

**For  
Sale**



# Retail Pads on a Major River Crossing

## IN A VASTLY-UNDERSERVED RETAIL TRADE AREA



**PRICE REDUCED!**

**±3.58  
Acres**

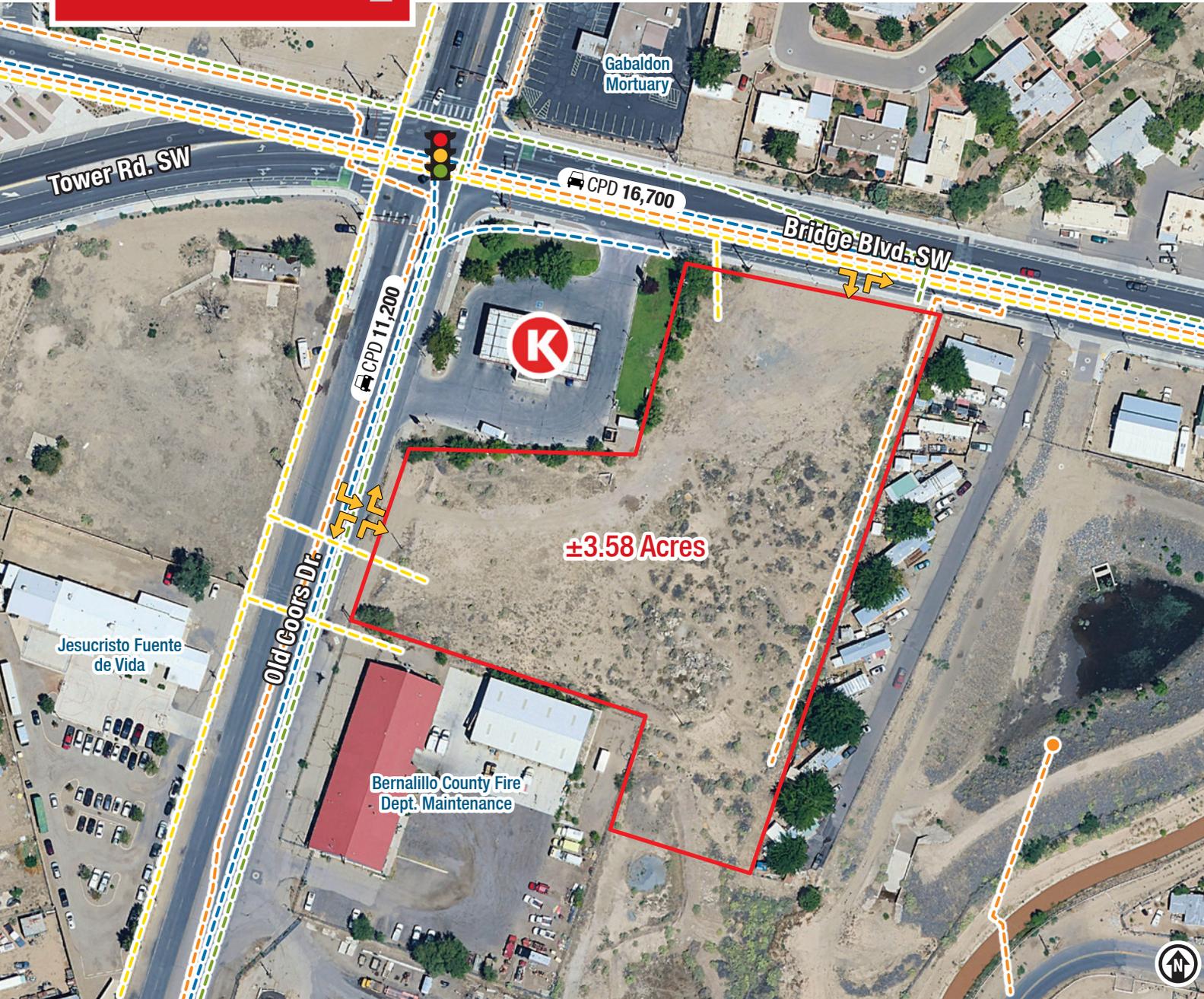
**±3.58 Acres Available**

SEC Bridge Blvd. & Old Coors Dr. SW | Albuquerque, NM 87121

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## PROPERTY

### AVAILABLE

Land: ±3.58 Acres

### SALE PRICE

\$525,000 (\$3.37/SF)

### HIGHLIGHTS

- Proven and densely-populated retail trade area
- Great site for retail owner/operator
- Opportunity for access from two major streets
- All utilities present at the site
- ±27,900 combined cars per day on Bridge Blvd. and Old Coors Dr.
- Vastly-underserved, yet proven and densely-populated retail trade area
- Opportunity for access on two major streets
- Great site for retail owner/operator
- No use-restrictions from adjacent retailers

**ZONING** MX-L

### UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main
- Electrical Main

**NAISunVista**

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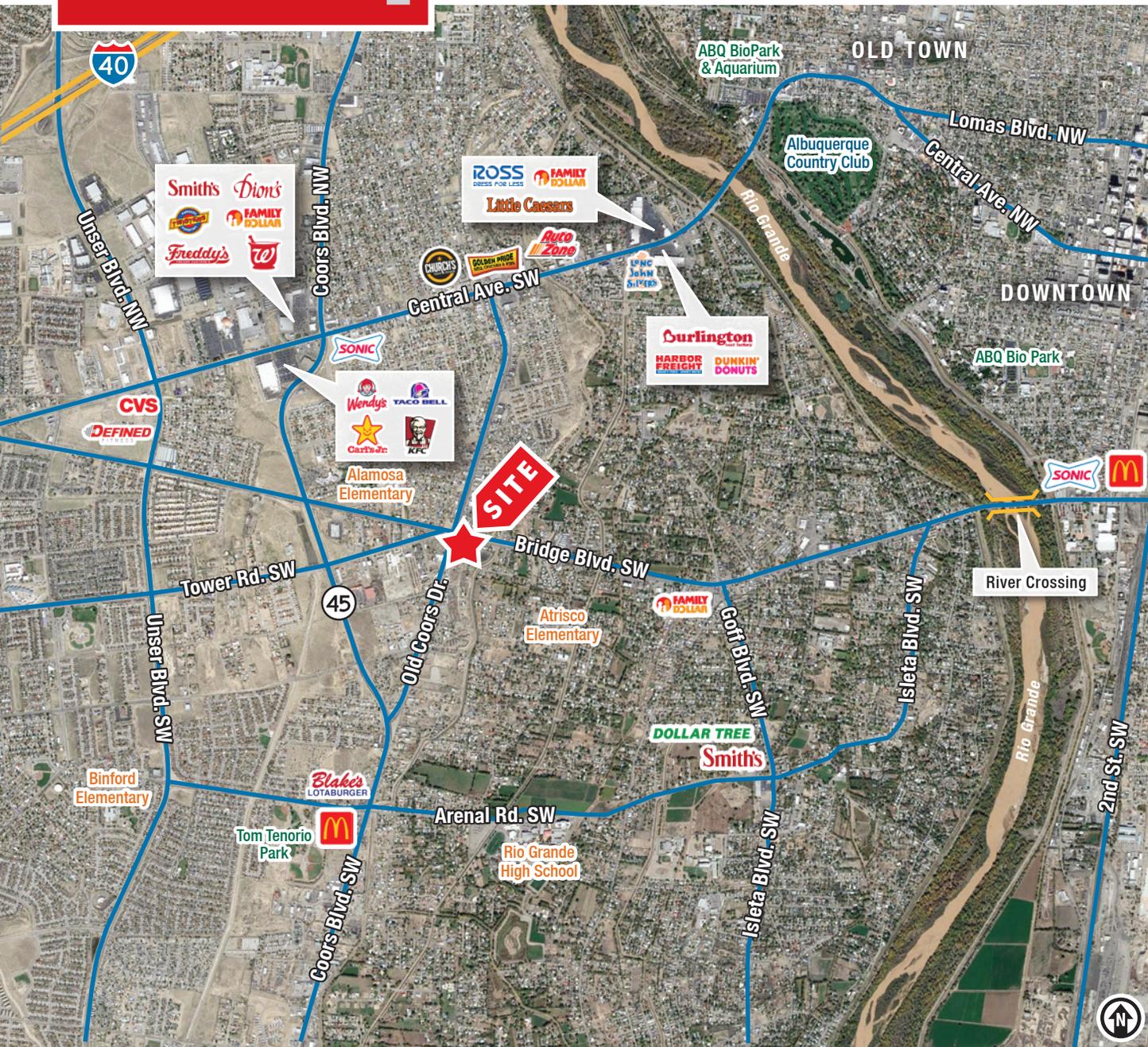
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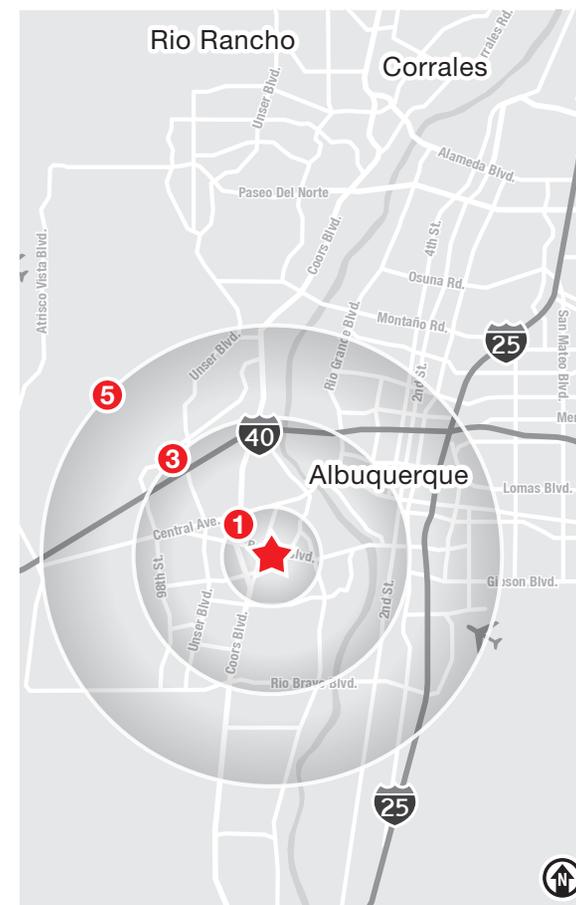


**LOCATION**

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,143	111,132	214,324
Average HH Income	\$68,311	\$73,043	\$78,908
Daytime Employment	1,345	31,582	104,729

2025 Forecasted by Esri

**HUB Zone** [MORE INFO](#)



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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

### SW MESA DEMOGRAPHICS



**Total  
Population** 117,932

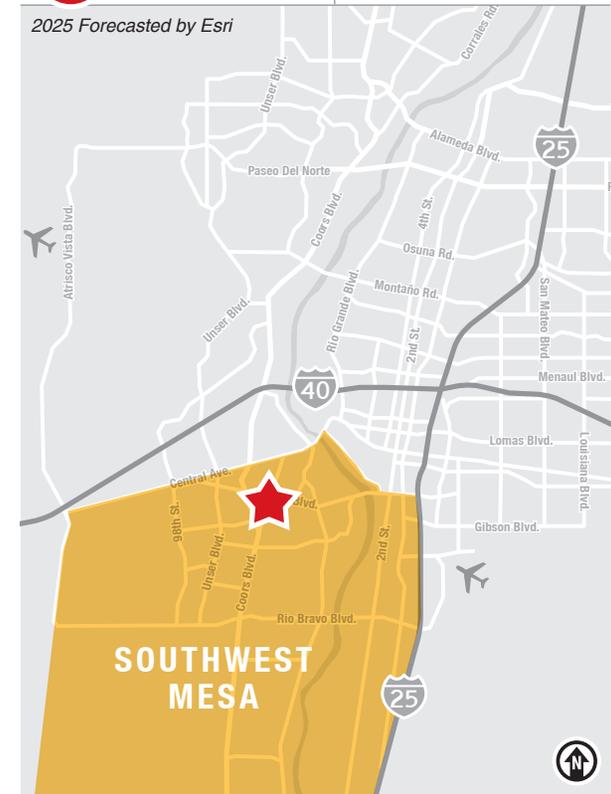


**Average  
HH Income** \$72,662



**Daytime  
Employment** 16,917

2025 Forecasted by Esri



## 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 **\$78,908.**