

For Sale

Prime Vacant Land

CORNER LOT LOCATED AT SIGNALIZED INTERSECTION

NEC Coors & Bridge Blvds. SW | Albuquerque, NM 87121



±5.6214 Acres
Available



Sale Price:
\$950,000

IDO ZONING

- [MX-T Low Intensity](#)



PROPERTY HIGHLIGHTS

- Great opportunity for commercial, office or retail development
- Great visibility along a major commuter route
- 33,600 cars per day at intersection
- Underserved market development opportunity
- Located close to Alamosa Community Center and Park

POTENTIAL INCENTIVE PROGRAMS:

- FTZ Zones
- IRB Eligible
- LEDA Act
- New Market Tax Credit
- NM Collateral Assistance Program
- See Advisors for details



FOR MORE INFORMATION:

NASunVista

got space

Martha Carpenter

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505 228 0154

Lisa Mercer

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505 235 8503

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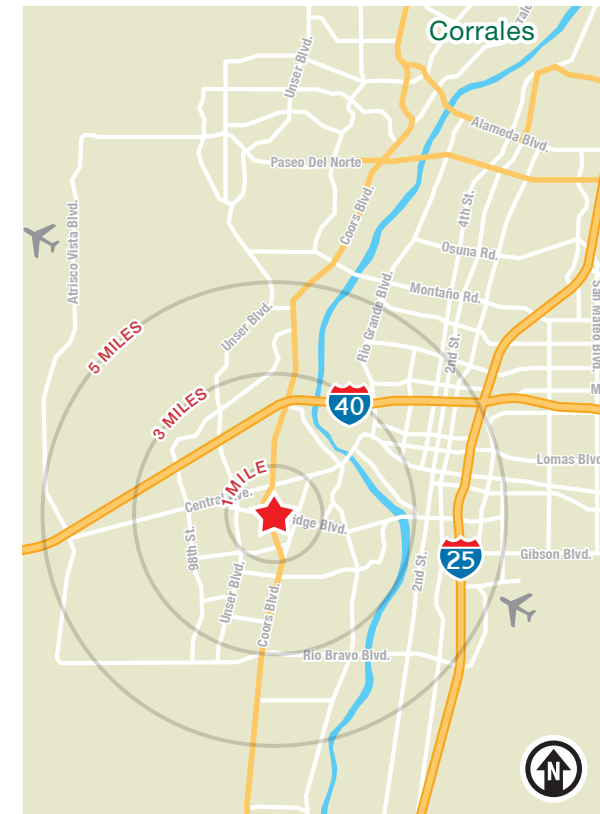
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,339	120,780	207,712
Average HH Income	\$56,855	\$61,355	\$64,006
Daytime Employment	2,726	19,614	87,161

2021 Forecasted by Esri



NA SunVista

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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PHOTOS



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The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



There is a **\$300 Million** gap between retail supply and demand in the Southwest Mesa



Home ownership in the Southwest Mesa is **13.5%** higher than the national average, creating more expendable income



Hispanics make up **80%** of the population in the Southwest Mesa



The Southwest Mesa is the **fastest growing** segment of the Albuquerque MSA



The average household income within the Southwest Mesa is **\$58,354**

2021 ESRI Demographics

For every  (10) people looking for a restaurant in the **SOUTHWEST MESA**, there are...



(1.4) people looking in Uptown



(2.3) people looking in Cottonwood



(1.7) people looking at Paseo & San Pedro



(3.4) people looking at I-40 & Coors



(1.3) people looking in Nob Hill

ABQ RETAIL REPORT CARD




RETAIL SF
PER SHOPPER
PER TRADE
AREA



Southwest Mesa 9 SF of Retail

Rio Rancho	17 SF of Retail
North Valley	17 SF of Retail
University	21 SF of Retail
Downtown	23 SF of Retail
NE Heights	49 SF of Retail
Far NE Heights	30 SF of Retail
SE Heights	30 SF of Retail
North I-25	133 SF of Retail
Cottonwood	200 SF of Retail
Uptown	638 SF of Retail

SOUTHWEST MESA DEMOGRAPHICS

 Total Population	116,288
 Average HH Income	\$58,354
 Daytime Employment	17,324

2021 Forecasted by Esri

