

Retail/Warehouse Opportunity

SOUTHWEST MESA OPPORTUNITY ON OLD COORS DR.

301 & 303 Old Coors Dr. SW
Albuquerque, NM 87121

SWC Old Coors Dr. & Churchill Rd. SW

For Sale

Sale Price \$490,000

Available

- Restaurant: ±2,585 SF
- Warehouse: ±8,200 SF
- Total: ±10,785 SF
- Land: ±0.64 Acres

IDO Zoning

- NR-LM, Light Manufacturing

Property Highlights

- Warehouse/office building with 16-18 ft. ceilings
- Drive-in door to warehouse
- Great visibility on Old Coors Dr.
- Income-producing restaurant in operation
- Potential extension to lease
- Multiple access points for easy circulation
- Great NR-LM zoning for multiple uses



This property is in a
HUB Zone

For small companies that operate and employ people in Historically Underutilized Business Zones. Click for details.



NAI Maestas & Ward

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 gotSPACEUSA.com



For more information:

Jim Hakeem

jim@gotSPACEUSA.com

505 878 0006

John Algermissen

johna@gotSPACEUSA.com

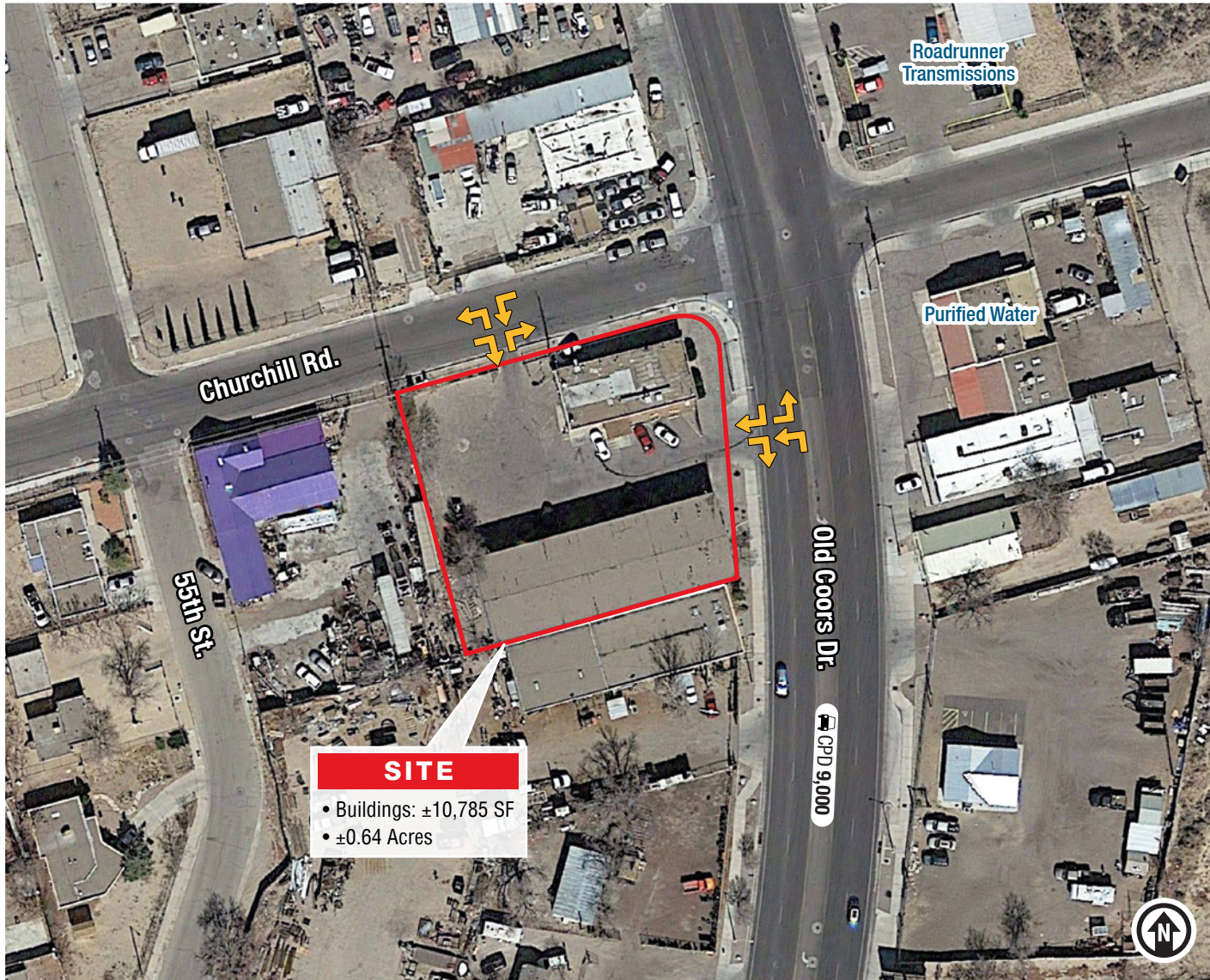
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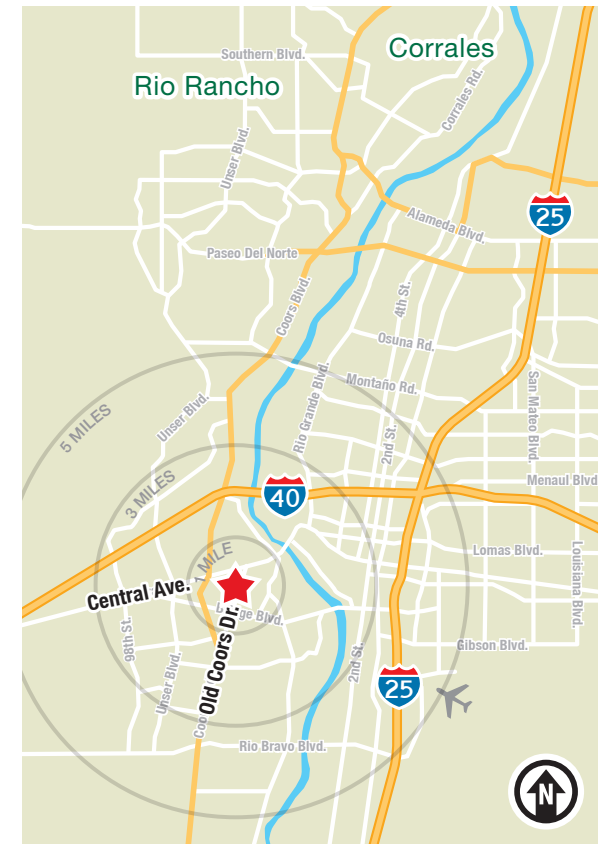
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LOCATION



2019 Demographics	1 mile	3 mile	5 mile
Total Population	16,348	117,552	232,804
Average HH Income	\$47,118	\$57,852	\$61,998
Daytime Employment	2,928	54,916	132,728

2019 Forecasted by Esri



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TRADE AREA



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PHOTOS



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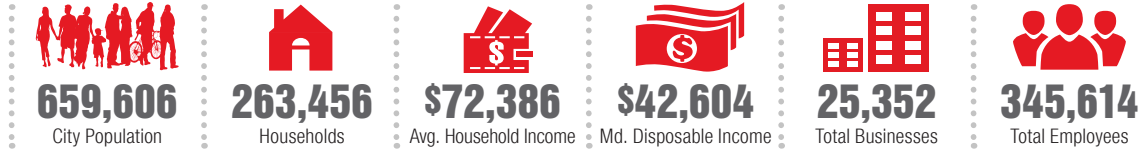

Trade Area Analysis



Albuquerque | Why Here? Why Now?

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.

City of Albuquerque by the Numbers (ESRI 2019 Demographics)

938,434
Albuquerque Metro Population

#1

The Largest
City in the State

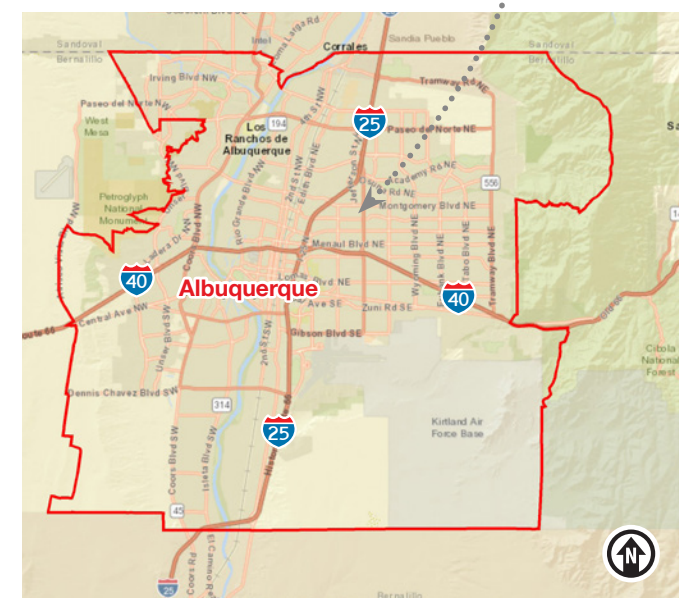
NEW MEXICO



ALBUQUERQUE METRO



ALBUQUERQUE CITY




In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
 Ranks among America's best cities for global trade - *Global Trade Magazine*
 The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology

 **HEALTHCARE**
 Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area

 **EDUCATION | SKILLED WORKFORCE**
 Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation

 **COMPETITIVE BUSINESS CLIMATE**
 Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

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