For Sale

Hard-Corner Retail Pad Site

LOCATED NEAR I-25 & RIO BRAVO BLVD.



NEC Rio Bravo & Broadway Blvds. SE | Albuquerque, NM 87105

MISunVista Got Space

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For Sale

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PROPERTY

AVAILABLE

NEC: ±2.36 Acres

SALE PRICE

\$15.00/SF

ZONING

M-2, Bernalillo County

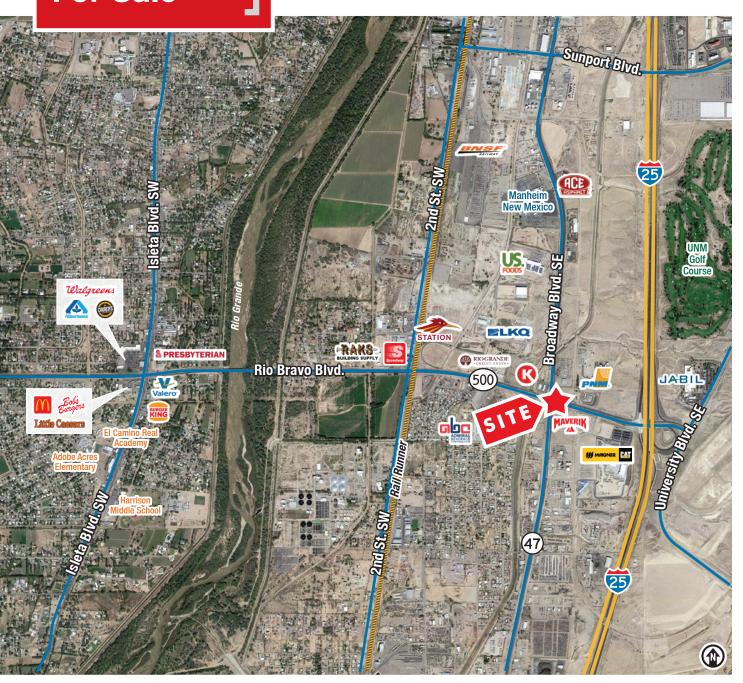
HIGHLIGHTS

- Gateway to almost 118,000 Southwest Mesa residents
- Hard-corner with fullsignalized access
- Located in a vastlyunderserved retail trade area
- High daytime employment
- Almost 60,000 cars per day at the intersection of Rio Bravo & Broadway Blvds.
- Traffic enhanced by nearby Railrunner Station



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LOCATIO	N	
emographics	1 Mile	3

Demographics	i wiie	3 Mile	5 Mile
Total Population	1,388	26,246	123,862
Average HH Income	\$65,887	\$69,652	\$73,693
Daytime Employment	1,141	17,913	88,111

2025 Forecasted by Esri





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TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA

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.



Albuaueraue Metro Population

Daytime **Employment**

Total

Population

HH Income

Average

\$72,662 16.917

117,932

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)







\$56,388







Largest City in the State

The Southwest Mesa is a High-Growth, Underserved Trade Area

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.



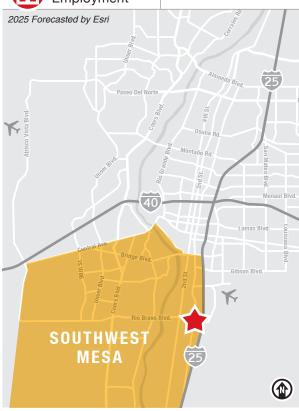
The Southwest Mesa has 9 SF of Retail/Capita compared to the city average of 45 SE.



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 **\$73,693.**



SW MESA DEMOGRAPHICS



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