

**For
Sale**



Hard-Corner Retail Pad Site

LOCATED NEAR I-25 & RIO BRAVO BLVD.



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

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±2.36 Acres Available

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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 full-signalized access
- Located in a vastly-underserved 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



For Sale

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LOCATION

Demographics	1 Mile	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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Albuquerque

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.



932,477
Albuquerque
Metro
Population



**The
Largest**
City in the State


ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



566,057
City Population


241,738
Households


\$95,396
Avg. Household Income


\$56,388
Md. Disposable Income


21,751
Total Businesses


277,887
Total Employees

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 SF.






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

	Total Population	117,932
	Average HH Income	\$72,662
	Daytime Employment	16,917

2025 Forecasted by Esri

