

DEVELOPMENT SITE IN UNDERSERVED TRADE AREA

FOR SALE / 611 COORS BLVD. NW, ALBUQUERQUE, NM 87121



SALE PRICE: \$975,000.00

BUILDING SIZE

LAND SIZE +/- 1.3993 acres

ZONING MX-M

FEATURES

- High Traffic West-Side Location
- Located on Coors Blvd.
- Easy Access to I-40 & Central Avenue
- +/- 27,000 VPD
- Zoning: MX-M Mixed Use, Moderate Intensity
- Under-Served Trade Area
- Large, Flat, Open Parcel
- Ideal for Many Commercial or Mixed Uses

Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
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ALFREDO BARRENECHEA
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LUCAS ROMERO
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DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owner of this outstanding property at 611 Coors Blvd. It is situated in a high traffic location on the West-Side of Albuquerque just south of the Intersection of Coors & Fortuna Blvd..

The property is zoned as MX-M Mixed Use, allowing for most commercial uses. The area surrounding the property is currently under-served, providing a unique opportunity for businesses looking to capitalize on a potential market gap.

Whether you're looking to set up a retail store, a restaurant, or even a mixed-use development, this property offers the flexibility and potential to make your vision a reality.



[VIEW WEBSITE >](#)

[VIDEO](#)

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PROPERTY SUMMARY

PROPERTY ADDRESS 611 Coors Blvd. Albuquerque NM 87121

PROPERTY DESCRIPTION Vacant Land/Development Site

PROPERTY SIZE +/-1.3993 Acres

ZONING MX-M. Mixed Use, Moderate Intensity

ACCESS Excellent access off Coors Blvd.
Potential access off Fortuna Rd. via adjacent property also owned by seller – see broker for more information.

VISIBILITY Excellent – Right on Coors

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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SITE CLOSE UP



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TRADE AREA



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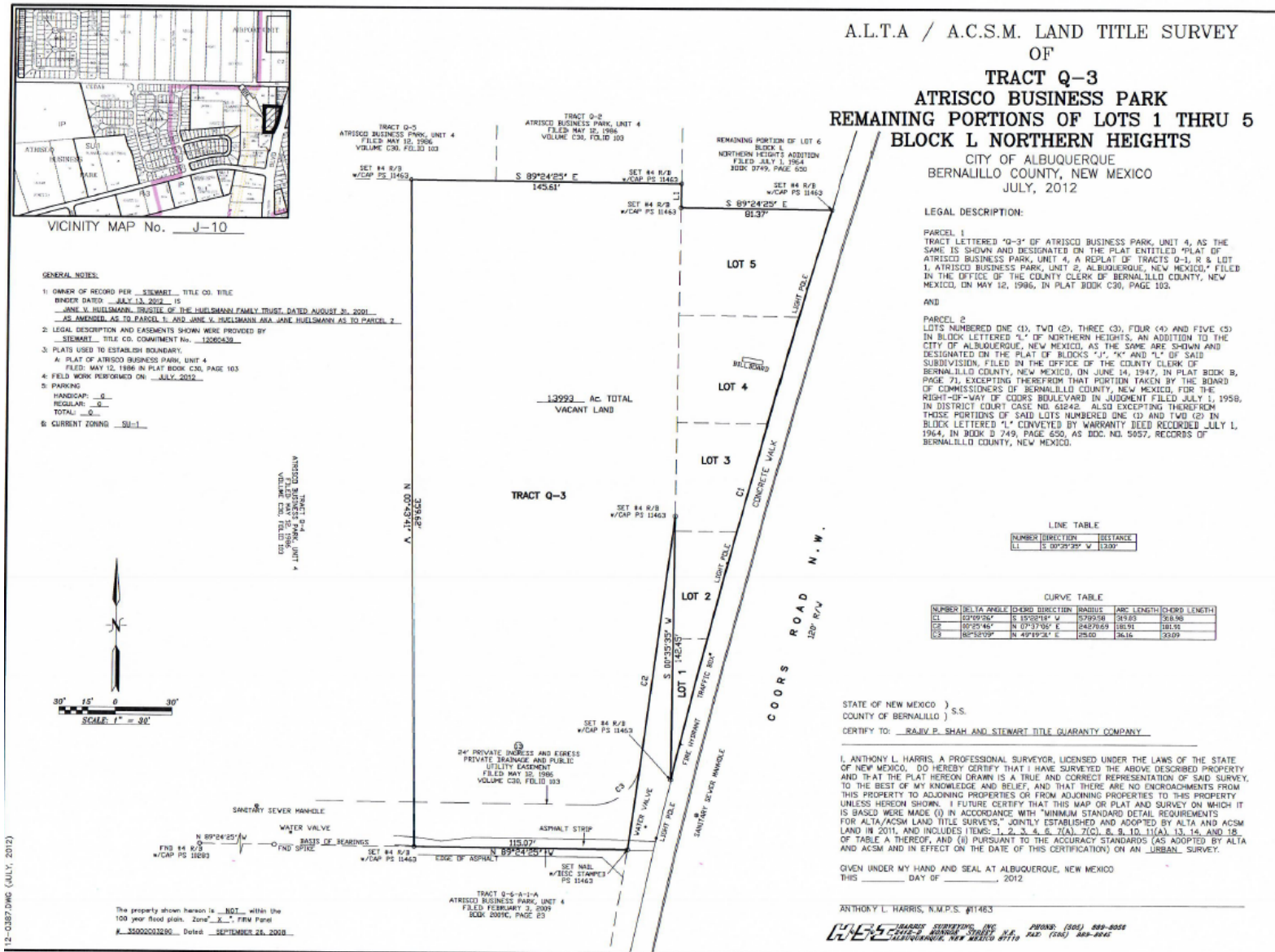
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SURVEY



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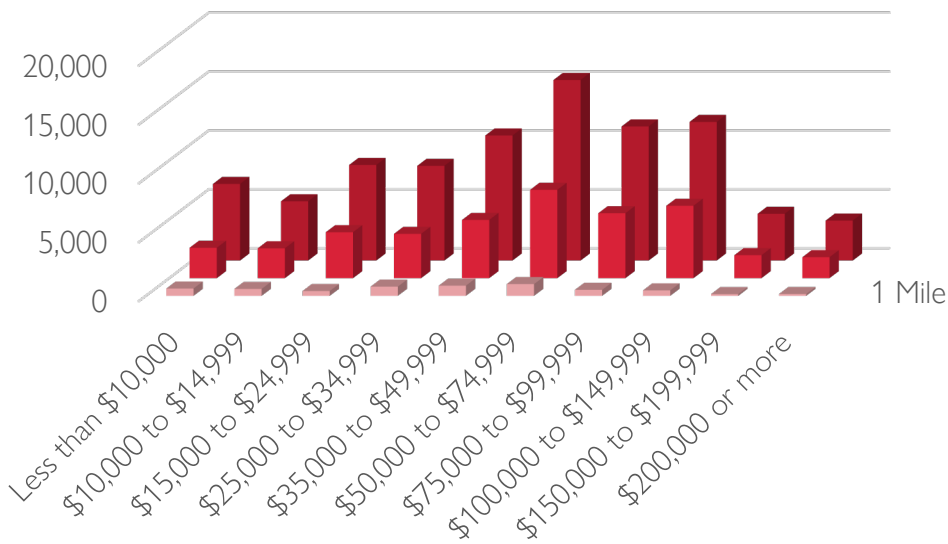


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	14,595	\$50,934	35.7
3 Mi	106,170	\$61,700	37.8
5 Mi	213,947	\$59,893	37.2

TRAFFIC COUNTS

COORS BLVD. NW 47,400 VPD

FORTUNA RD. NW 4,400 VPD



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



LUCAS ROMERO Vice President

505-610-1991 / lucas@go-absolute.net

Lucas, born and raised in Albuquerque, joined Absolute in 2018. Lucas uses his vast professional relationships to help clients with their commercial needs. Lucas has a finance background and has been in the insurance and financial services business for 15 years.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.



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Positive Energy
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