

For Sale
or Lease

Coors Blvd. Drive-Thru Permissive Pad Site

NEAR ONE OF ALBUQUERQUE'S MOST-VISITED SHOPPING CENTERS

3111 & 3125 Coors Blvd. SW | Albuquerque, NM 87121

NEQ Coors & Rio Bravo Blvds. SW



SALE PRICE/LEASE RATE

- See Advisors

AVAILABLE

- Land: ±0.55 Acres

ZONING

- C-1, Bernalillo County

PROPERTY HIGHLIGHTS

- Great visibility and access on Coors Blvd.
- Just north of Rio Bravo Blvd.
- Close proximity to Las Estancias, a thriving 80-acre, mixed-use center
- 4 minutes from Albuquerque's largest high school
- Adjacent to most visited Walmart in the state and top-performing quick-serve restaurants
- Close to major river crossing
- Several new residential developments surrounding the site

got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com



Randall Parish
randall@sunvista.com
505 338 4110

John Algermissen
johna@sunvista.com
505 998 5734

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

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0009

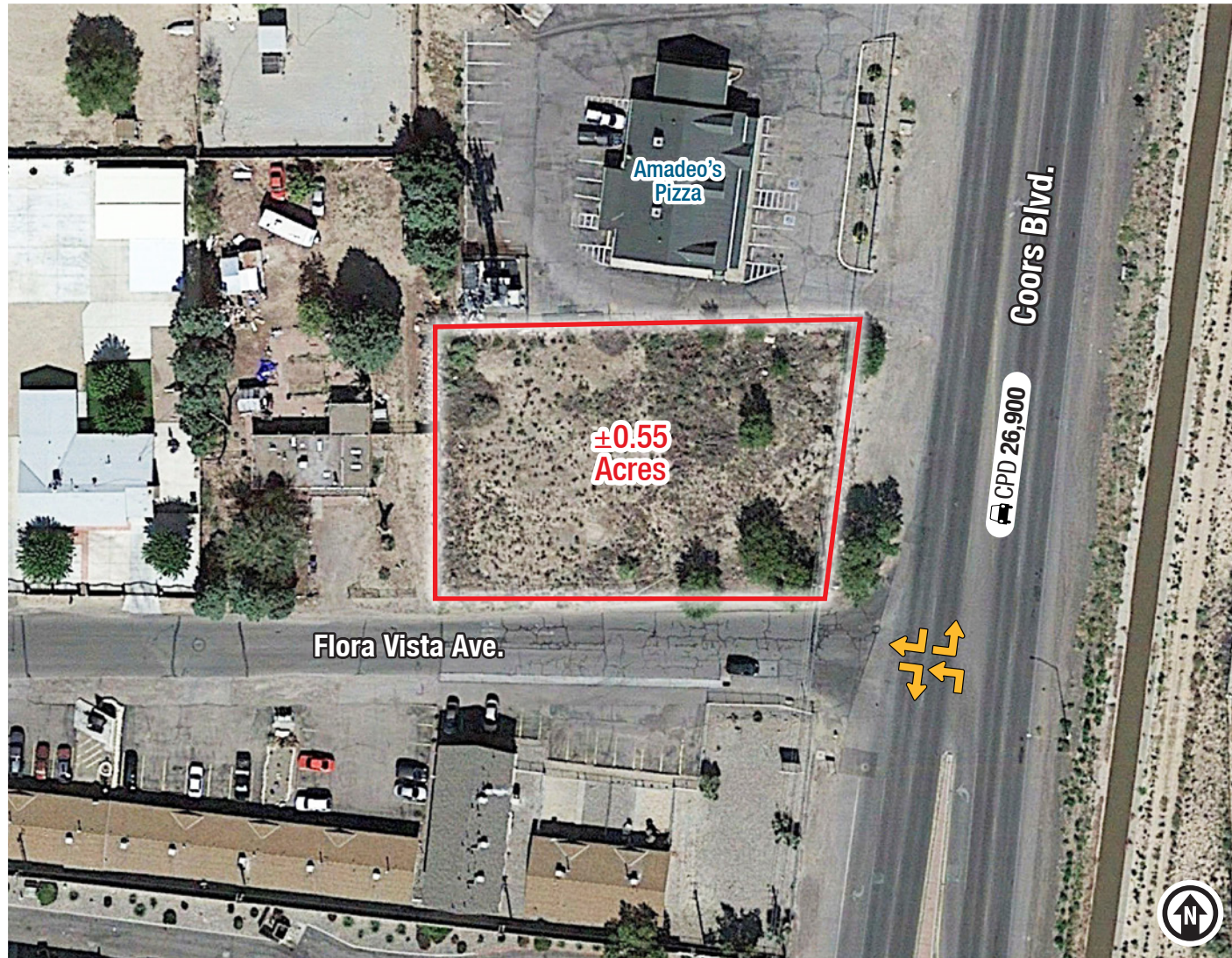
FOR MORE INFORMATION:

For Sale or Lease

Coors Blvd. Drive-Thru Permissive Pad Site

NEAR ONE OF ALBUQUERQUE'S MOST-VISITED SHOPPING CENTERS

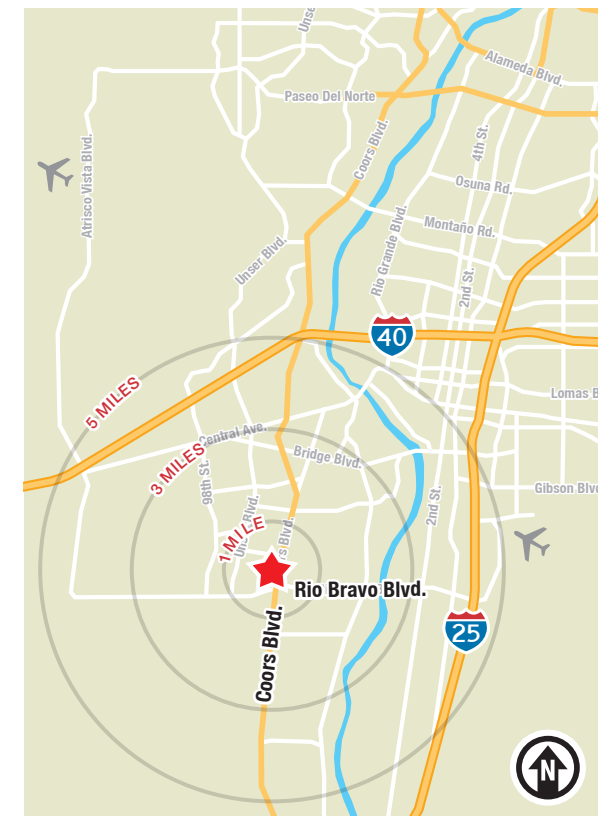
3111 & 3125 Coors Blvd. SW | Albuquerque, NM 87121



SITE

2020 Demographics	1 mile	3 mile	5 mile
Total Population	8,297	82,921	149,864
Average HH Income	\$50,936	\$57,452	\$56,804
Daytime Employment	1,864	7,844	27,064

2020 Forecasted by Esri



NA SunVista 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.

Randall Parish
randall@sunvista.com
505 338 4110

John Algermissen
johna@sunvista.com
505 998 5734

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

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0009

FOR MORE INFORMATION:

For Sale or Lease

Coors Blvd. Drive-Thru Permissive Pad Site

NEAR ONE OF ALBUQUERQUE'S MOST-VISITED SHOPPING CENTERS

3111 & 3125 Coors Blvd. SW | Albuquerque, NM 87121

LOCATION



NA SunVista 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.

Randall Parish
randall@sunvista.com
505 338 4110

John Algermissen
johna@sunvista.com
505 998 5734

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

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0009

FOR MORE INFORMATION:

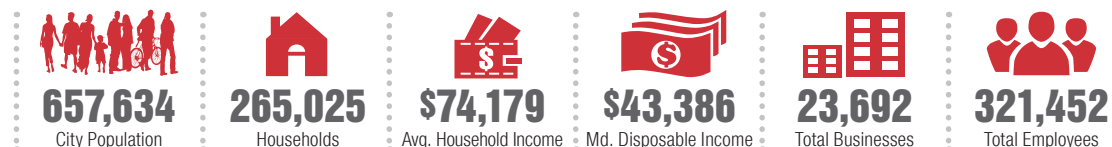
Albuquerque

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)

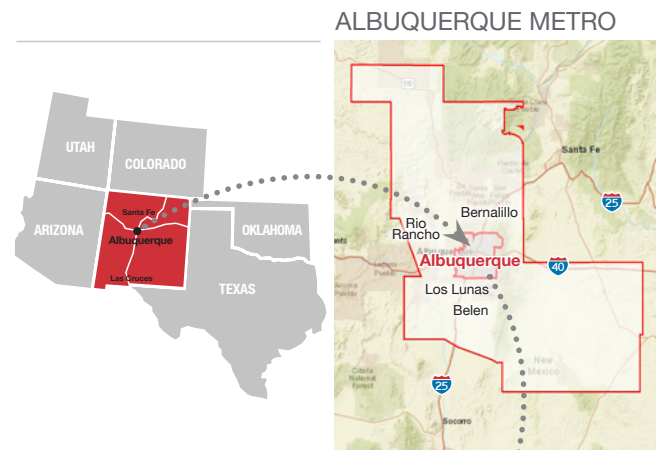


939,316

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.



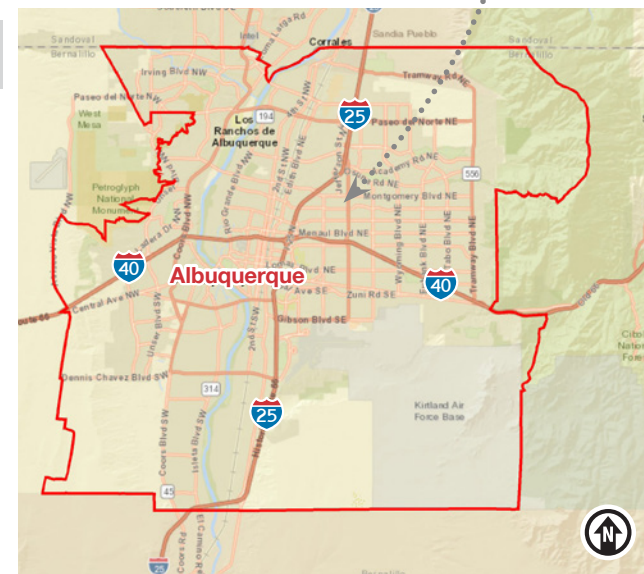
The Southwest Mesa has **9 SF of retail/capita** compared to the city average of 45 SF.



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 **\$56,804.**



NAI SunVista 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.

Randall Parish
randall@sunvista.com
505 338 4110

John Algermissen
johna@sunvista.com
505 998 5734

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

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0009

FOR MORE INFORMATION: