

Las Estancias

THE PLACE TO BE

COORS BLVD SW & RIO BRAVO BLVD SW | ALBUQUERQUE, NM 87105

PROPERTY HIGHLIGHTS

- The 3rd most active retail center in Albuquerque
- High customer traffic; 130,417 average customer visits per week
 - November 2022 through October 2023 (source: Placer.Ai)
- Anchored by high performing retailers in an undeserved trade area
- Coors Blvd. is the highest volume North/South thoroughfare on the west side of Albuquerque
- Located at the SEQ of Coors Blvd. & Rio Bravo
- High Traffic Intersection
 - Coors Blvd; 32,569 VPD
 - Rio Bravo; 23,579 VPD



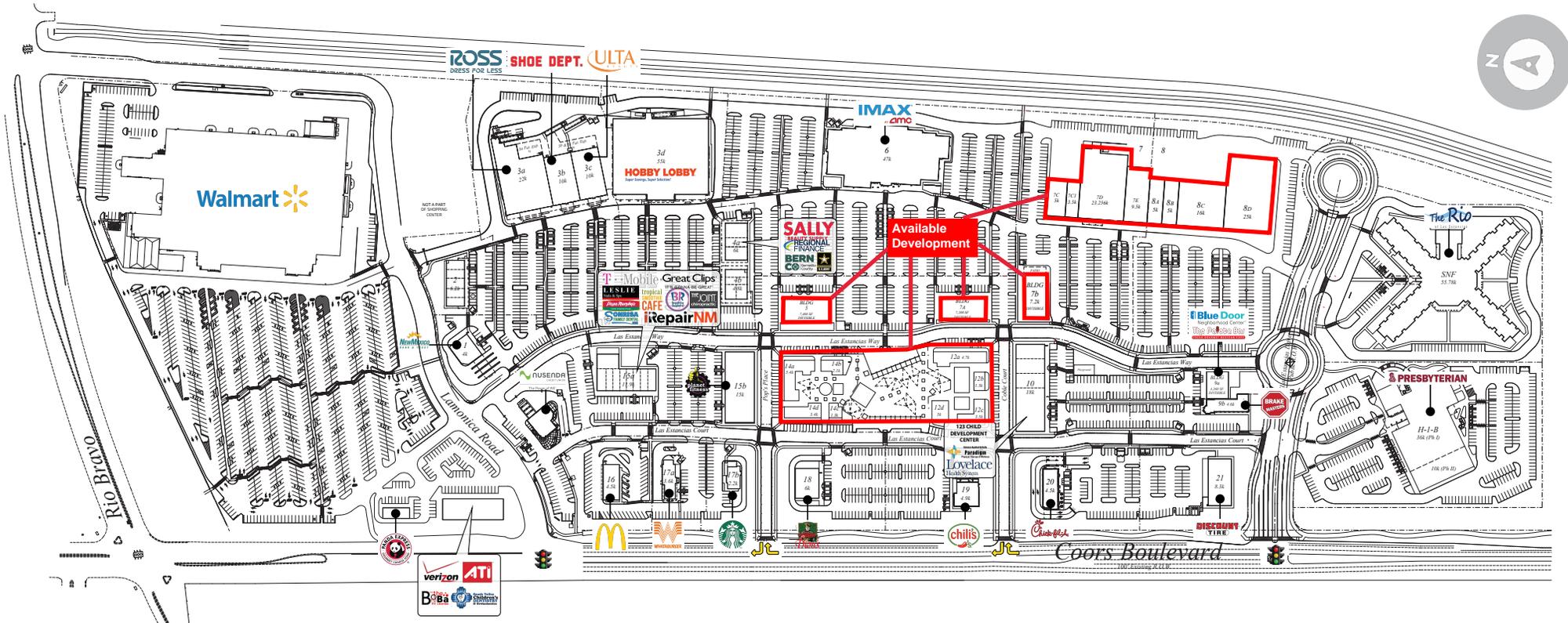
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MASTER SITE PLAN

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CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.

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MARKET AERIAL

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HIGH PERFORMING RETAILERS

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WALMART



Walmart

#1 in the ABQ Metro

PLANET FITNESS



#1 in the ABQ Metro

ROSS



ROSS
DRESS FOR LESS

#2 in the ABQ Metro

WHATABURGER



#1 in the ABQ Metro

SHOE DEPT



SHOE DEPT.
ENCORE

#1 in the ABQ Metro

ULTA



ULTA
BEAUTY

#2 in the ABQ Metro

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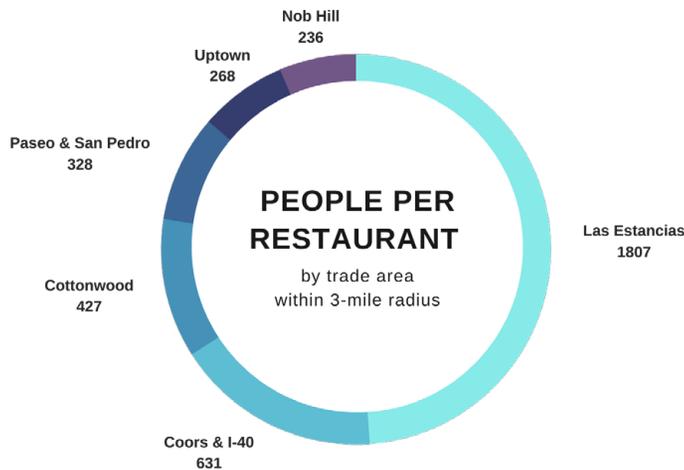
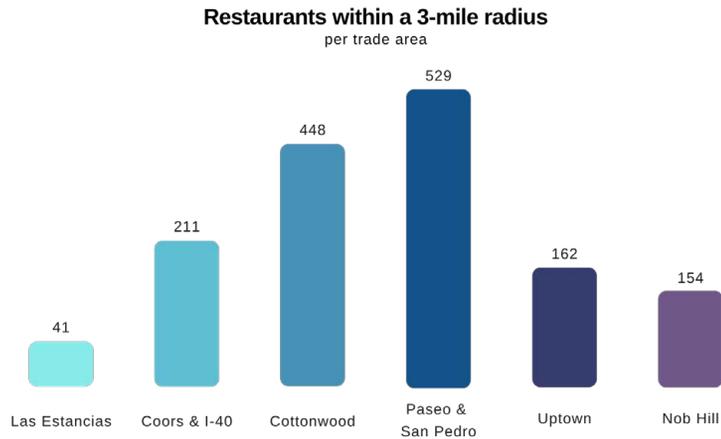
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UNDERSERVED TRADE AREA VALIDATION

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RESTAURANT STATS



Source: Esri (2021)

HEALTHCARE STATS

Current Providers

PRESBYTERIAN HOSPITAL
30 Exam Rooms
16 Physicians
48 Support Staff
60 Admin/Maintenance Staff

Lovelace Health System
MEDICAL OFFICE
Family/Internal Medicine
Women's Health

The Rio at Las Estancias
SENIOR CARE FACILITY
120 Fully-Occupied Units

Service Gaps



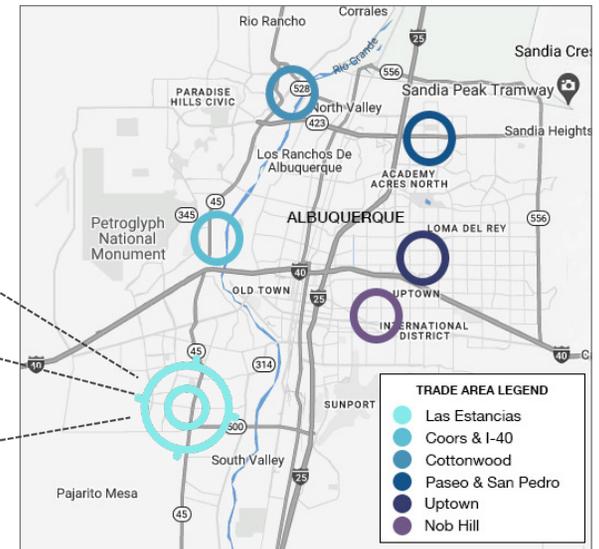
Over 70% of the SW Mesa population visits a medical professional within the calendar year



Residents spent 33% on medical care outside the trade area



55% of medical visits by SW Mesa residents were for services not offered in the trade area



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DEMOGRAPHICS

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Area Demos by Radius

	3 Miles	5 Miles
Population	71,616	139,981
Average Household Income	\$58,239	\$57,389
Daytime Employment	7,374	25,168

Source: 2021 Forecasted by Esri

Quick Facts



Hispanics make up nearly **80% of the population** in a 5-mile radius of Las Estancias



Estimated **\$300 Million gap** between retail supply and demand within a 3-mile area



The Southwest Mesa is the **fastest growing segment** of the Albuquerque MSA



3.1 people per household within 3 miles compared to the CABQ of 2.3 per household

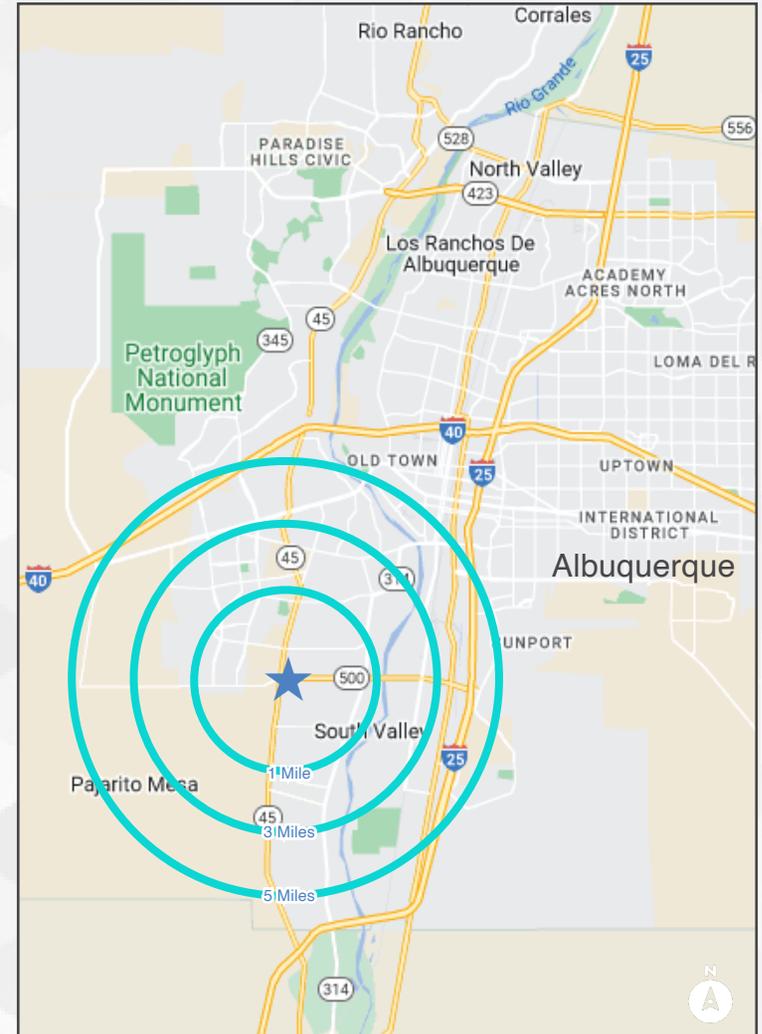


72% of homes are owner occupied within 3 miles compared to 60% of homes are owner occupied in CABQ



Median age of **31** within 3 miles compared to CABQ's median age of 37

Source: Placer.ai & Esri (2021)



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