

For Sale

SEQ Coors Blvd. & 7 Bar Loop | Albuquerque, NM 87114



PROPERTY

AVAILABLE

Land: ±1.54 Acres

SALE PRICE

\$938,000 (\$14.00/SF)

ZONING **MX-L**

- Allows for a variety of uses

HIGHLIGHTS

- Across from “Restaurant Row” at Cottonwood Mall
- Located in a high traffic corridor – 23,300 cars per day
- Great visibility with Coors Blvd. frontage
- Surrounded by top-performing national restaurants, stores and shopping
- Area serves dense residential housing & schools
- High average household income of \$114,363 within a 3-mile radius
- Multiple access points
- Utilities to the site

For Sale

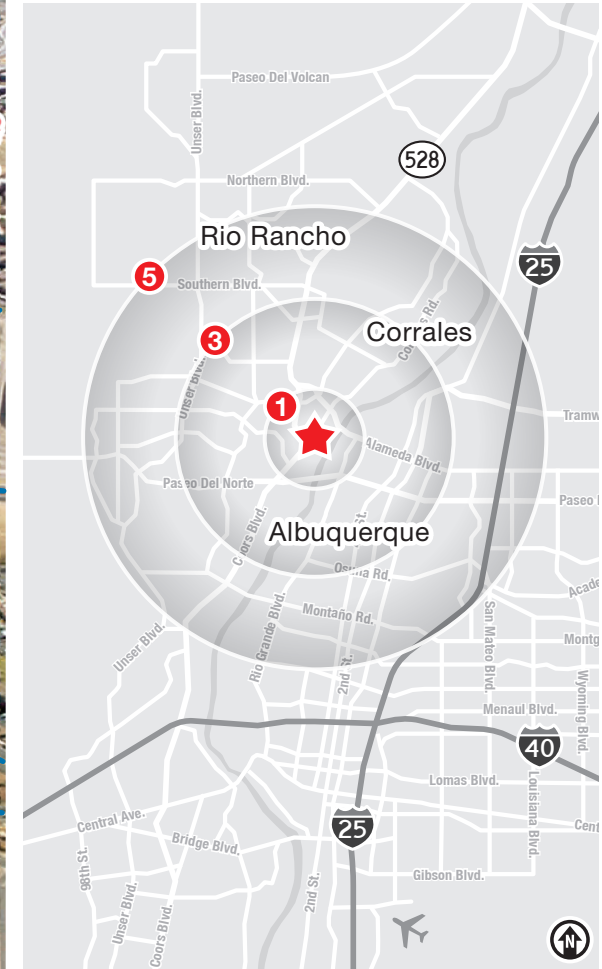
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,460	62,702	181,965
Average HH Income	\$103,702	\$114,363	\$113,754
Daytime Employment	8,734	29,464	96,471

2025 Forecasted by Esri



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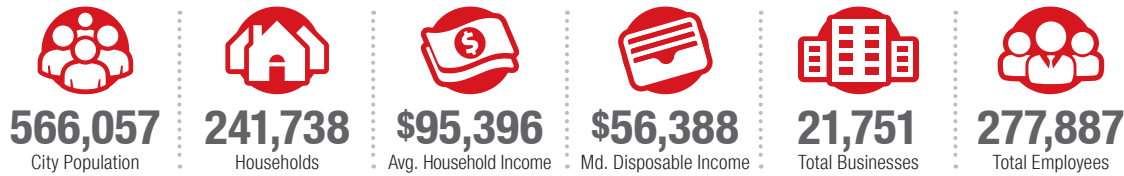
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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.

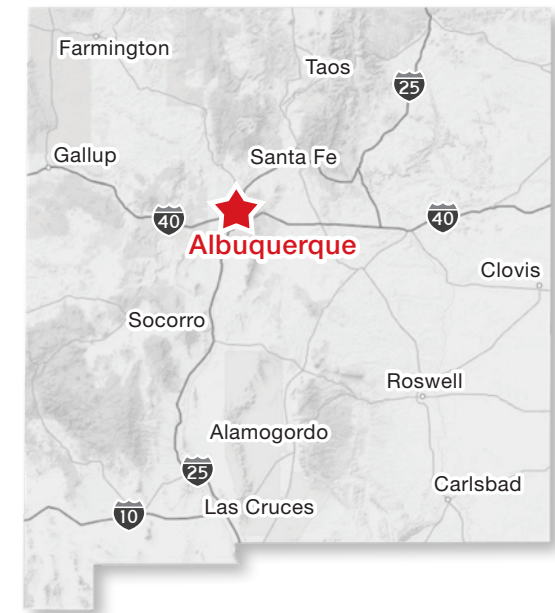
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



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*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



Petroglyph National Monument



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.