

For Sale

Vacant Land Opportunity at Coors & I-40

BITE-SIZED LOT READY FOR DEVELOPMENT

6130 Iliff Rd. NW | Albuquerque, NM 87121

SWQ Coors Blvd. & Iliff Rd. NW



SALE PRICE

- \$198,198 (\$7.00/SF)

AVAILABLE

- Land: ±0.65 Acres

IDO ZONING

- [MX-M](#)

PROPERTY HIGHLIGHTS

- Quick access to Coors Blvd & I-40
- Flexible zoning allows for a variety of commercial uses
- The lot can support a ±5,000 SF building
- Adjacent to 7 national hotels
- Access to utilities
- Great location for:
 - Artisan manufacturing
 - Telecommunications
 - Utility
 - Light vehicle repair



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones.



This property is located in an Opportunity Zone A new way to finance in under-served areas.

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com



FOR MORE INFORMATION:

Genieve Posen
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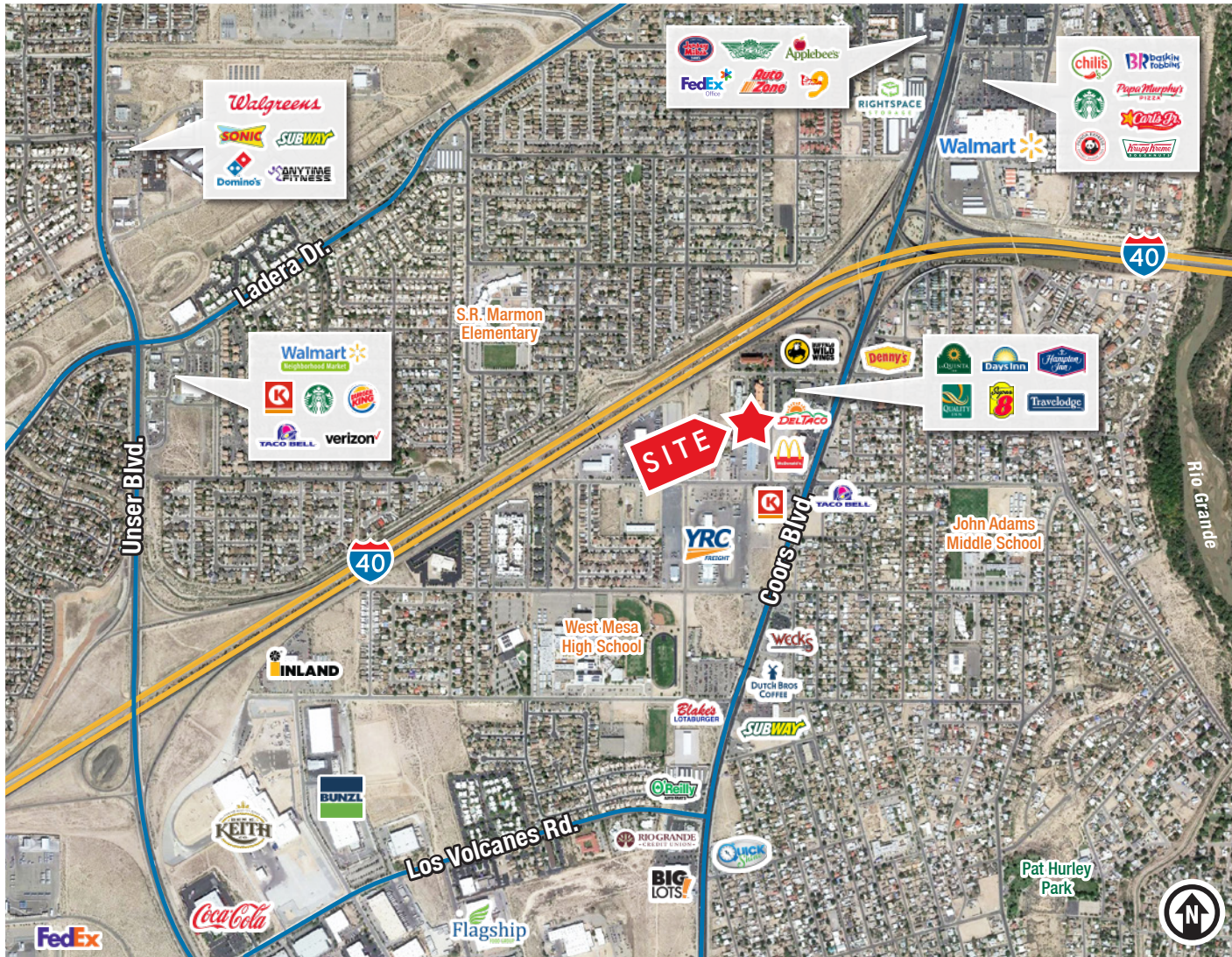
Jim Hakeem
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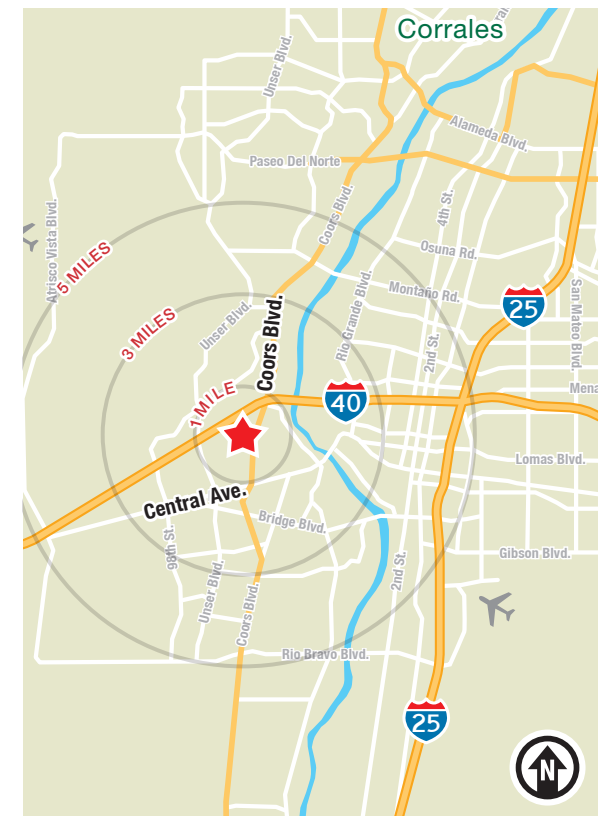
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LOCATION

2021 Demographics	1 mile	3 mile	5 mile
Total Population	14,616	92,241	216,512
Average HH Income	\$64,693	\$72,538	\$70,040
Daytime Employment	3,845	23,039	94,276

2021 Forecasted by Esri



NA SunVista 505 878 0001 sunvista.com

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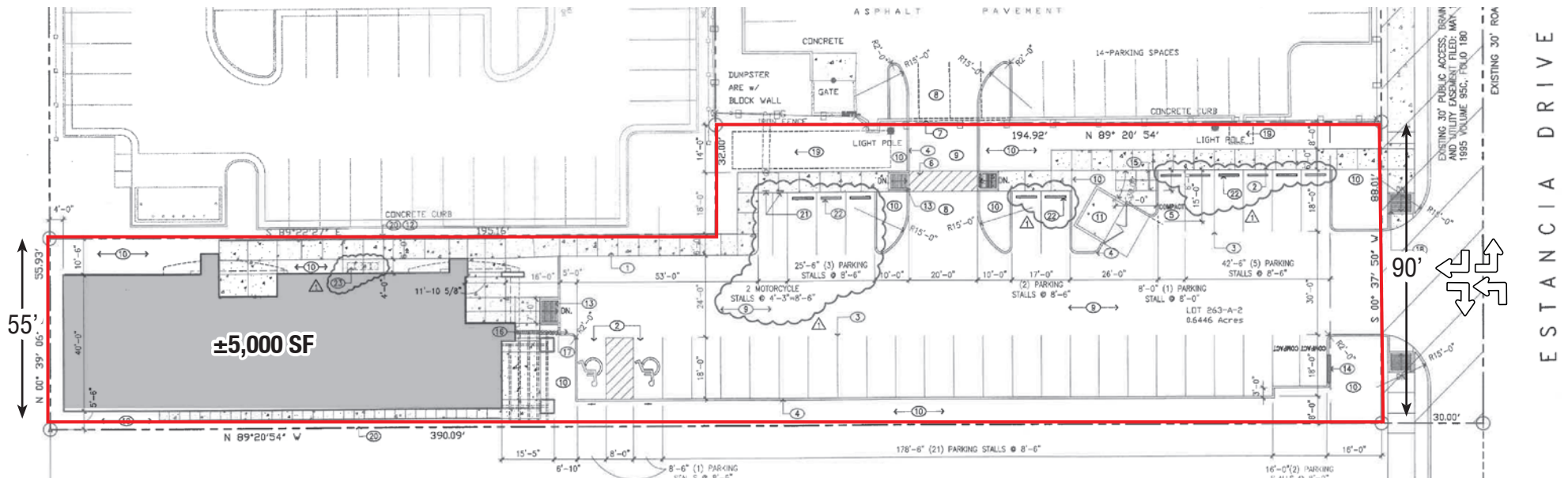
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SITE PLAN

AVAILABLE

Land: ±0.65 Acres



Conceptual site plan, subject to change.



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