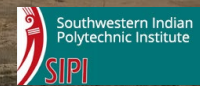


19.15± ACRES

SEQ COORS BLVD AND PASEO DEL NORTE
ALBUQUERQUE, NM

the CROSSINGS

at paseo



319 Students

PROPERTY HIGHLIGHTS

- 19.15± Acres
- \$10,000,000 (\$11.98/SF)

PROPERTY DETAILS

- Excellent visibility & access from Coors Blvd
- Close proximity to one of only 6 bridge crossings in Albuquerque via Paseo del Norte
- Property features two traffic light controlled full access points
- Situated between two major arterials Coors/Paseo del Norte with 40,600 VPD
- Utilities close to site
- 1650' of frontage on Coors Blvd



319 Students



Population

8,822 (1 Mile)
75,616 (3 Mile)
185,545 (5 Mile)



Households

3,362 (1 Mile)
30,392 (3 Mile)
73,260 (5 Mile)



Avg HH Income

\$99,487 (1 Mile)
\$92,510 (3 Mile)
\$84,361 (5 Mile)



Bachelor's +

45.6% (1 Mile)
39.6% (3 Mile)
36.8% (5 Mile)



Daytime Pop

190 (1 Mile)
23,548 (3 Mile)
99,182 (5 Mile)

Source: Esri

rapidly growing submarket

84% OF ABQ MSA POPULATION
GROWTH WILL OCCUR ON THE
WESTSIDE IN THE NEXT 5 YEARS

Source: Esri



Cottonwood



Cottonwood Mall

Dillard's JCPenney
HOBBY LOBBY



47,500 VPD

95,100 VPD

Paseo del Norte

39,500 VPD

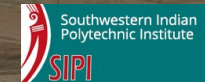
Coors Blvd

Full
Access

Full
Access

Bank of America

Eagle Ranch Rd

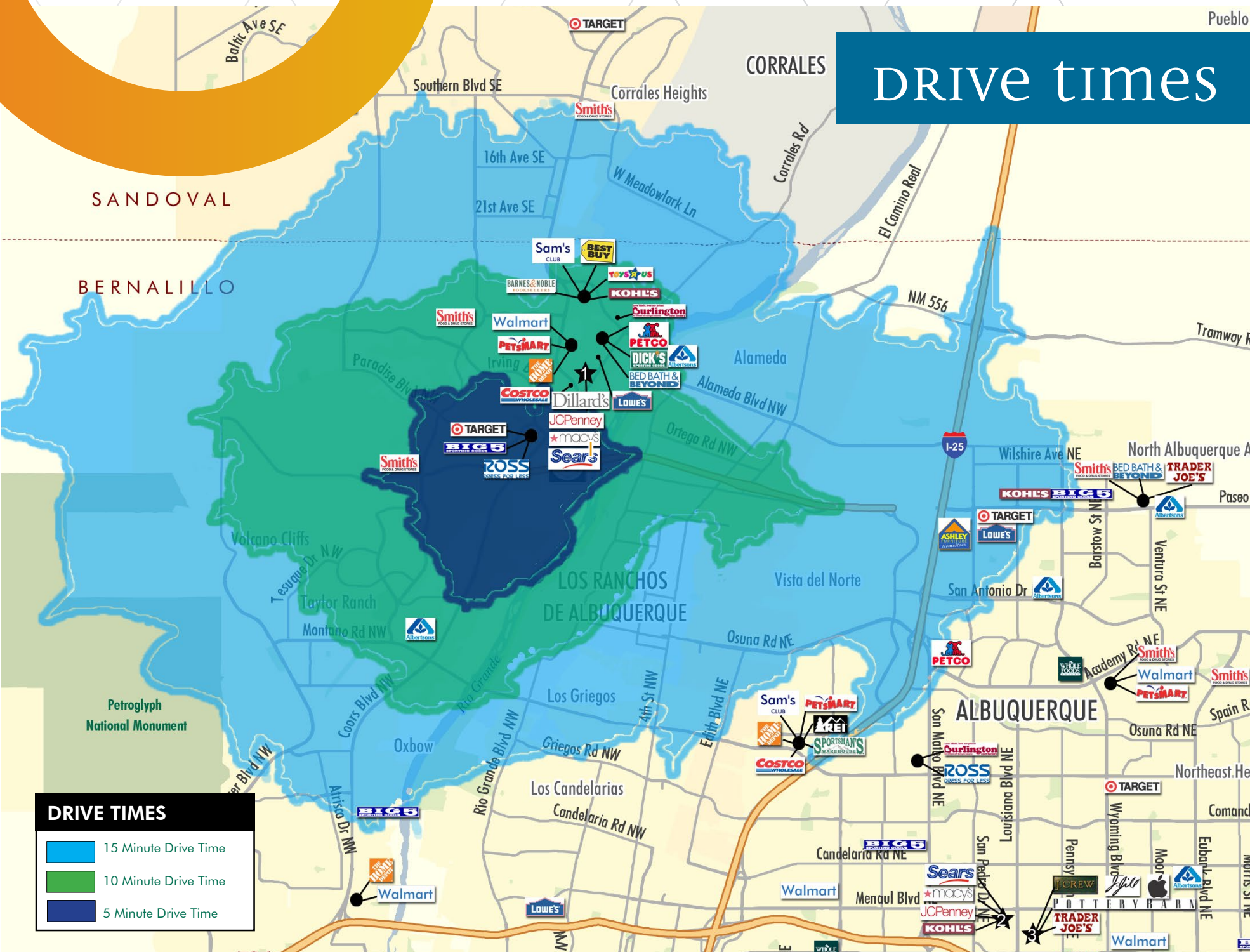


319 Students

the crossings

at paseo

DRIVE times





the CROSSINGS

at paseo

For More Info Please Contact, Land Services Group:

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CBRE

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