

**FOR SALE**

SEC & NEC Broadway & Rio Bravo Blvds. SE | Albuquerque, NM 87105

# I-25 & Rio Bravo Blvd.

## RETAIL PAD SITES ON A HARD CORNER



### PARCEL SIZES

- NEC ±2.31 Acres \$15.00/SF
- SEC ±1.38 Acres \$15.00/SF

### ZONING

- M-2, Bernalillo County

### PROPERTY HIGHLIGHTS

- Gateway to 125,000 South Valley population
- Hard corner, full signalized access
- Vastly underserved retail trade area
- High daytime employment
- Serves Mesa del Sol and South Valley
- 34,200 CPD on Rio Bravo Blvd.
- Traffic enhanced by Railrunner station
- Directly across from new Circle K



**This property is in a  
HUB Zone**

For small companies operating/  
employing people in Historically  
Underutilized Business Zones.



**NAI SunVista**

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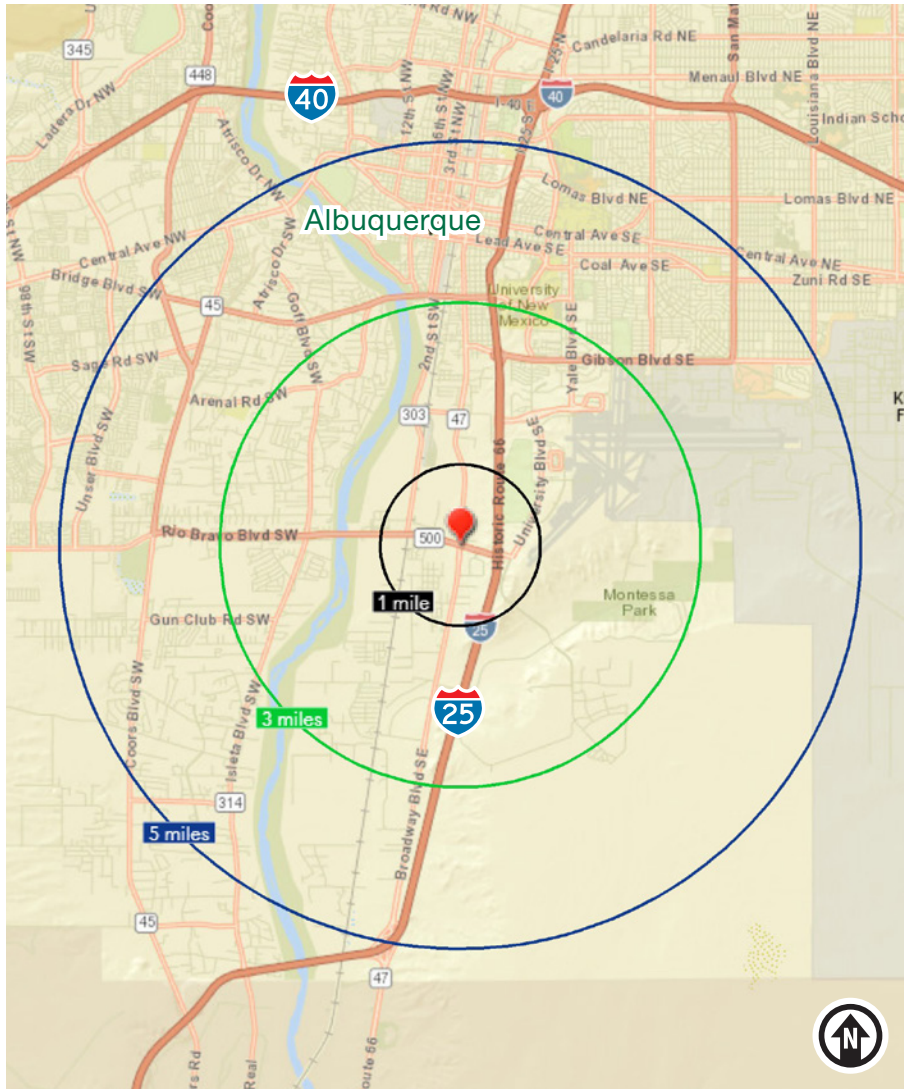
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	1 Mile		3 Mile		5 Mile	
Summary	2018		2018		2018	
Population	1,779		26,257		129,113	
Households	501		8,734		49,066	
Families	381		6,089		26,858	
Average Household Size	3.54		2.96		2.53	
Owner Occupied Housing Units	365		5,794		26,168	
Renter Occupied Housing Units	137		2,940		22,897	
Median Age	31.1		34.2		33.3	
Trends: 2018 - 2023 Annual Rate	State		State		State	
Population	0.43%		0.43%		0.43%	
Households	0.37%		0.37%		0.37%	
Families	0.20%		0.20%		0.20%	
Owner HHs	0.46%		0.46%		0.46%	
Median Household Income	2.07%		2.07%		2.07%	
2018			2018		2018	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	116	23.2%	1,808	20.7%	9,810	20.0%
\$15,000 - \$24,999	77	15.4%	1,538	17.6%	7,861	16.0%
\$25,000 - \$34,999	75	15.0%	1,043	11.9%	5,960	12.1%
\$35,000 - \$49,999	75	15.0%	1,336	15.3%	6,947	14.2%
\$50,000 - \$74,999	101	20.2%	1,530	17.5%	8,363	17.0%
\$75,000 - \$99,999	33	6.6%	678	7.8%	4,282	8.7%
\$100,000 - \$149,999	23	4.6%	557	6.4%	3,586	7.3%
\$150,000 - \$199,999	0	0.0%	126	1.4%	1,086	2.2%
\$200,000+	0	0.0%	117	1.3%	1,171	2.4%
Median Household Income	\$31,995		\$34,718		\$36,442	
Average Household Income	\$40,202		\$46,909		\$52,907	
Per Capita Income	\$11,877		\$15,783		\$20,675	
2018			2018		2018	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	153	8.6%	1,930	7.4%	8,780	6.8%
5 - 9	153	8.6%	1,941	7.4%	8,392	6.5%
10 - 14	147	8.3%	1,900	7.2%	8,019	6.2%
15 - 19	134	7.5%	1,817	6.9%	9,412	7.3%
20 - 24	133	7.5%	1,799	6.9%	11,455	8.9%
25 - 34	268	15.1%	4,032	15.4%	22,019	17.1%
35 - 44	228	12.8%	3,210	12.2%	16,034	12.4%
45 - 54	205	11.5%	3,111	11.8%	14,601	11.3%
55 - 64	187	10.5%	3,018	11.5%	14,533	11.3%
65 - 74	118	6.6%	2,152	8.2%	9,837	7.6%
75 - 84	45	2.5%	1,007	3.8%	4,287	3.3%
85+	9	0.5%	339	1.3%	1,743	1.3%

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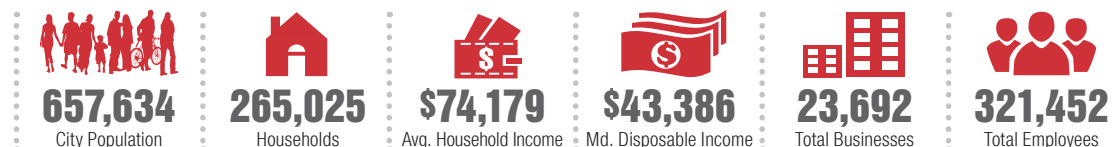
# Albuquerque

## TRADE AREA ANALYSIS

### Albuquerque | Why Here? Why Now?

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.

#### City of Albuquerque by the Numbers (ESRI 2020 Demographics)

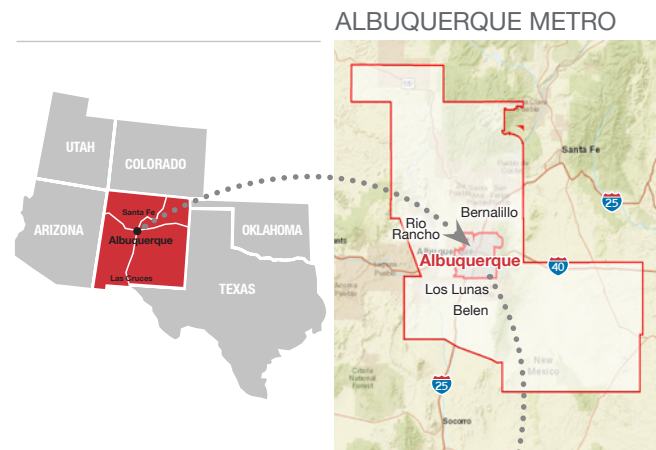


**939,316**

Albuquerque  
Metro  
Population

**#1**

**The  
Largest**  
City in  
the State



ALBUQUERQUE CITY

### SOUTHWEST MESA TRADE AREA ANALYSIS

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.



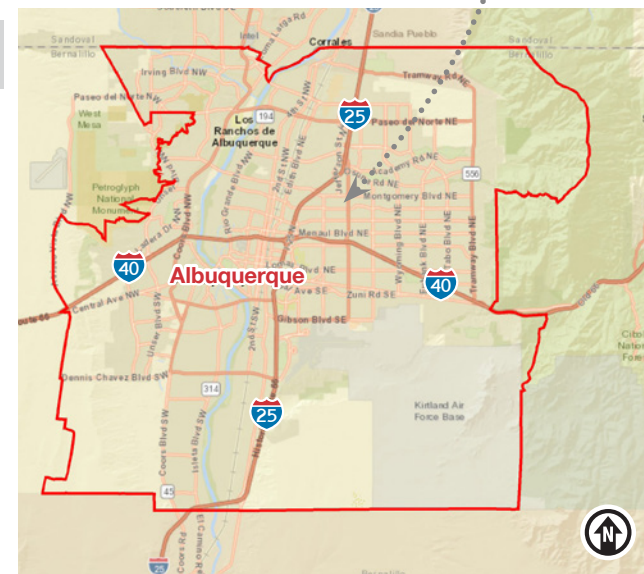
The Southwest Mesa has **9 SF of retail/capita** compared to the city average of 45 SF.



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 **\$52,907**.



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