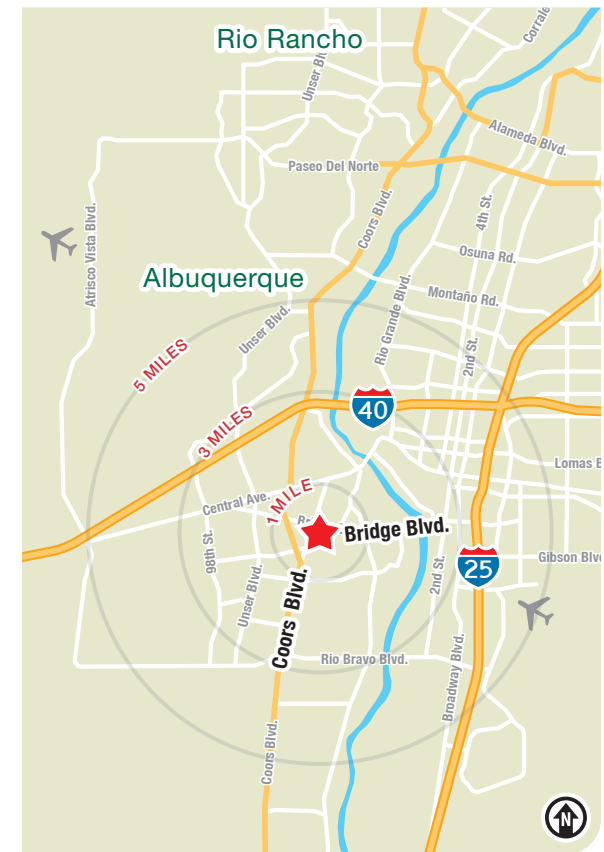


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,113	111,570	214,176
Average HH Income	\$66,209	\$71,504	\$76,349
Daytime Employment	1,357	32,656	111,083

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



NAI SunVista

505 878 0001 | sunvista.com

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

Genieve Posen

genieve@sunvista.com
505 998 1568

Alex Pulliam

alex@sunvista.com
505 350 5729

Jim Wible, CCIM

jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR

keithmeyer@sunvista.com
505 715 3228

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.



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564,818
City Population



240,894
Households



\$93,257
Avg. Household Income



\$54,893
Md. Disposable Income



22,362
Total Businesses



296,914
Total Employees

SOUTHWEST MESA DEMOGRAPHICS



Total
Population

117,682



Average
HH Income

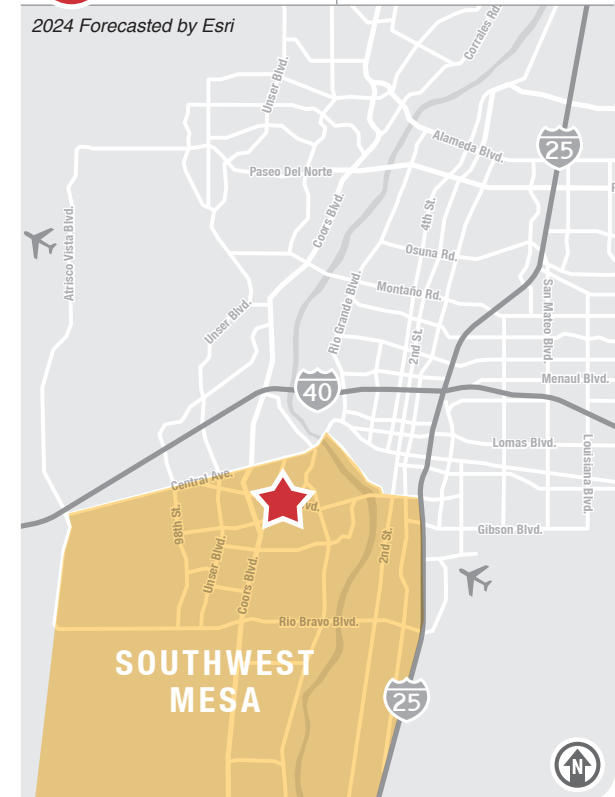
\$70,556



Daytime
Employment

18,256

2024 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 **\$76,349**