

Former Walmart Supercenter

206,278 Sq. Ft. | 17.60 Acres

SALE PRICE: \$9,000,000

Property Information

- + Rare large-format retail box
- + Existing building in densely populated in-fill location
- + Built in 1994
- + Zoned: Mixed-Use - Moderate Intensity Zone District (MX-M)
- + Strong traffic counts
- + Numerous local retail establishments and restaurants in the immediate vicinity of the site
- + The University of New Mexico, Kirtland Air Force Base and Albuquerque International Sunport are all within 10 minutes from the site

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301 San Mateo Blvd NE
Albuquerque, NM 87108
Store #831



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Available

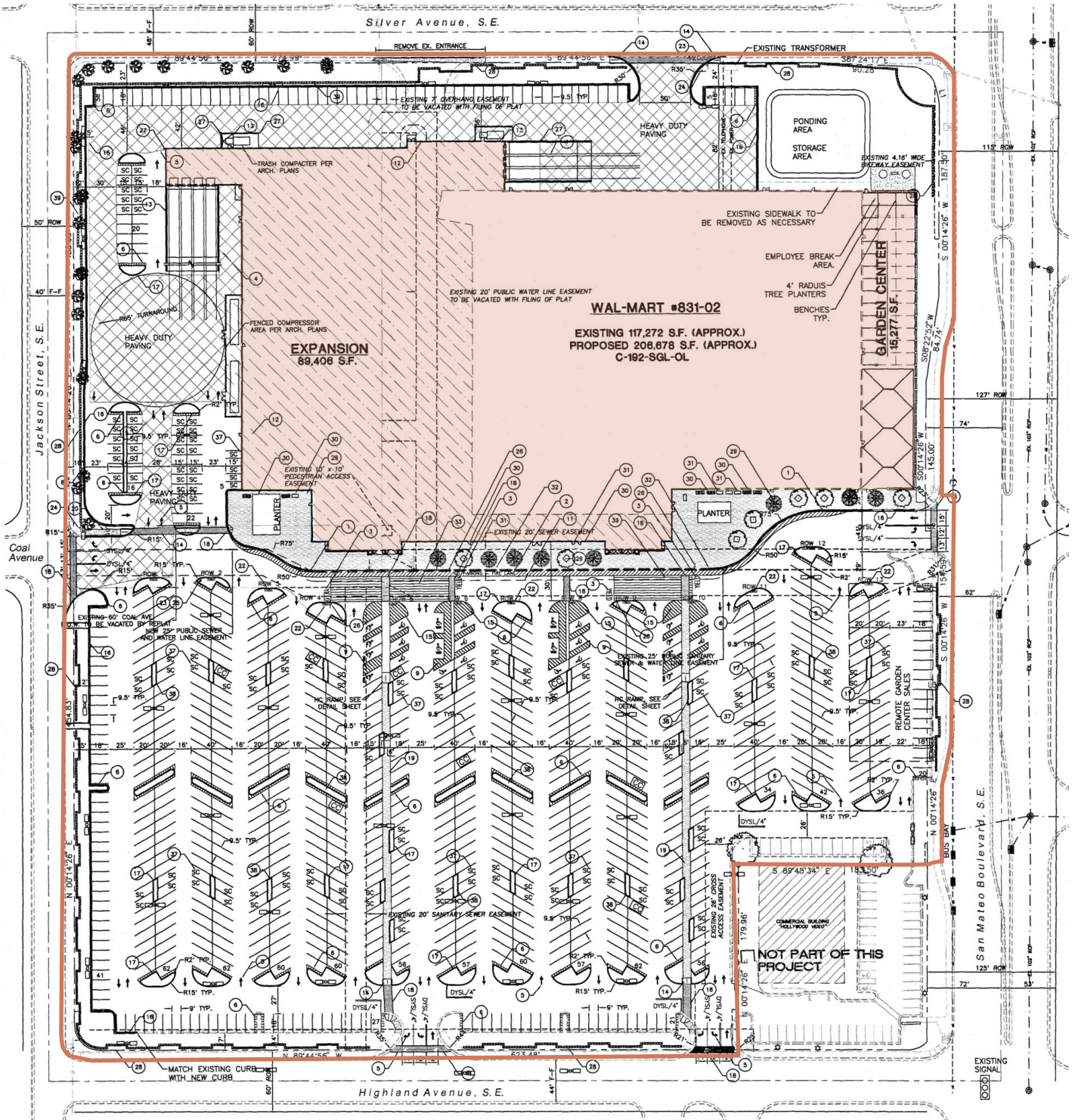
Site Overview

Annual Number of Visits

- + Zuni Plaza - 689,000
- + CLS Plasma - 106,300
- + Mister Car Wash - 81,600
- + Wendy's - 30,900
- + Advance Auto Parts - 30,000
- + Twisters - 15,800








Site Plan

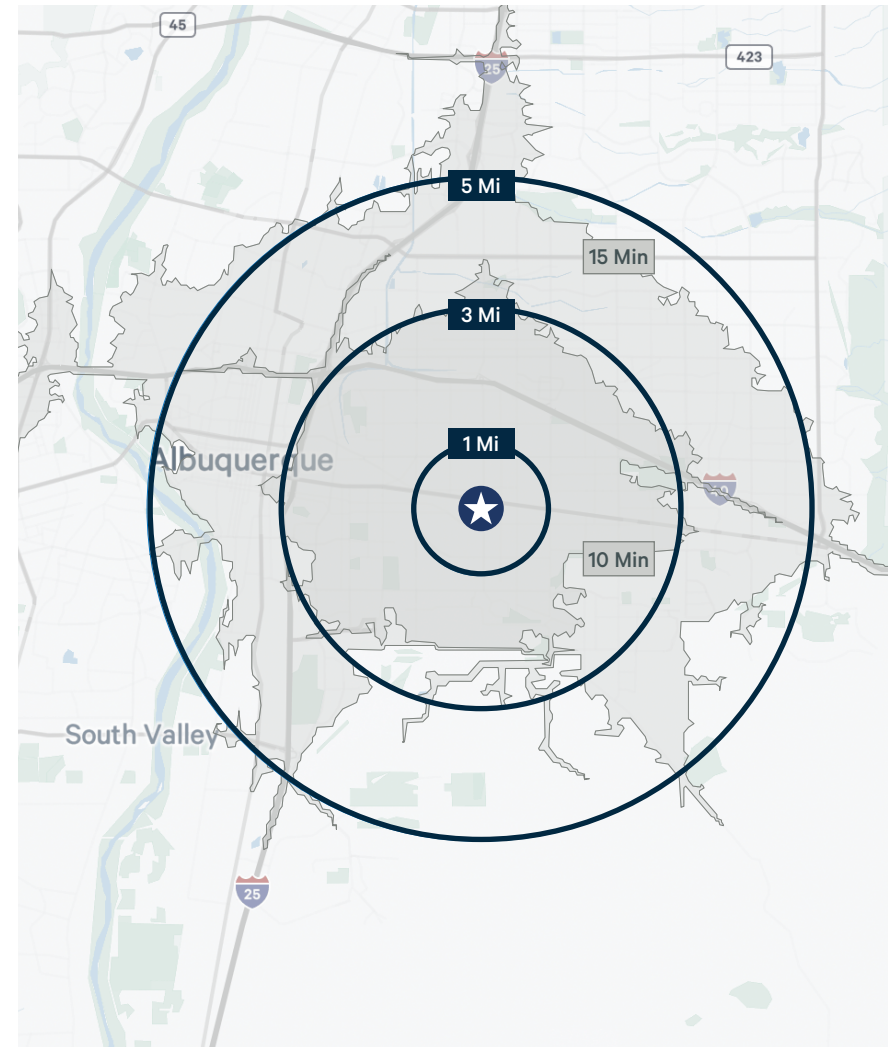


Area Overview

The trade area is a well-established area in the southeast quadrant of Albuquerque. The trade area is home to The University of New Mexico campus, Albuquerque International Airport, two major medical facilities, as well as established residential of varying age and condition. Nob Hill neighborhood is directly west of the site.

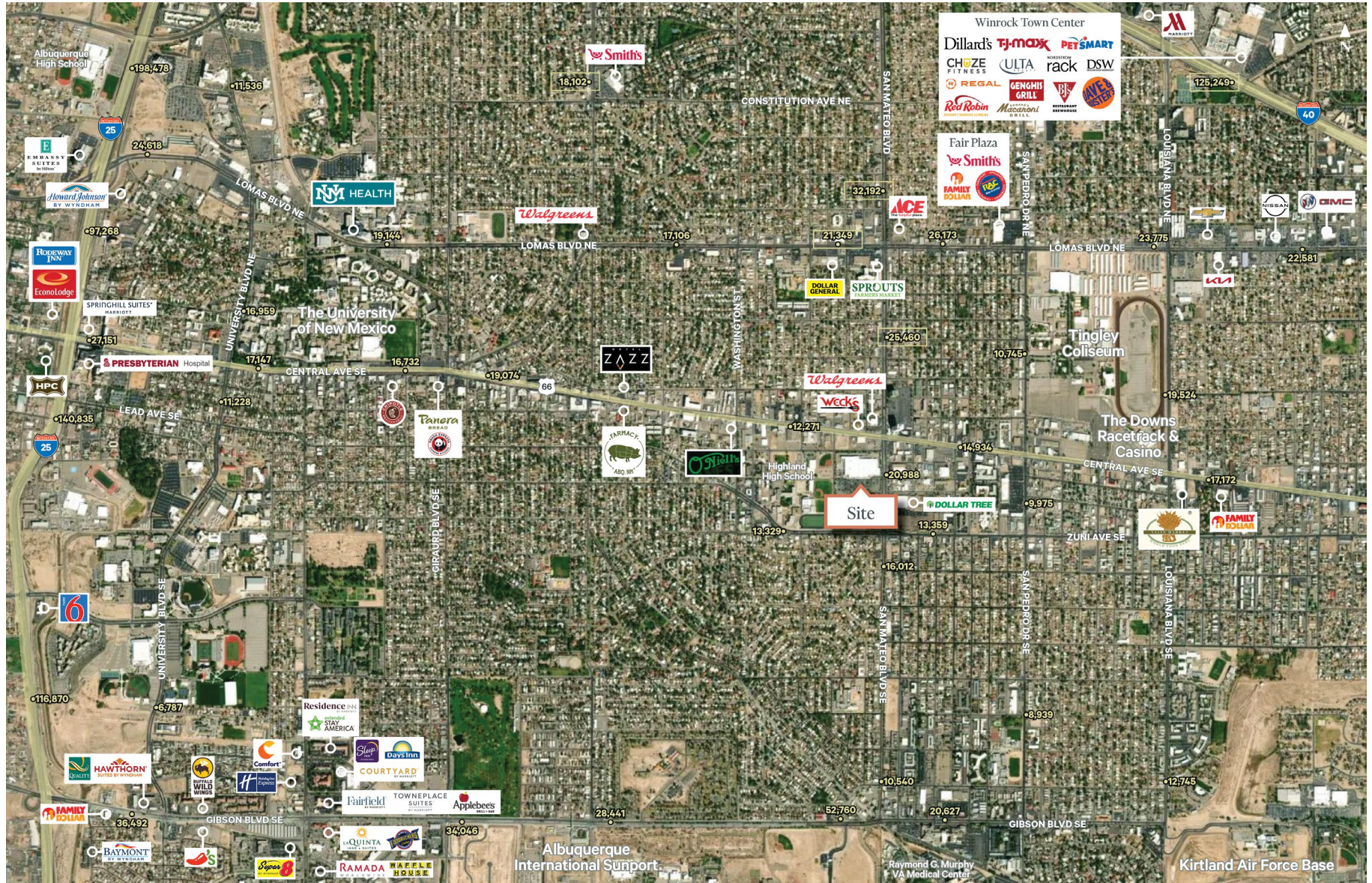
				
Businesses (5 Mi)	Hotels (3 Mi)	Employees (5 Mi)	Major Employers	Traffic Generators
14,925	<ul style="list-style-type: none"> • 49 Hotels • 5,931 Rooms 	214,748	<ul style="list-style-type: none"> • Kirtland AFB • UNM • UNM Hospital 	<ul style="list-style-type: none"> • Tingley Coliseum • The Downs Racetrack & Casino • Highland High School

2022 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	14,456	16,166	7,627	\$46,958	42.1
3 Miles	111,447	149,358	51,074	\$44,434	35.8
5 Miles	257,245	348,556	117,041	\$49,544	37.1
5 Minutes	51,036	57,713	24,870	\$42,400	38.6
10 Minutes	192,096	264,522	86,909	\$45,996	35.9
15 Minutes	374,609	460,991	167,712	\$54,616	38.3



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