

# For Sale

# Cottonwood Prime Retail Land

LOCATED IN THE HIGH-ENERGY COTTONWOOD RETAIL AREA

NWQ Ellison Dr. & Cibola Loop NW | Albuquerque, NM 87114

NWQ Coors Bypass & Ellison Dr. NE



Sale Price:  
\$2,481,000 (\$11.00/SF)



Available:  
Tract B-1: ±5.178 Acres

## IDO ZONING

■ MX-L 

## PROPERTY HIGHLIGHTS

- Direct access off of Ellison Dr.
- Prime visibility in the Cottonwood submarket
- 26,700 cars per day
- Utilities are close by
- Join the City of Albuquerque Multi-Generational Center and Library
- Located in a dense retail and residential area
- Directly across from Cibola High School



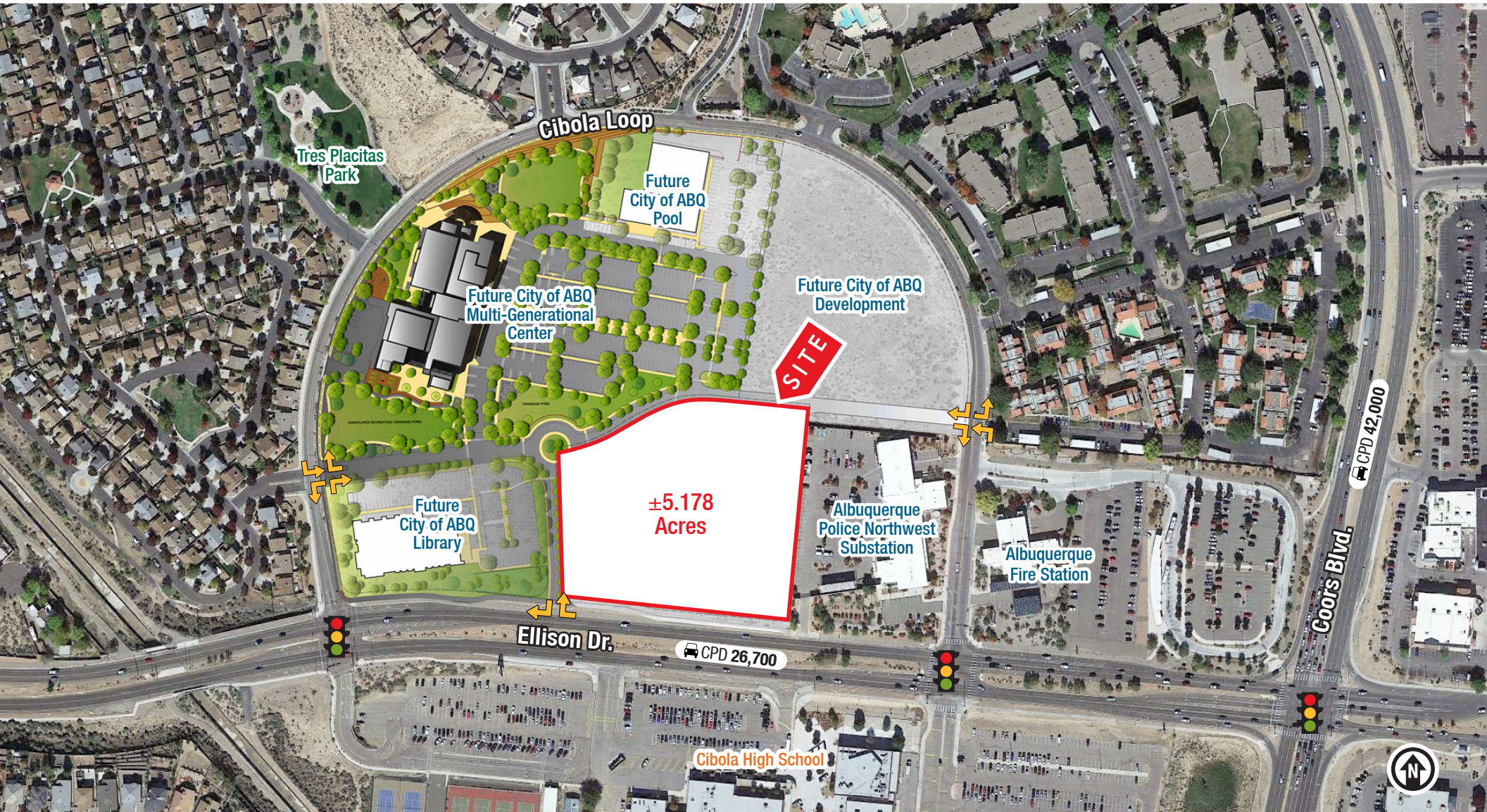
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LOCATION



505 878 0001 | [sunvista.com](http://sunvista.com)      
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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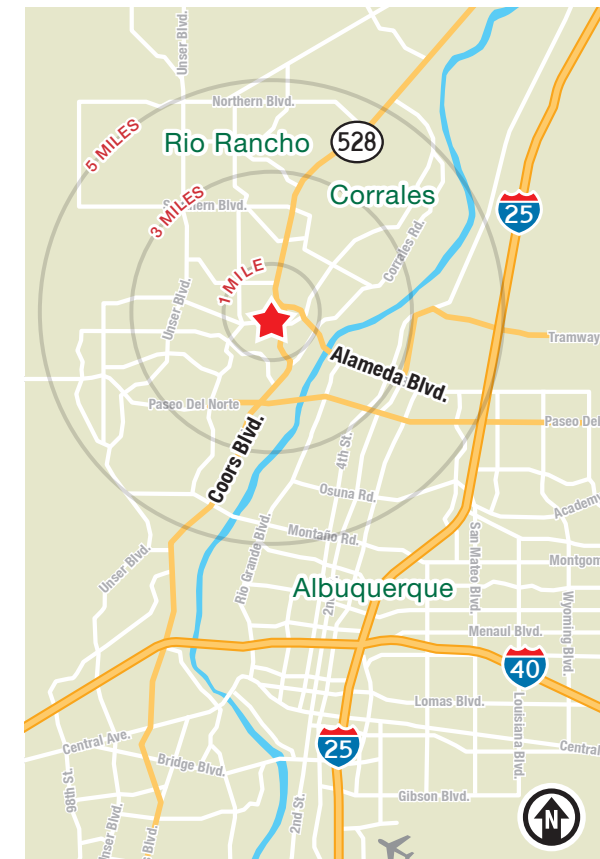
## DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2021		2021		2021	
Population	11,932		76,485		177,615	
Households	5,189		30,303		68,902	
Families	3,009		19,781		46,014	
Average Household Size	2.30		2.51		2.55	
Owner Occupied Housing Units	2,599		21,689		51,979	
Renter Occupied Housing Units	2,590		8,614		16,923	
Median Age	34.8		38.5		38.8	
Trends: 2021-2026 Annual Rate	State		State		State	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	368	7.1%	2,080	6.9%	4,824	7.0%
\$15,000 - \$24,999	387	7.5%	1,829	6.0%	3,937	5.7%
\$25,000 - \$34,999	500	9.6%	1,966	6.5%	4,635	6.7%
\$35,000 - \$49,999	844	16.3%	3,696	12.2%	8,650	12.6%
\$50,000 - \$74,999	949	18.3%	5,672	18.7%	13,259	19.2%
\$75,000 - \$99,999	779	15.0%	4,790	15.8%	10,813	15.7%
\$100,000 - \$149,999	856	16.5%	5,700	18.8%	12,812	18.6%
\$150,000 - \$199,999	222	4.3%	2,002	6.6%	4,704	6.8%
\$200,000+	283	5.5%	2,568	8.5%	5,268	7.6%
Median Household Income	\$60,640		\$74,426		\$72,740	
Average Household Income	\$80,471		\$96,024		\$93,942	
Per Capita Income	\$34,010		\$37,816		\$36,208	

## DEMOGRAPHICS

Demographics	1 mile	3 mile	5 mile
 Total Population	11,932	76,485	177,615
 Average HH Income	\$80,471	\$96,024	\$93,942
 Daytime Employment	9,025	27,849	71,791

2021 Forecasted by Esri



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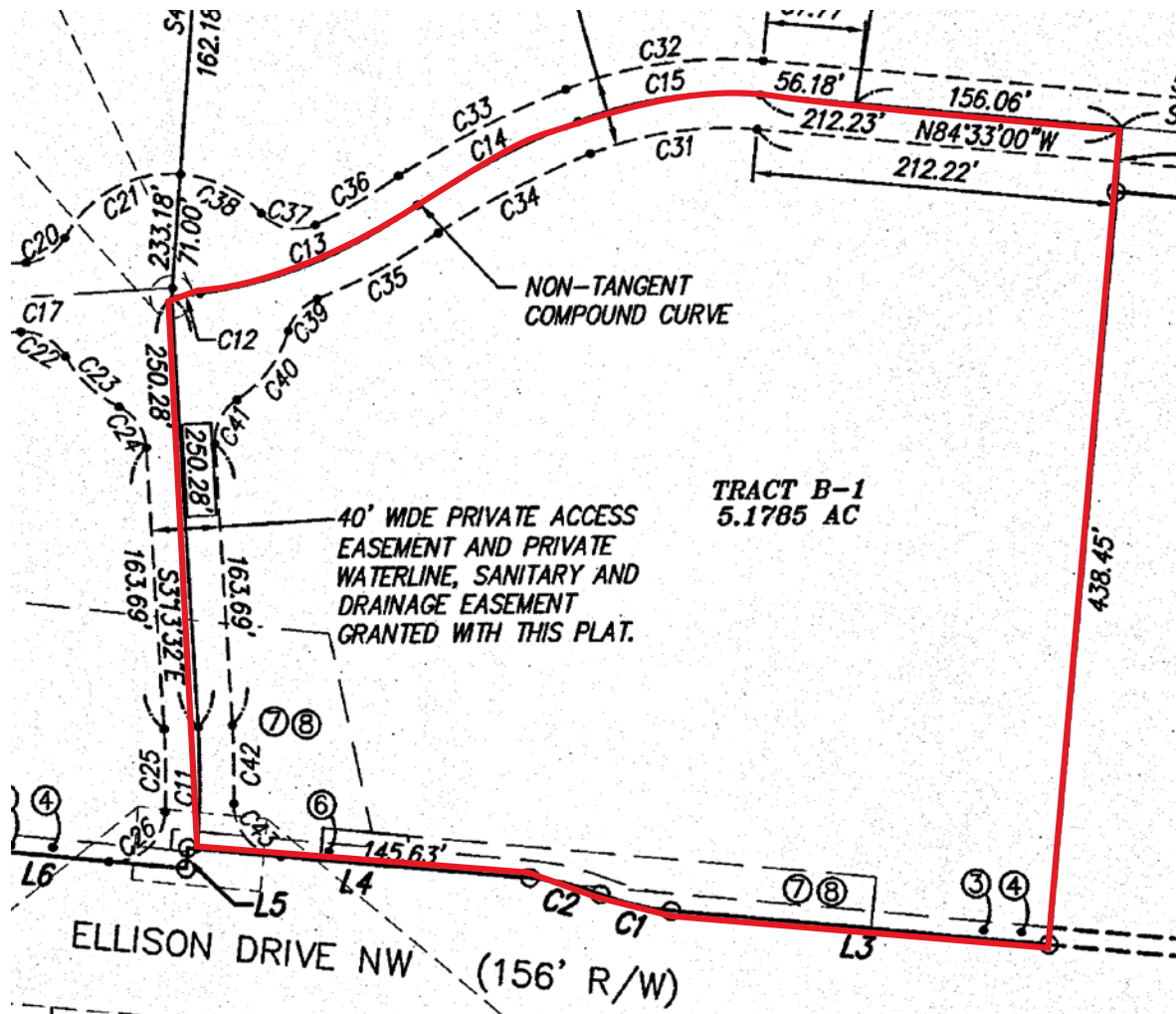
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# SITE SURVEY

**AVAILABLE**

**Tract B-1: ±5.178 Acres**

# 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 2021 Demographics)



**654,217**

City Population



**264,145**

Households



**\$77,810**

Avg. Household Income



**\$45,730**

Md. Disposable Income



**23,491**

Total Businesses



**332,805**

Total Employees



**936,582**

Albuquerque Metro Population

**#1**

**The Largest**

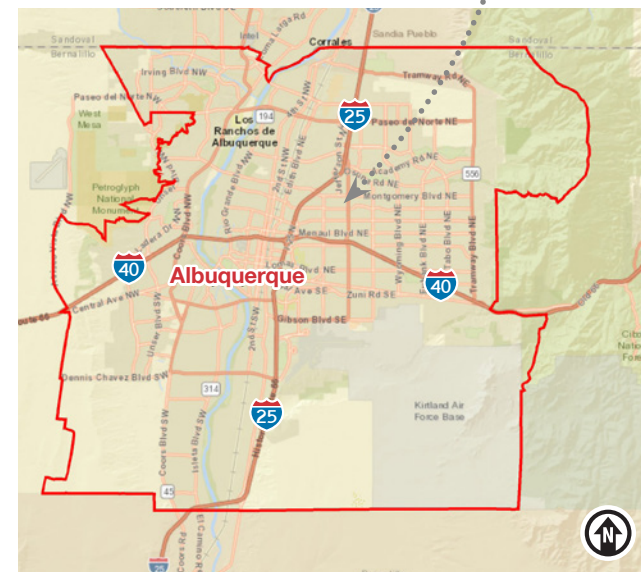
City in the State



#### ALBUQUERQUE METRO



#### ALBUQUERQUE CITY



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*

Ranks among America's best cities for global trade - *Global Trade Magazine*

The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



#### EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access