



**SITE**

I-40 55,300 VPD

98th St 34,700 VPD

Unser Blvd. 29,400

23,200 VPD

Central Ave. (Route 66) SW 15,800 VPD

11,000 VPD

**Sale Price: \$1,245,000 (\$3.25/SF)**

**Land Size: +/- 8.8 Acres**

**Features:**

- Growing Trade Area
- Easy access to I-40
- Convenient to Shopping

Located just west of 98th & Central  
 Located on Historic Route 66  
 (Central Ave)  
 MX-M Zoning



**West Central Development Land Near Central & 98th**  
 11000-11352 Central Ave SW Albuquerque, NM 87121

Rita Cordova  
 505-489-8538

Alfredo Barrenechea  
 505-401-0135

Absolute Investment Realty | 105 Jefferson NE Albuquerque, NM 87108 | 505-346-6006 | [info@go-absolute.net](mailto:info@go-absolute.net) | [rita@go-absolute.net](mailto:rita@go-absolute.net) | [alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)

## Site Close Up



Absolute Investment Realty has been selected to exclusively represent the owner of 10205 Central NW, a strategically located +/- 8.8 acre parcel of vacant land for development or to hold as a long-term investment in Albuquerque NM's growing Southwest Mesa trade area.

**Property Description.** The Property is comprised of 2 separate parcels of approximately 4.4 acres each. The property fronts Central Avenue and Sunset Gardens Rd (undeveloped Road). The property is just west of the intersection of Central & 98<sup>th</sup> Street which has seen tremendous growth in the past few years. Recently, several large parcels in the trade area have sold to developers and several new retail projects have been developed. Some of the nearby business include the City of Albuquerque Animal Welfare department and the Fire Academy. This property is offered for sale at a low \$3.25/SF and could potentially be developed now or could be held as an investment. Current Zoning is MX-M, Mixed Use Moderate Intensity.

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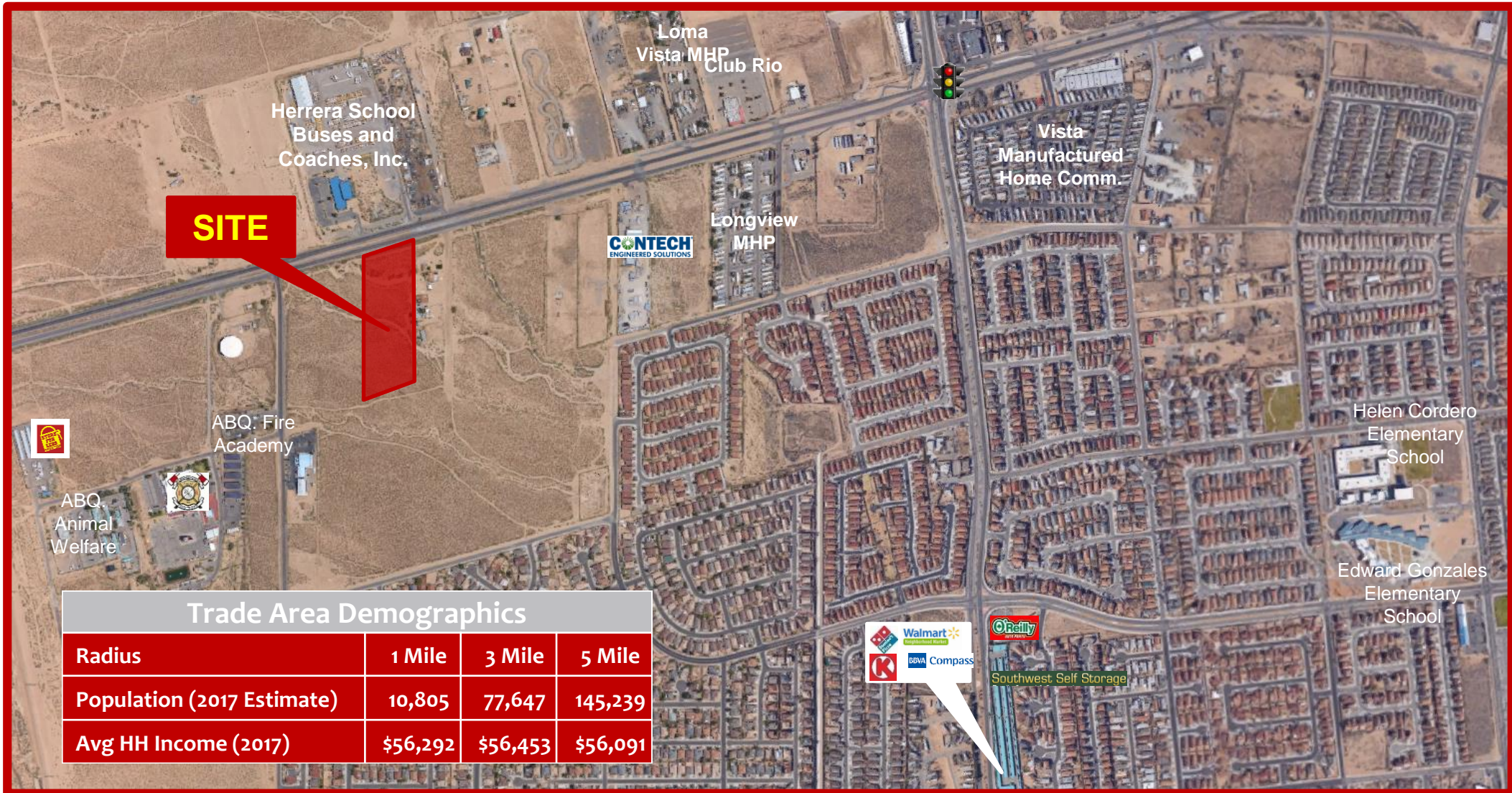
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# Trade Area Map



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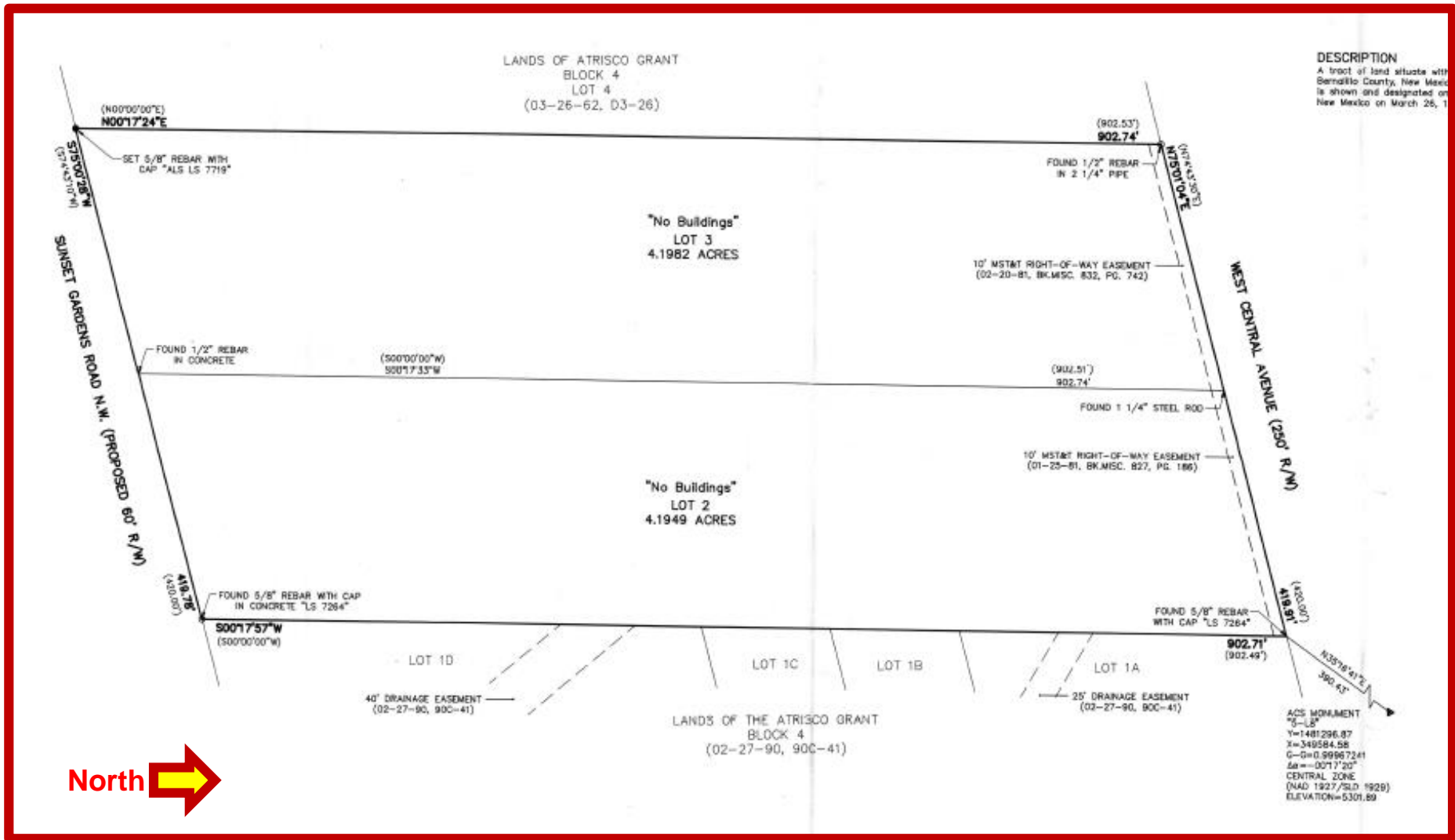
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# Site Survey



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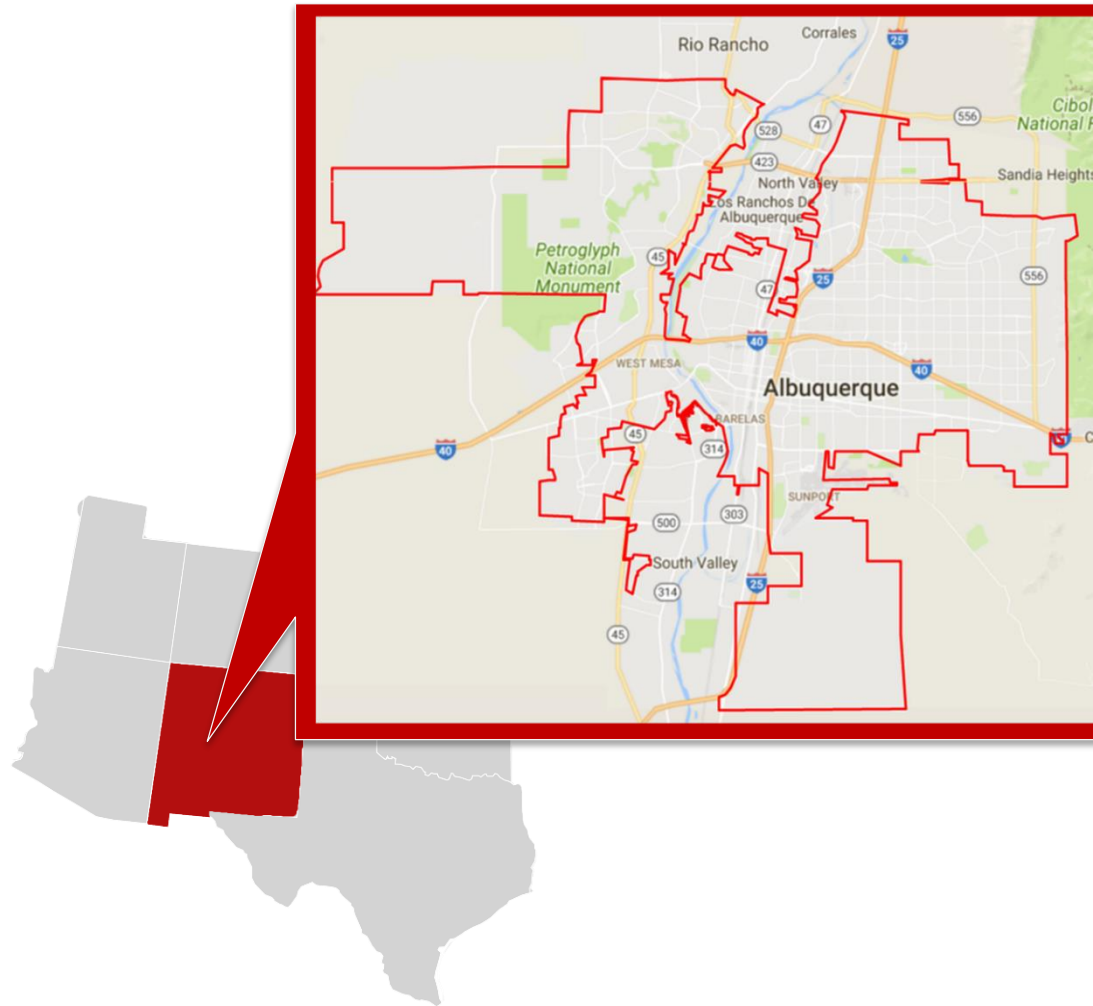
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# Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities, it also holds awards for quality of life, and low cost of living,.



## Albuquerque MSA Demographics (2016 Estimate)

 Total Population	 Total Households	 Avg. Household Income
909,906	357,434	\$69,380



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# Absolute Investment Realty



Alfredo Barrenechea  
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a 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.



Some of Alfredo's Recent Transactions



Rita Cordova  
Associate Broker

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.



## Who We Are

[Absolute Investment Realty](#) is 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 have clients 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 can advise our clients 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.

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.

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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