



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	7,721	65,128	173,253
2019 Average HH Income	\$64,795	\$88,844	\$85,843
2019 Daytime Population	10,491	45,727	144,701

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FOR SALE

\$695,000

GROUND LEASE

\$70,000 Annually

AVAILABLE LAND

Pad Site	0.86 Acres
Net Acreage	0.68 Acres

PROPERTY HIGHLIGHTS

- Located at Hard Corner of Coors & 7 Bar
- Albertsons Sales are \$19,500,000
- Zoning: MX-M
- Sale, Ground Lease, BTS
- Includes Monument Sign

TRAFFIC COUNT

Coors Blvd: 18,200 VPD
(MRCOG 2018)

7 Bar Loop Rd: 5,800 VPD
(MRCOG 2018)

AREA TRAFFIC GENERATORS



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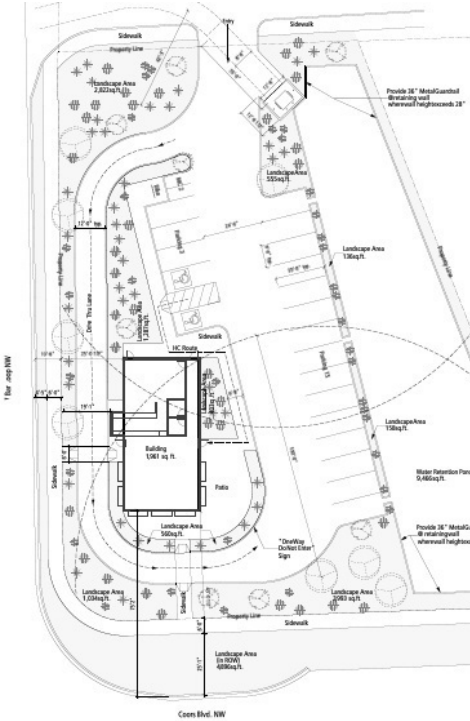
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Cottonwood MX-M Pad Site

NWQ OF COORS BLVD AND 7 BAR LOOP RD
10127 COORS BLVD NW
ALBUQUERQUE, NM 87114



OFFERING SUMMARY

Sale Price:	\$695,000
NET Acreage:	0.68 Acres
Lot Size:	0.86 Acres
Price / Acre:	\$808,140
Market:	Cottonwood

PROPERTY OVERVIEW

Located at Hard Corner of Coors & 7 Bar, the Cottonwood West Shopping center has been steadily improved and gaining tenants. The current owner purchased the center and immediately began creating a usable pad site from a former ponding area. By creating a permanent concrete pond structure, the owner is now able to offer this hard-corner pad site for sale, ground lease, or build to suit. The property can easily accommodate a 2,000+ SF drive-thru building or a stand-alone structure.

PROPERTY HIGHLIGHTS

- Located at Hard Corner of Coors & 7 Bar
- Albertsons Sales are \$19,500,000
- MX-M Pad Site
- Sale, Ground Lease, BTS
- 24,000+ VPD at the hard corner
- Property sold with signage rights to the large monument sign located on site

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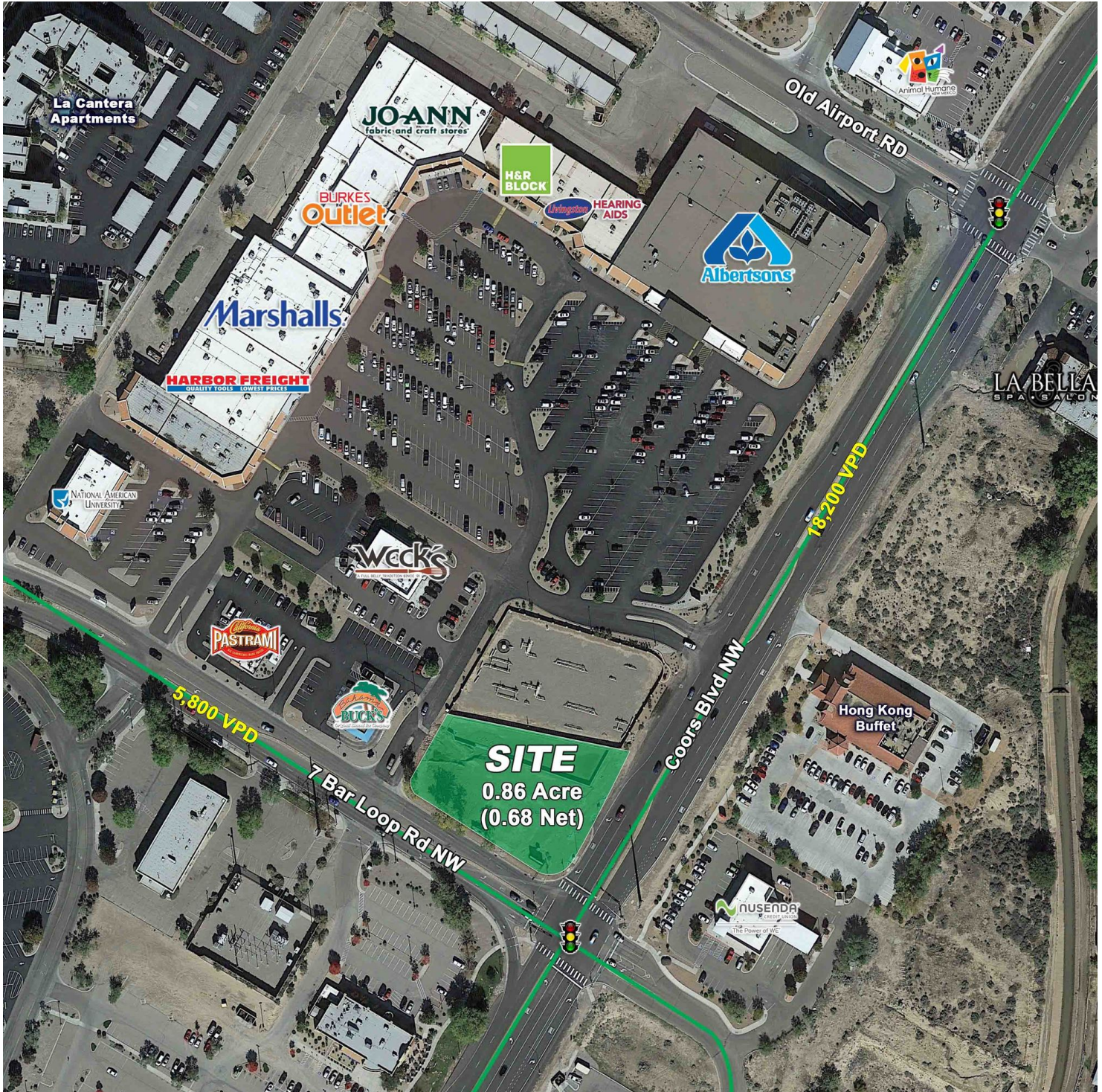
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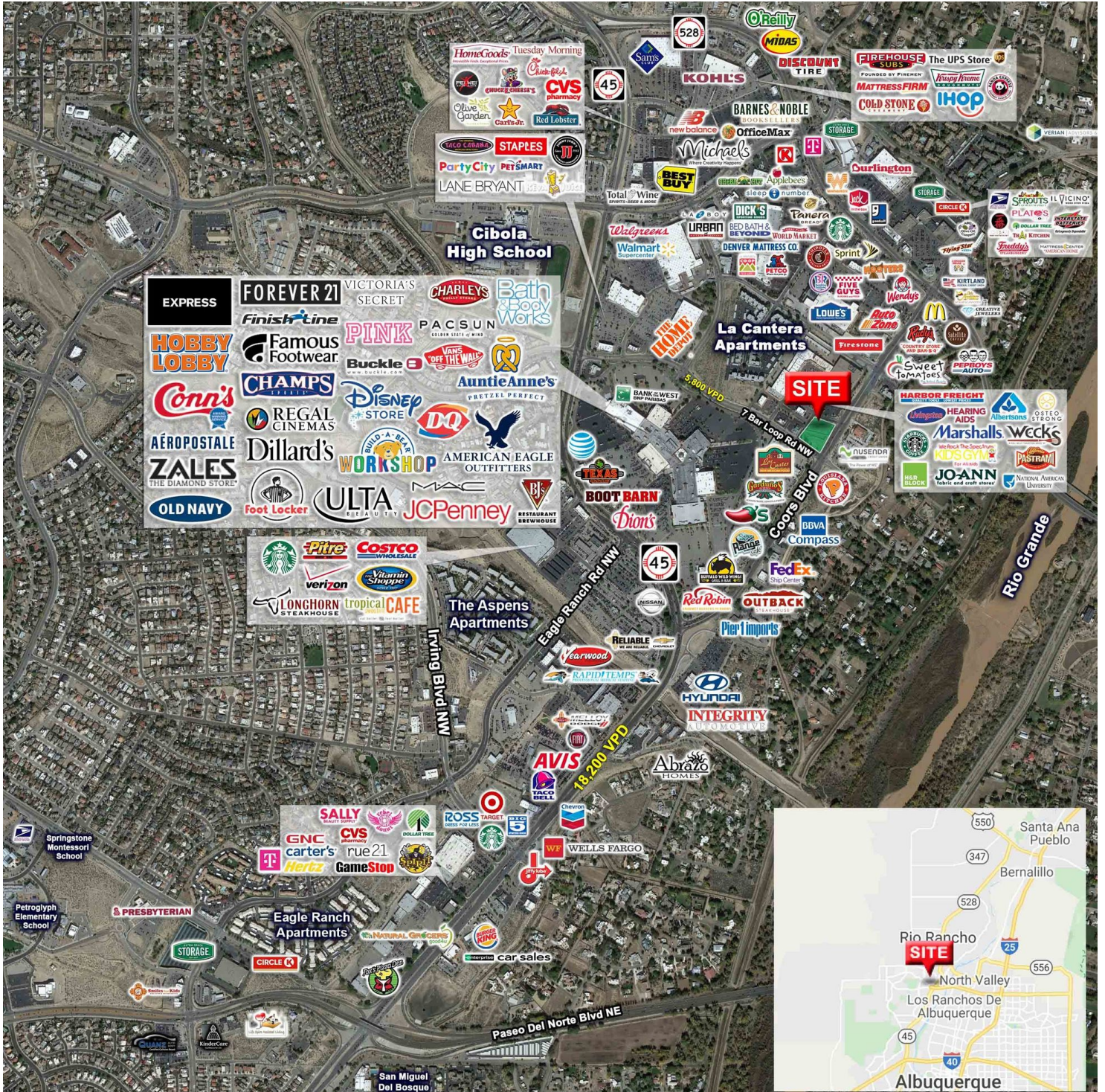
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Looking North-East



Entire monument sign to be sold with property.



Looking North-West

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