

For Sale

Highly-Visible Pad Site Available

RETAIL/RESTAURANT USE PERMISSIVE

200 Rio Bravo Blvd. SE | Albuquerque, NM 87105

SWQ Rio Bravo Blvd. & Prince St. SE



±1.05 Acres
Available



Sale Price:
See Advisors

ZONING

- M-2, Bernalillo County

PROPERTY HIGHLIGHTS

- Visibility to 30,500 cars per day
- Quick access to I-25 via Rio Bravo Blvd.
- Located within the most underserved trade area in the Albuquerque metro area
- Located on a rapidly growing business corridor
- Flexible M-2 zoning allows for retail & restaurant uses

NAISunVista

got space

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SITE



500 Rio Bravo Blvd. CPD 30,500

Commercial Building Also
Available For Sale or Lease

King Rd.

SITE

±1.05 Ac.
Conceptual site plan,
subject to change.

FUTURE
DEVELOPMENT



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6801 Jefferson St. NE
Suite 200
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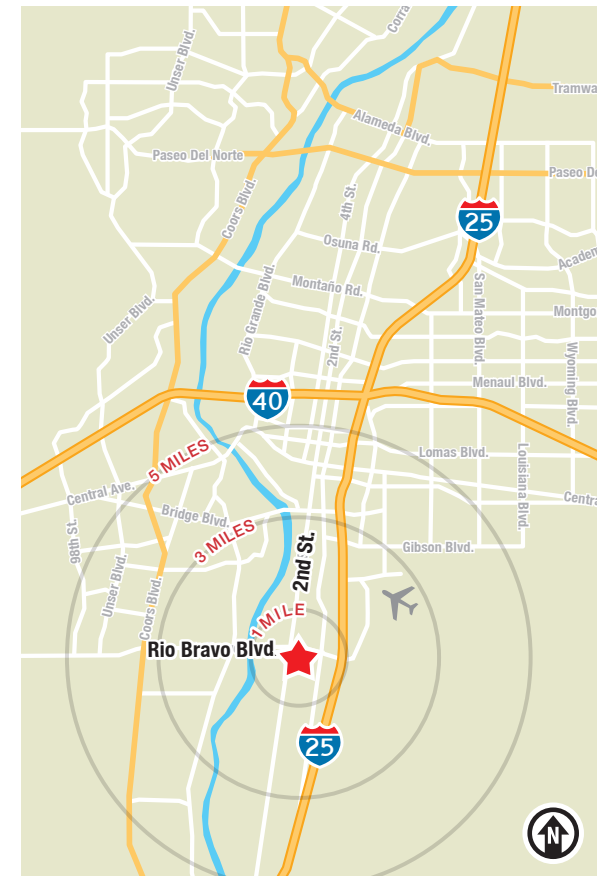
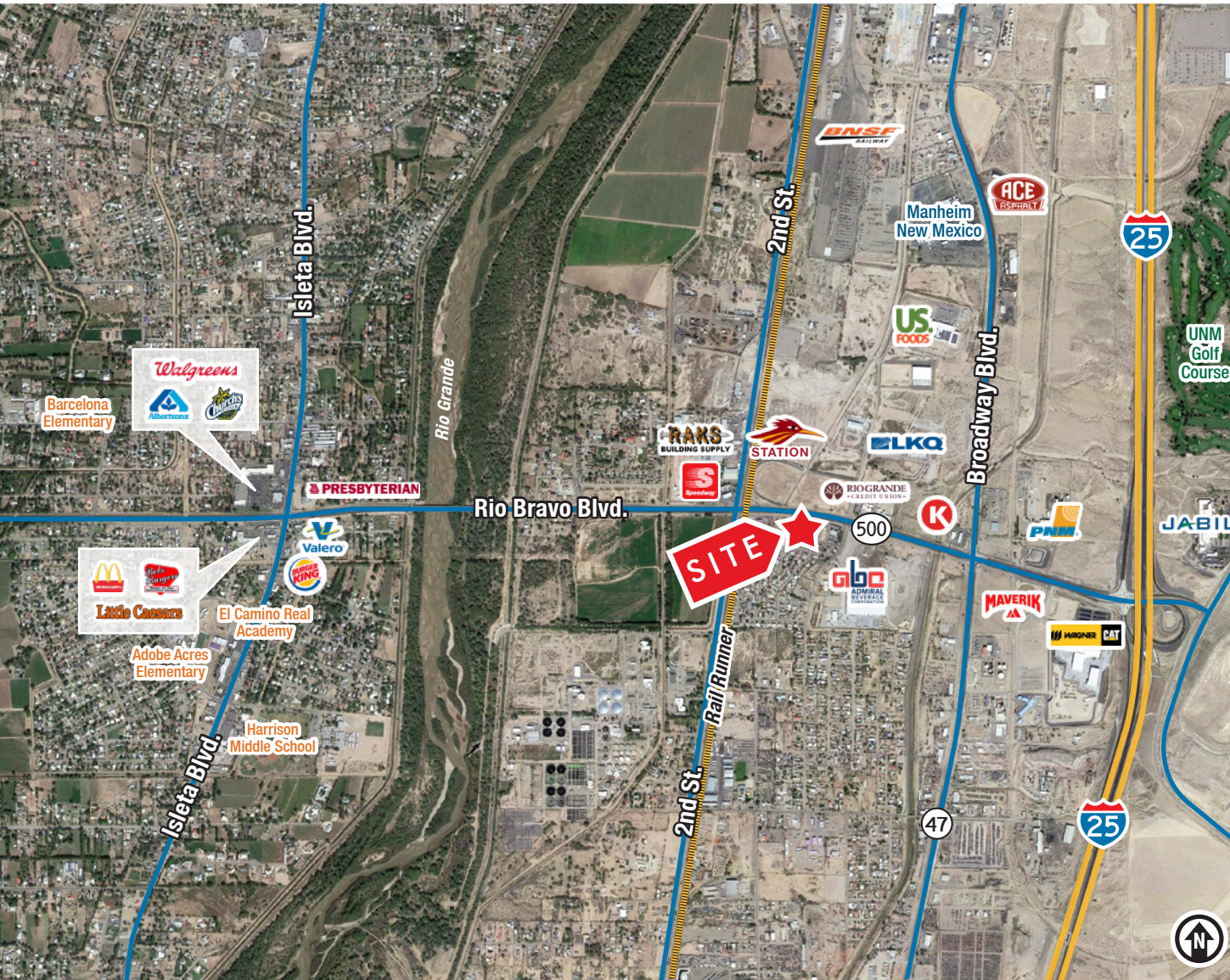
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	2,241	31,058	142,663
Average HH Income	\$55,368	\$54,933	\$57,029
Daytime Employment	1,162	18,118	99,866

2021 Forecasted by Esri



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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

