

**SWQ Coors Blvd.
& St. Josephs Dr.**

Oxbow Center

LAND FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

Pad Sites For Ground Lease

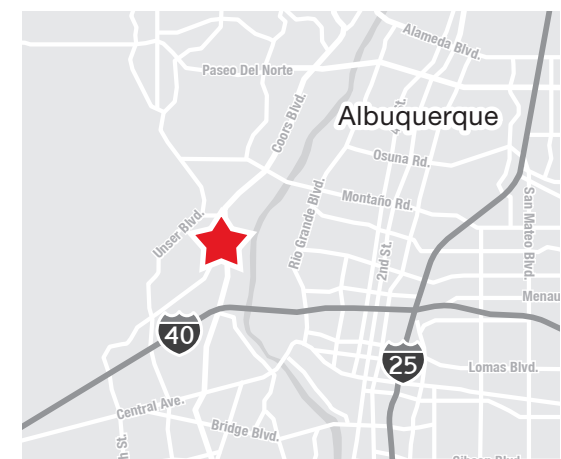
SWQ Coors Blvd. &
St. Josephs Dr. NW
Albuquerque, NM 87120

AVAILABLE

- Pad Sites:
Ground Lease $\pm 0.75 - 2.78$ Ac.

HIGHLIGHTS

- High visibility and easy access
- $\pm 50,000$ cars per day
- Adjacent to top performing Starbucks, Chick-fil-A, Blake's and Panera Bread
- Strategic location with strong demographics
- See Advisor for price



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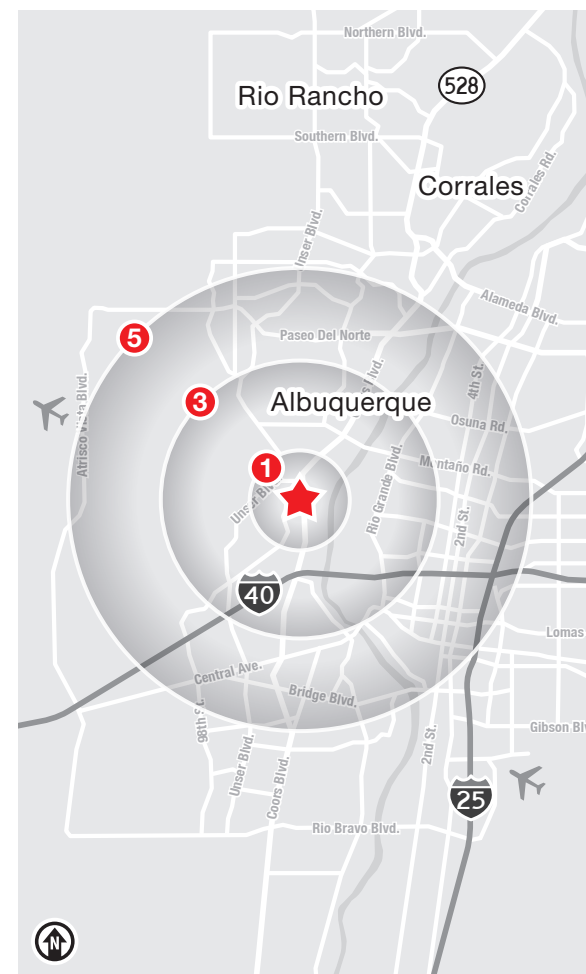
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Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,738	78,220	191,024
Average HH Income	\$97,732	\$111,488	\$101,646
Daytime Employment	3,941	19,708	95,062

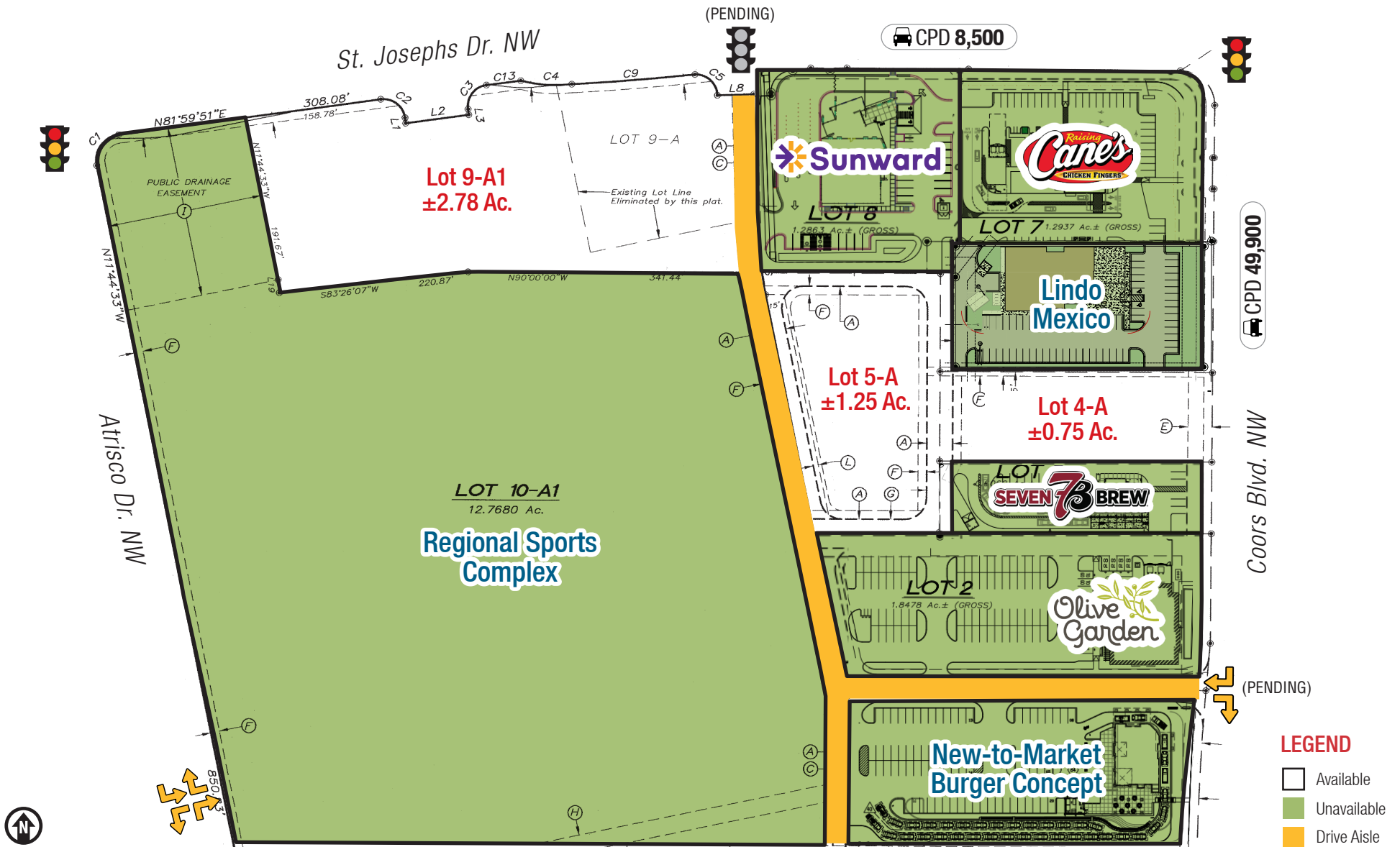
2026 Forecasted by Esri



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NAI SunVista

505 878 0001 | sunvista.com | [f](#) [t](#) [in](#) [v](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Brett Hills
brett@sunvista.com | 505 998 1648

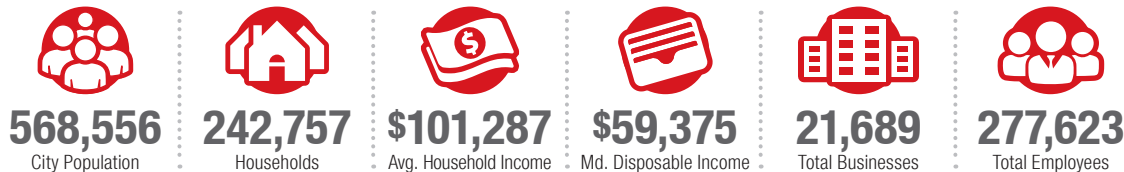
Albuquerque

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 2026 Demographics)



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



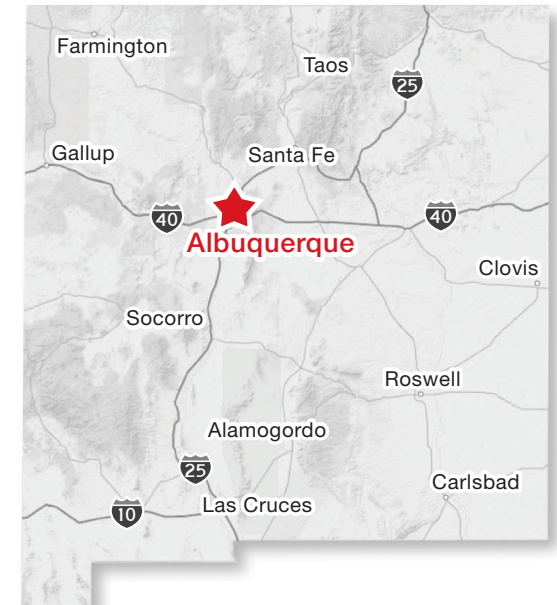
Petroglyph National Monument



939,327
Albuquerque
Metro
Population



**The
Largest**
City in the State



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.