

**For
Sale**



Hard-Corner Retail Pad Site

LOCATED AT HIGH-TRAFFIC RIVER CROSSING



527 Bridge Blvd. SW | Albuquerque, NM 87102

±0.43 Acres Available

Genieve Posen

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NA SunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

527 Bridge Blvd. SW | Albuquerque, NM 87102



PROPERTY

AVAILABLE

Land: ±0.43 Acres

SALE PRICE

\$350,000

ZONING MX-M

HIGHLIGHTS

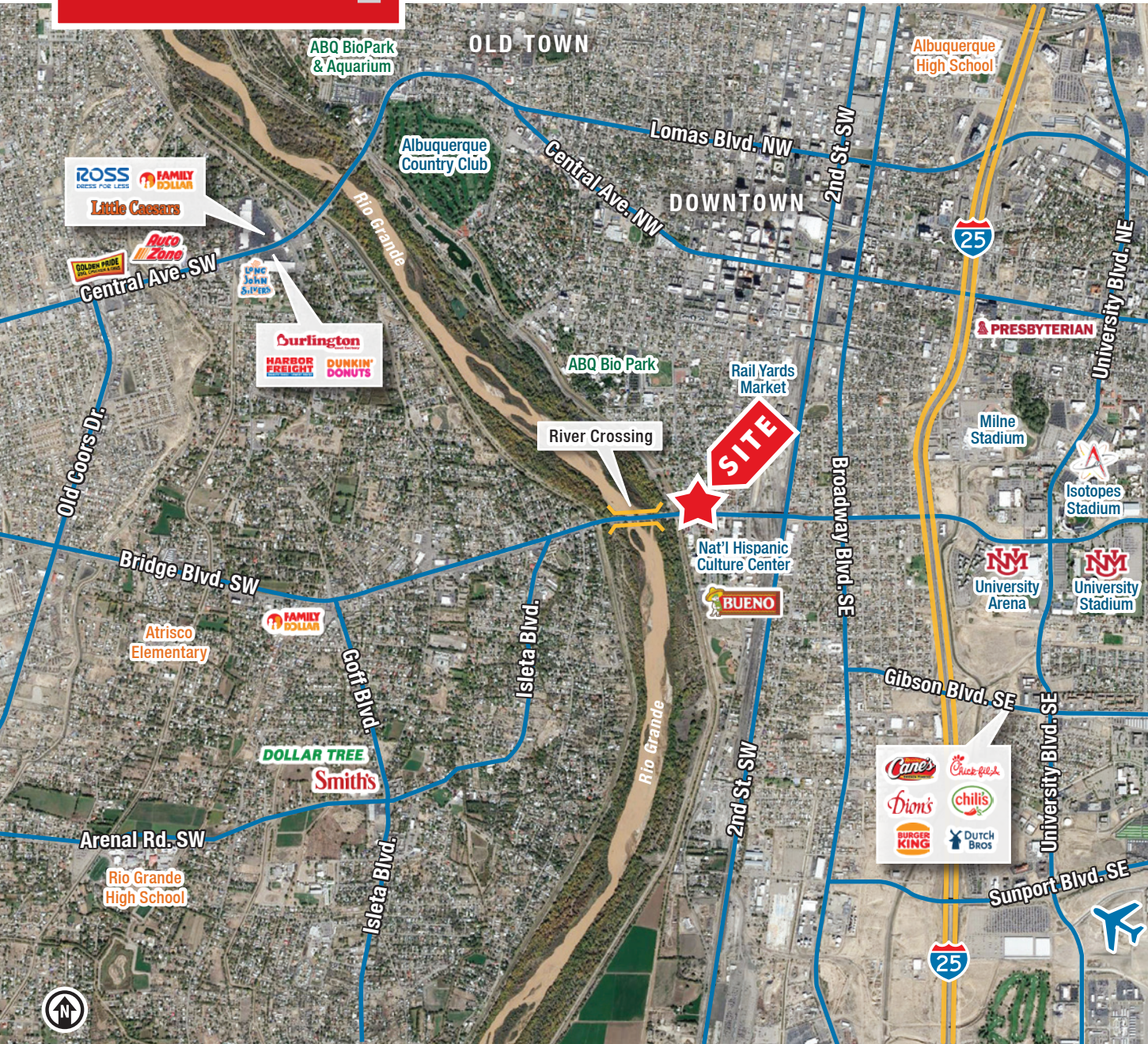
- On a hard corner with more than 47,000 cars per day
- On the “going home” side of the street
- Positioned on one of the eight metro river crossing
- Perfect location for businesses targeting captured commuter traffic
- Within an underserved retail trade area
- Adjacent to national brands such as Sonic, Circle K, AutoZone and McDonald's
- Across from the National Hispanic Cultural Center and other traffic drivers
- An additional ±0.25 acres is included in the sale

LOCATION QUADRANT

- SWQ 4th St. & Bridge Blvd. SW

For Sale

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,262	82,321	224,826
Average HH Income	\$61,028	\$70,873	\$77,881
Daytime Employment	11,374	80,595	148,112

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)



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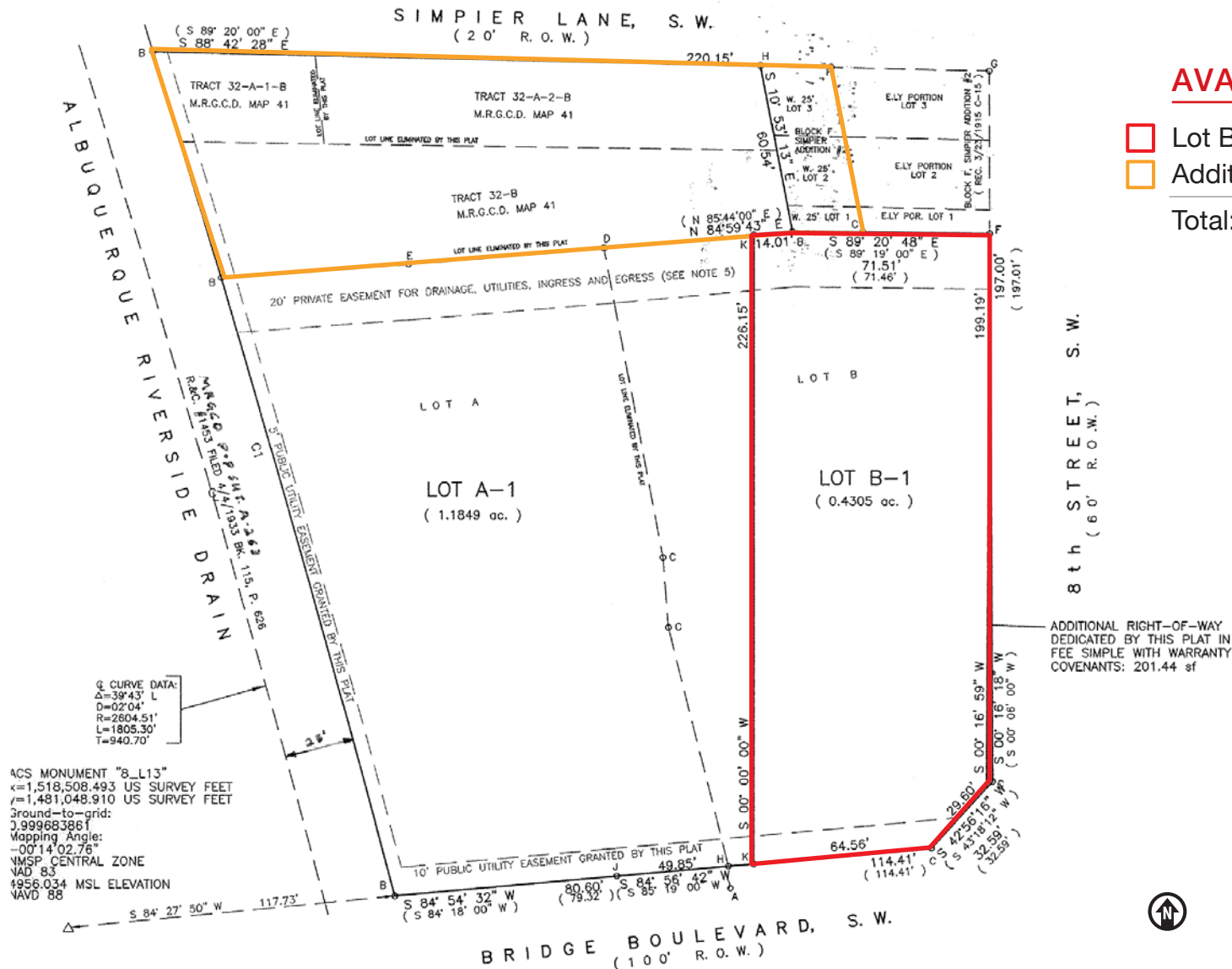
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SITE SURVEY

AVAILABLE

	Lot B-1:	±0.43 Ac.
	Additional Lot:	±0.25 Ac.
	Total:	±0.68 Ac.



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 **\$77,881.**

SW MESA DEMOGRAPHICS

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

