



Isleta Blvd.

**Metro Commercial**  
REALTY, INC.

505.858.1444 (O) | 505.858.1448 (f) | mcrnm.com | 8232 Louisiana Blvd. NE Suite C Albuquerque, NM 87113

**FOR SALE**

**Development Opportunity**  
2712, 2720 & 2724 Isleta Blvd. SW  
Albuquerque, NM 87105



**Development Opportunity**  
Total Lot Size ±1.95 Acres  
Total Building Size ±6,284 SF  
Multi-Family ±3,438 SF  
Retail ±2,846 SF

Isleta Blvd.

Saunders Rd.

# Highlights



**±1.95 Acres**  
Land Size



**±3,438 SF**  
Multi-Family

**±2,846 SF**  
Retail

**±6,284 SF**  
Total Building Sizes

## Opportunity Development

Income producing property with room for more development. Current floor to area ratio is extremely low at 0.07

## Multi-Family Component




Four (4) residential apartments, in 2 duplexes, that are 100% leased totaling ±3,438 SF

## Retail Component

One (1) retail strip center, with 4 shop spaces, that is 65% leased totaling ±2,864 SF

## Growing Trade Area

Less than 3 miles from site south are several large developments that are economic drivers in the South Valley. The first is Rio Bravo Industrial District with over 180 acres of industrial/office in development only 2.5 miles away. Anderson Farms is a pending 290 acre single-family development with a projected 83 homes. Finally, Las Estancias is an 80 acre mixed-use development with both retail and medical with senior living community.

- 
**Rio Bravo Industrial**  
 2.5 Miles | 5 Minutes
- 
**Anderson Farms**  
 2.1 Miles | 5 Minutes
- 
**Las Estancias**  
 2.8 Miles | 7 Minutes











This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

**Metro Commercial**  
REALTY, INC.

Clay Azar  
505.480.9777 | [clay@mcrnm.com](mailto:clay@mcrnm.com)

# Demographics

	1 Mile	3 Mile	5 Mile	
	2018 Estimated Population	8,541	60,794	174,604
	2023 Projected Population	8,706	61,603	176,481
	Projected Annual Growth 2018 to 2023	0.4%	0.3%	0.2%
	Historical Annual Growth 2000 to 2018	0.2%	1.1%	1.9%
	2018 Estimated Households	2,983	20,372	64,444
	2023 Projected Households	3,122	21,232	66,967
	2010 Census Households	2,820	19,395	59,356
	2018 Estimated Average Household Income	\$55,263	\$53,954	\$53,519
	2018 Estimated Median Household Income	\$43,191	\$41,281	\$41,880
	2018 Estimated Associates Degree Only	4.7%	6.1%	7.3%
	2018 Estimated Bachelors Degree Only	7.1%	8.0%	11.6%
	2018 Estimated Graduate Degree	5.0%	4.9%	8.1%
	2018 Estimated Total Businesses	212	1,388	6,938
	2018 Estimated Total Employees	1,656	13,282	83,390

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.