

dd's
DISCOUNTS®


DOLLAR TREE


Navajo
ELEMENTARY SCHOOL


Crepes &
Waffles


GOLD STREET
PIZZA & BREW

CASA Furniture

POWERFLEX
GYM

AutoZone

COORS BLVD SW 22,500 VPD

DENNIS CHAVEZ BLVD 18,900 VPD ↓

RIO BRAVO SQUARE

3211 - 3231 COORS BLVD SW, ALBUQUERQUE, NM 87121

INQUIRIES
SHEILA SMITH
505 259 7024
SMITH@GOODMANREALTY.COM

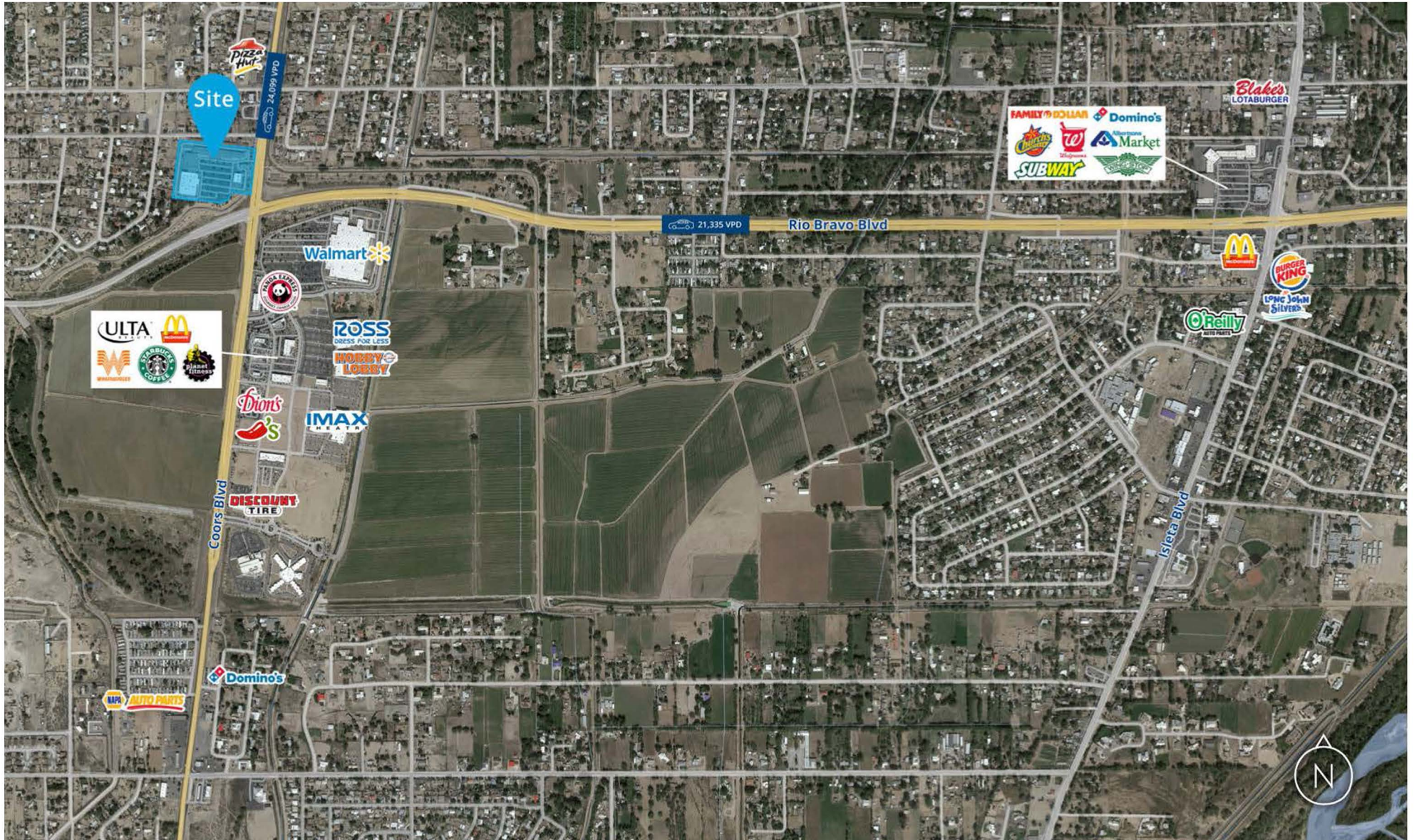
 GOODMAN
REALTY GROUP

EXECUTIVE SUMMARY

Rio Bravo Square Shopping Center was built in 1989 and remained the newest retail shopping center in the southwest quadrant of Albuquerque until the neighboring Las Estancias was built in 2018. Positioned at the northwest corner of Coors Boulevard and Rio Bravo Boulevard (+36,800 total VPD), Rio Bravo Square sits on the southern most river crossing in Albuquerque connecting the east and west side of the city. The property has benefited from significant growth in the surrounding area over the past five years. Rio Bravo Square is anchored by value retailer dd's Discounts (Ross Stores, Inc. NASDAQ: ROST) and Dollar Tree (NASDAQ: DLTR). Additional tenants occupying Rio Bravo Square span from service-oriented retail, restaurants, dental and motor vehicle division.

ADDRESS	3211-3231 COORS BLVD SE, ALBUQUERQUE NM 87121
SIZE	92,621 +/- RSF
LAND AREA	8.92 +/- ACRES
SUBMARKET	SOUTH VALLEY
OCCUPANCY	81.9%
ZONED	MX-L
VPD	20K VPD COORS BLVD - 16,800 VPD RIO BRAVO BLVD
APN	1-010-053-361-499-1-04-18
YEAR BUILT	1989
ANCHOR TENANTS	DD'S DISCOUNTS, DOLLAR TREE





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SITE PLAN



AVAILABLE SPACES

SUITE	SQUARE FOOTAGE
B-1	1,062 SF
B-2	1,062 SF
B-3	1,046 SF
B-4	1,190 SF
C-1	6,207 SF
E 1-3	11,530 SF
F-1	2,457 SF
F-2	1,220 SF

POPULATION



ALBUQUERQUE MSA POPULATION BY AGE

6.2%
LESS THAN 5 YEARS

18.8%
35-49 YEARS

18.7%
5-19 YEARS

18.9%
50-64 YEARS

20.7%
20-34 YEARS

16.7%
65+ YEARS

The Albuquerque MSA is home to more than 936,582 people across Bernalillo, Sandoval, Torrance, and Valencia counties. However, within a 60-minute drive time the population is 1,053,874. Over the next five years the region's population is expected to grow by 0.90 percent, higher than the national expected growth rate of 0.71 percent.

RIO BRAVO SQUARE

CONTACT INFO



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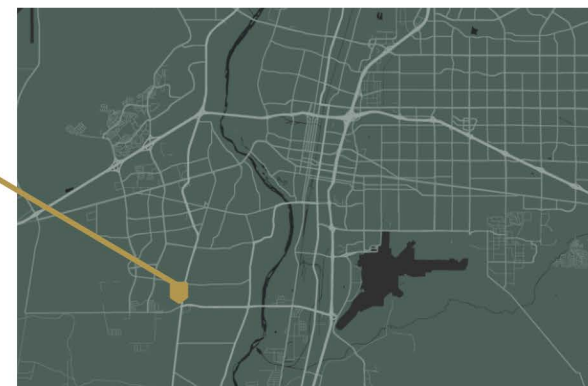
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