



**Owner Financing Available!**

**Sale Price: \$488,000 (\$7.00/SF)**

**Land Size: +/- 1.60 acres**

#### Features:

- High Traffic West-Side Location
- Located off Coors Blvd.
- Easy Access to I-40 & Central Avenue
- Potential Access to Coors Blvd.
- Zoning: NR-BP
- Under-Served Trade Area
- Large, Flat, Open Parcel
- Ideal for Many Commercial Uses



## Development Parcel at Busy Westside Intersection

**Coors and Fortuna Albuquerque, NM 87121**

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | [Info@go-absolute.net](mailto:Info@go-absolute.net) [alfredo@go-absolute.net](mailto:alfredo@go-absolute.net) [lucas@go-absolute.net](mailto:lucas@go-absolute.net)

Alfredo Barrenechea  
505-401-0135

Lucas Romero  
505-610-1991



# Property Summary



Absolute Investment Realty is proud to present this prime development opportunity located just west of the intersection of Coors & Fortuna. This area has seen tremendous growth in the past few years making this property a prime candidate for commercial development. Recently, several large parcels in the trade area have sold to developers and several new retail projects have been developed. The topography of this site, combined with the off-hard-corner location, and the NR-BP makes this site ideal for a number of commercial uses. Some of the nearby business include McDonald’s, Subway, Weck’s, Blake’s Lotaburger, O’Reilly Auto Parts, and T-Mobile. Don’t miss this opportunity to own this well located development parcel in one of Albuquerque’s most desirable trade areas.

The seller of the property also owns an adjacent parcel that fronts Coors Blvd. The buyer of this property could acquire both parcels and have access to Coors. Owner financing also available. - Inquire with broker for more information.

## Property Information Summary

Property Location:	On Fortuna Rd just West of Coors Blvd, Albuquerque NM 87121
Property Description:	Vacant Land/Development Site
Zoning:	NR-BP: Non-Residential Business Park
Current Use:	Vacant Land
Gross Land Area:	+/-1.6 Acres
Utilities:	Water, Sewer, Electric, Gas to site. – Buyer to confirm availability.
Visibility:	Excellent – Visible from the hard corner of Coors & Fortuna.
Access:	Excellent access off Fortuna Rd. Potential access to Coors Blvd. via adjacent property also owned by seller – see broker for more information.
Allowable Uses:	NR-BP allows for a multitude of commercial uses such as Bars, Adult Entertainment, Tap Rooms, Car Wash, Vehicle Repair, Fuel Station, Parking Lot, Banks, Night Clubs, Hotel, Office and many more. Please consult with the CABQ – IDO Zone Code for more information: <a href="http://www.cabq.gov/planning">www.cabq.gov/planning</a>

\*The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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# Trade Area Map



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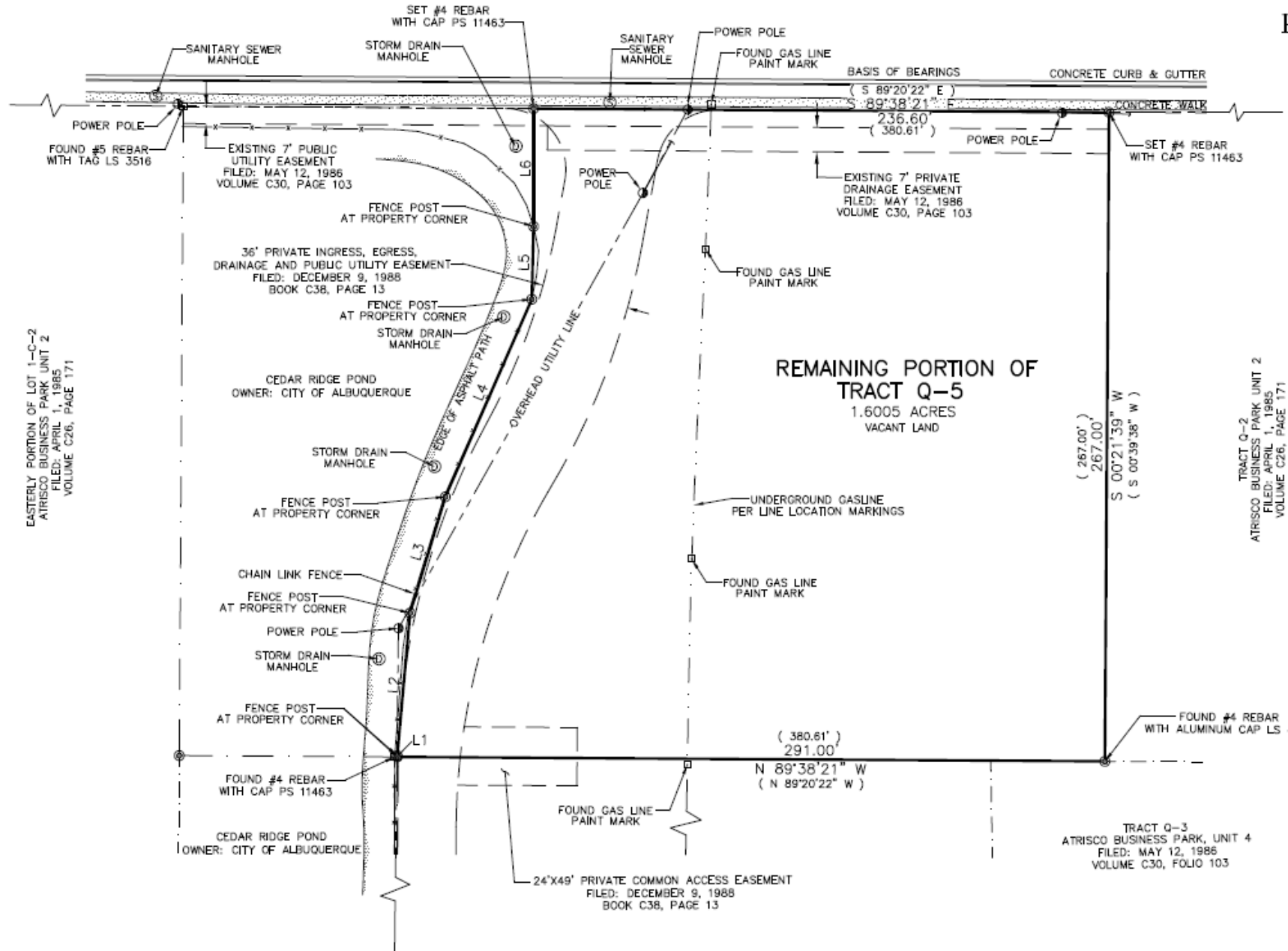
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# Site Survey



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# Site Zoning: NR-BP

Excerpts of NR-BP zone code from the City of Albuquerque Integrated Development Ordinance shown here for illustrative purposes only. Please contact the City of Albuquerque directly for the latest zone code information.

**Part 14-16-2: Zone Districts** 2-5(B): Non-residential – Business Park Zone District (NR-BP)  
2-5: Non-residential Zone Districts 2-5(B)(1): Purpose

**2-5(B) NON-RESIDENTIAL – BUSINESS PARK ZONE DISTRICT (NR-BP)**  
**2-5(B)(1) Purpose**  
The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.



**Part 14-16-2: Zone Districts** 2-5(B): Non-residential – Business Park Zone District (NR-BP)  
2-5: Non-residential Zone Districts 2-5(B)(3): District Standards



Table 2-5-3: NR-BP Zone District Dimensional Standards Summary		
See Table 5-1-3 for complete Dimensional Standards.		
Site Standards		
A	Lot width, minimum	100 ft.
B	Building coverage, maximum	50%
Setback Standards		
C	Front, minimum	20 ft.
D	Side, minimum	10 ft.
E	Rear, minimum	10 ft.
Building Height		
F	Building height, maximum	65 ft. >100 ft. from front lot line: N/A

Source: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



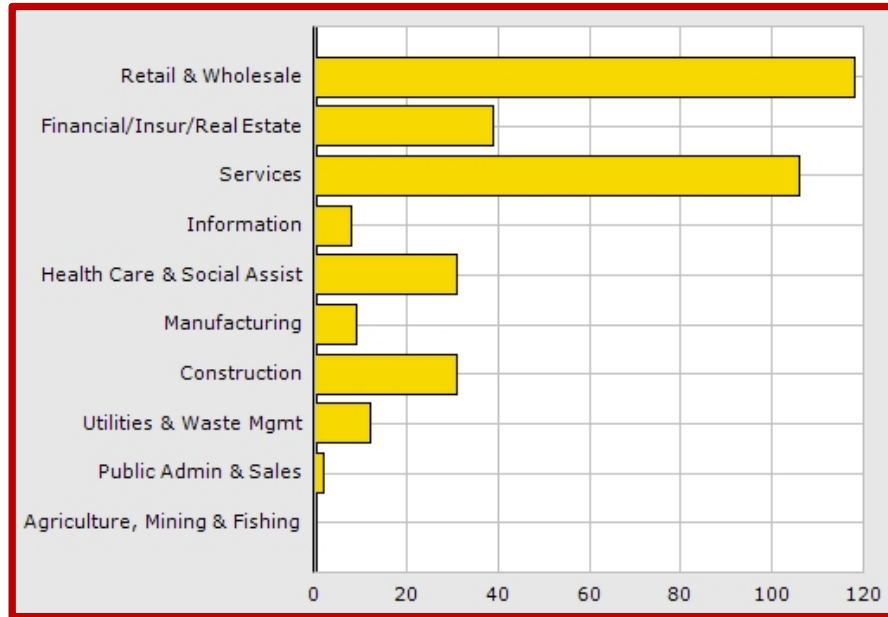
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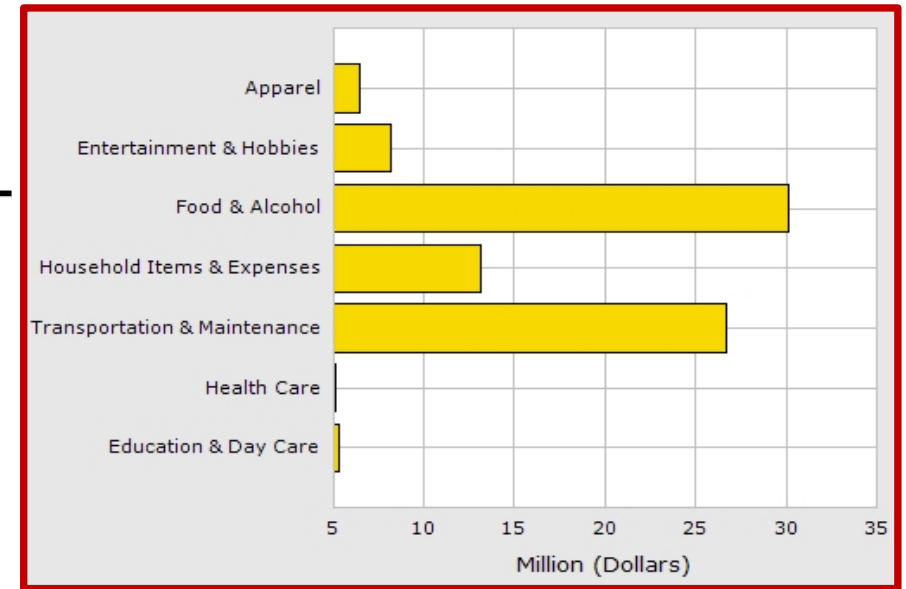
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# Demographics

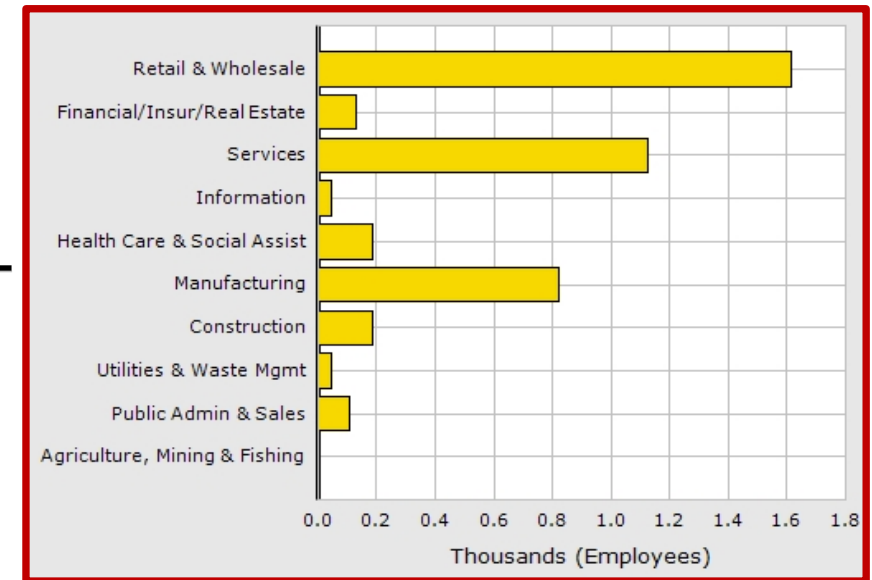
## Consumer Spending Totals – 1 Mile



## Daytime Employees – 1 Mile



## Businesses – 1 Mile



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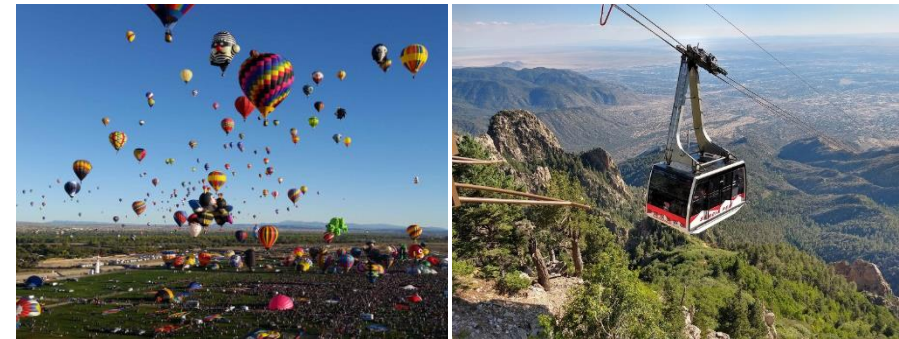
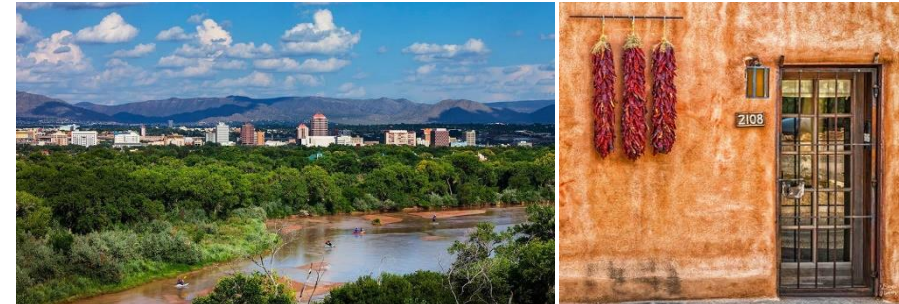
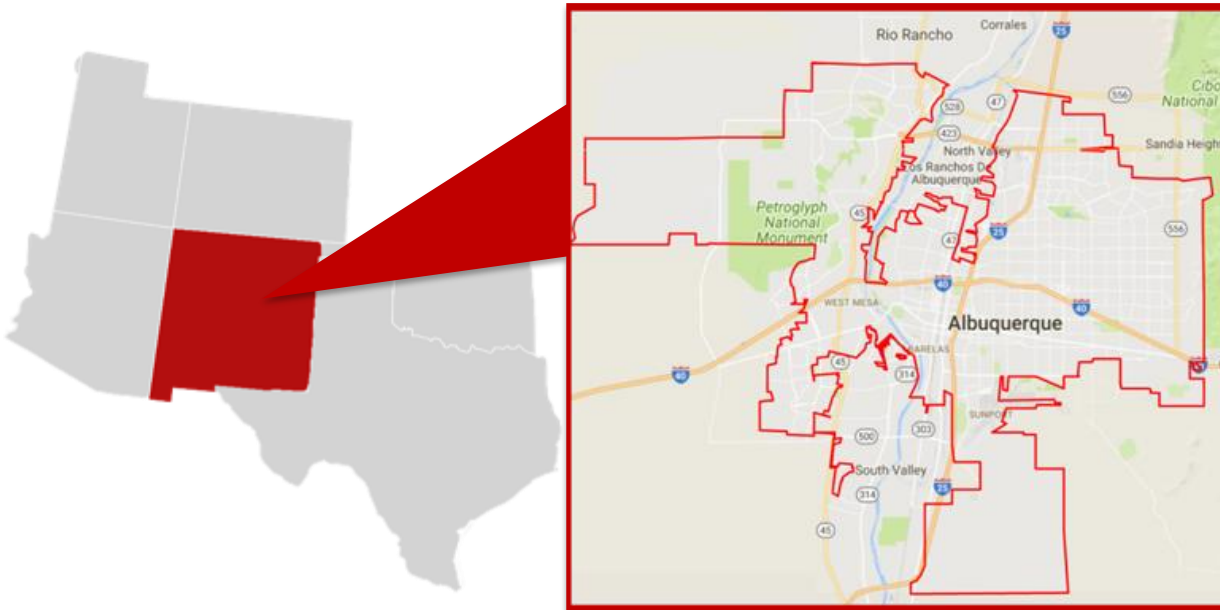


# Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology-based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world-famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year-round outdoor activities and routinely receives awards for quality of life and low cost of living.



## Albuquerque MSA Demographics (2016 Estimate)

		 Avg.
Total Population	Total Households	Household Income
909,906	357,434	\$69,380

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# Absolute Investment Realty

## Meet the Brokers



Alfredo Barrenechea  
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



Some of Alfredo's Recent Transactions



Lucas Romero  
Associate Broker

Lucas, born and raised in Albuquerque, joined Absolute in 2018. Lucas uses his vast professional relationships to help clients with there commercial needs. Lucas has a finance background and has been in the insurance and financial services business for 15 years.



Some of Lucas's Recent Transactions

## Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITs. We have closed transactions throughout the United States and have clients from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and can advise our clients on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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