

For Sale



Retail Pad Near Walmart Power Center

PRIME FRONTAGE ON RIO BRAVO NEAR COORS BLVD.



LAS ESTANCIAS SHOPPING CENTER
4.1 Million Visits Annually - #1 in New Mexico

Top 6% in Nation
#1/12 in Metro
3.2 Million Visits Annually

SITE | ±0.52 Ac.

#1/17 in Metro
385.5K Visits Annually

SLIM CHICKENS (COMING SOON)
202.9K Visits Annually

Denny's
516.8K Visits Annually

Avanzando
2 PAD SITES LEFT!

±0.52 Acres Available

SEQ Coors & Rio Bravo Blvds. SW | Albuquerque, NM 87108

John Algermissen CCIM
johna@sunvista.com | 505 998 5734

Genieve Posen
genieve@sunvista.com | 505 998 1568

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

SEQ Coors & Rio Bravo Blvds. SW | Albuquerque, NM 87108

PROPERTY

AVAILABLE

Land: ±0.52 Acres

SALE PRICE

\$690,000 (\$30.00/SF)

HIGHLIGHTS

- High-exposure location along a major Albuquerque river crossing
- Last retail pad among national brands at Avanzando
- Located adjacent to top-performing Walmart Supercenter-anchored power center
- Surrounded by dense residential communities and schools
- Underserved demand for retail, services, and food in the area
- Development-ready with utilities to the property line
- Opportunity to thrive from the area's most active retail intersection

ZONING C-1, Bernalillo County

LOCATION

SEQ Coors & Rio Bravo Blvd. SW

Master-Planned Communities



For Sale

SEQ Coors & Rio Bravo Blvds. SW | Albuquerque, NM 87108

Avanzando

2 PAD SITES LEFT!



CPD 25,500

Rio Bravo Blvd. SW

SITE
±0.52 Ac.
Conceptual site plan,
subject to change.

NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

John Algermissen CCIM
johna@sunvista.com
505 998 5734

Genieve Posen
genieve@sunvista.com
505 998 1568

For Sale

SEQ Coors & Rio Bravo Blvds. SW | Albuquerque, NM 87108

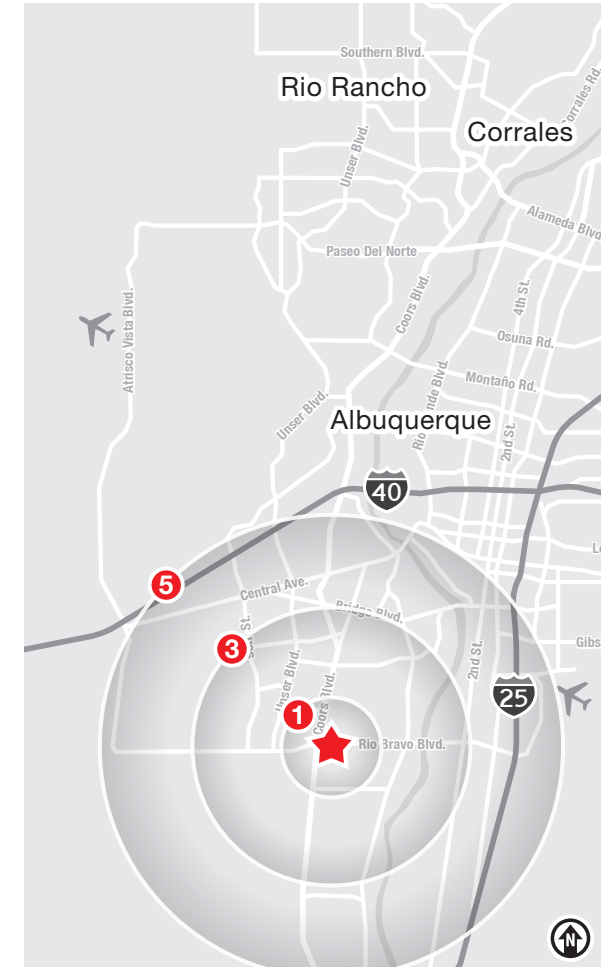
1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2025	2025	2025
Total Population	6,666	76,655	144,264
Total Households	2,133	24,869	49,906
Family Households	1,627	18,525	33,959
Average Household Size	3.09	3.06	2.87
Owner Occupied Housing Units	1,690	19,611	35,650
Renter Occupied Housing Units	443	5,258	14,256
Median Age	36.6	34.3	35.2
Trends 2025 - 2030	State	State	State
Population	0.3%	0.3%	0.3%
Households	0.5%	0.5%	0.5%
Family Population	0.3%	0.3%	0.3%
Owner Occupied Housing Units	0.6%	0.6%	0.6%
Median Household Income	2.5%	2.5%	2.5%
Median Household Income	\$50,520	\$62,326	\$59,811
Average Household Income	\$65,989	\$73,618	\$72,866
Per Capita Income	\$21,608	\$23,955	\$25,343

DEMOGRAPHICS

Snap Shot	1 Mile	3 Mile	5 Mile
Total Population	6,666	76,655	144,264
Average HH Income	\$65,989	\$73,618	\$72,866
Daytime Employment	2,153	8,430	34,229

2025 Forecasted by Esri



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.

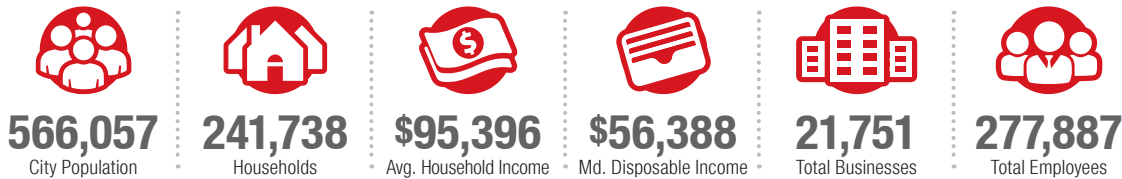


932,477
Albuquerque
Metro
Population






**The
Largest**
City in the State

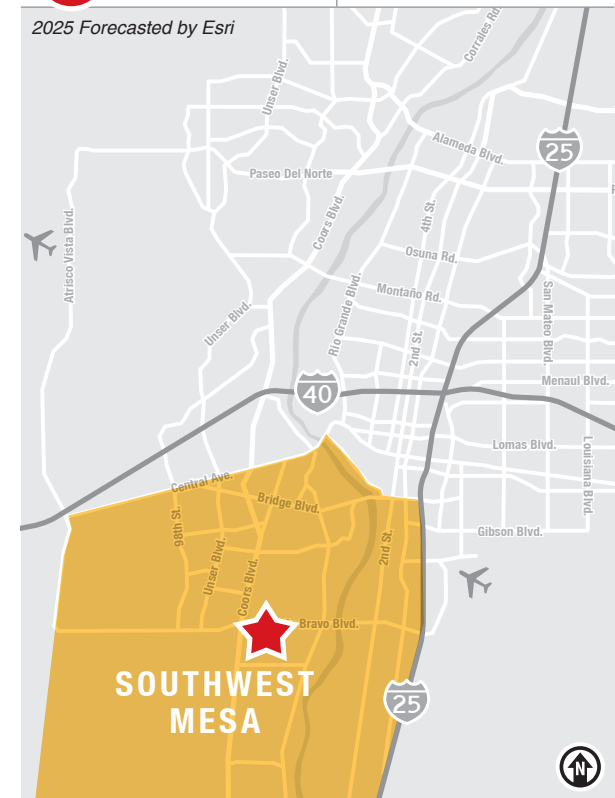
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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 **\$72.866**