

# For Lease

## Avanzando Pad Sites

JOIN **Mister CAR WASH** IN THE HIGH-GROWTH SOUTHWEST MESA

SEC Rio Bravo & Loris Dr. | Albuquerque, NM 87105

SEQ Coors & Rio Bravo Blvd. SW

**UNDER CONSTRUCTION  
– 2022 DELIVERY**

**LAS  
ESTANCIAS**

Anderson Farms  
Master-Planned Community  
±300 Acres/±450 Homes

**Avanzando**

FirstFinancial

LEASED

LEASED

LEASED

CPD 23,700



**Avanzando**

### LEASE RATE

- See Advisors

### AVAILABLE

- Retail Pad Sites

### PROPERTY HIGHLIGHTS

- Adjacent to Las Estancias, one of the most-visited shopping centers in Albuquerque
- Shadow-anchored by the most-visited Walmart in New Mexico
- Next to top-performing national retailers and quick-serve restaurants
- Great visibility and access along Rio Bravo Blvd. with future access from Loris Dr.
- 51,200 cars per day at the intersection of Rio Bravo & Coors Blvds.
- Located near one of seven Albuquerque river crossings
- 4 minutes from Albuquerque's largest high school
- ±450 homes under construction south of the site

**NAL SunVista**

got space

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SITE PLAN





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HOUSING DEVELOPMENT





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## RETAIL SUCCESS





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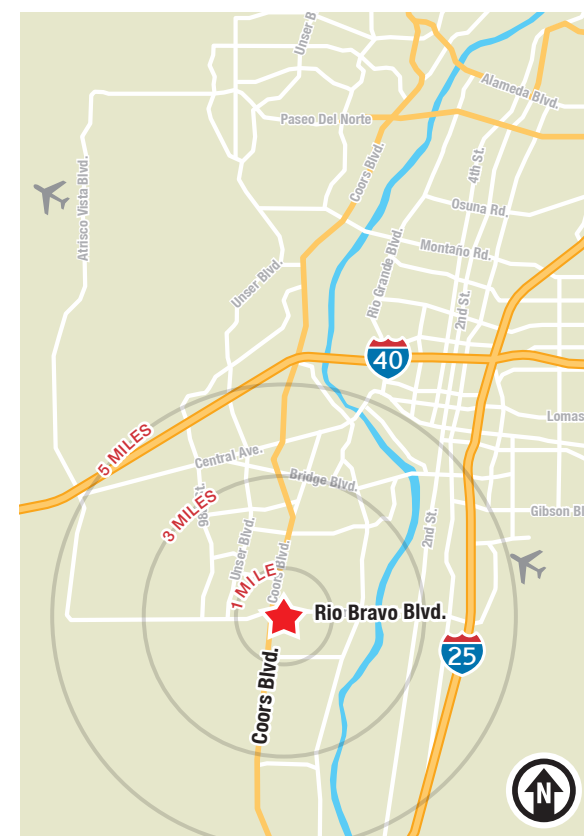
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2021		2021		2021	
Population	5,597		76,358		147,423	
Households	1,869		23,464		48,045	
Families	1,386		17,840		34,005	
Average Household Size	2.98		3.24		3.04	
Owner Occupied Housing Units	1,527		18,809		35,711	
Renter Occupied Housing Units	343		4,656		12,333	
Median Age	33.3		31.6		32.5	
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	268	14.3%	2,712	11.6%	6,809	14.2%
\$15,000 - \$24,999	281	15.0%	2,699	11.5%	6,089	12.7%
\$25,000 - \$34,999	261	14.0%	2,991	12.7%	5,919	12.3%
\$35,000 - \$49,999	286	15.3%	3,832	16.3%	7,570	15.8%
\$50,000 - \$74,999	311	16.6%	5,106	21.8%	9,570	19.9%
\$75,000 - \$99,999	240	12.8%	3,146	13.4%	5,788	12.0%
\$100,000 - \$149,999	162	8.7%	1,952	8.3%	4,071	8.5%
\$150,000 - \$199,999	47	2.5%	751	3.2%	1,356	2.8%
\$200,000+	14	0.7%	275	1.2%	873	1.8%
Median Household Income	\$40,353		\$47,413		\$44,200	
Average Household Income	\$53,322		\$58,115		\$57,679	
Per Capita Income	\$17,382		\$17,917		\$18,845	

### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,597	76,358	147,423
Average HH Income	\$53,322	\$58,115	\$57,679
Daytime Employment	2,105	8,277	33,382

2021 Forecasted by Esri



## 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

