



Available Building and Pad Site

+/- 20,000 SF Building on +/- 2.36 acres

+/- .87 acre pad available

Property Highlights

- High Traffic; 40,100 VPD
- Coors Blvd Median Cut
- Flexible Zoning; County C-2
- Signalized Intersection
- Pylon Signage
- Plentiful Parking
- Large Yard Space
- Six 12 ft drive-in doors

Existing Building & Pad Site on Coors Blvd

NEC Coors Blvd & Blake Rd

2720 Coors Blvd SW, Albuquerque, NM 87121

Property Video →
(Scan or Click)



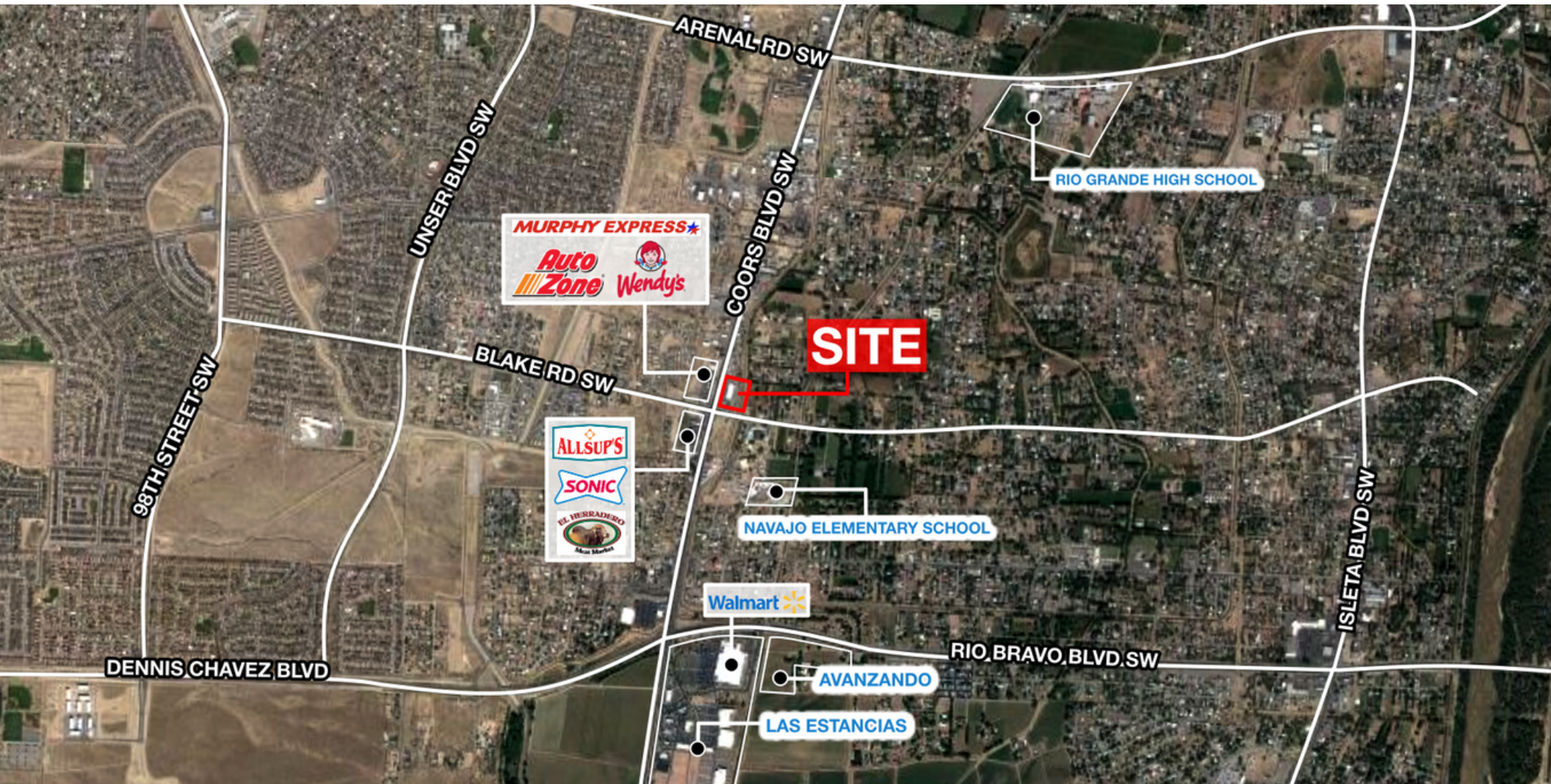
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MAESTAS
DEVELOPMENT
GROUP

For More Information Contact:

505.858.0001

marketing@mdgrealestate.com

THE INFORMATION CONTAINED IS BELIEVED 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. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.



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SITE PLAN

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SITE AERIAL

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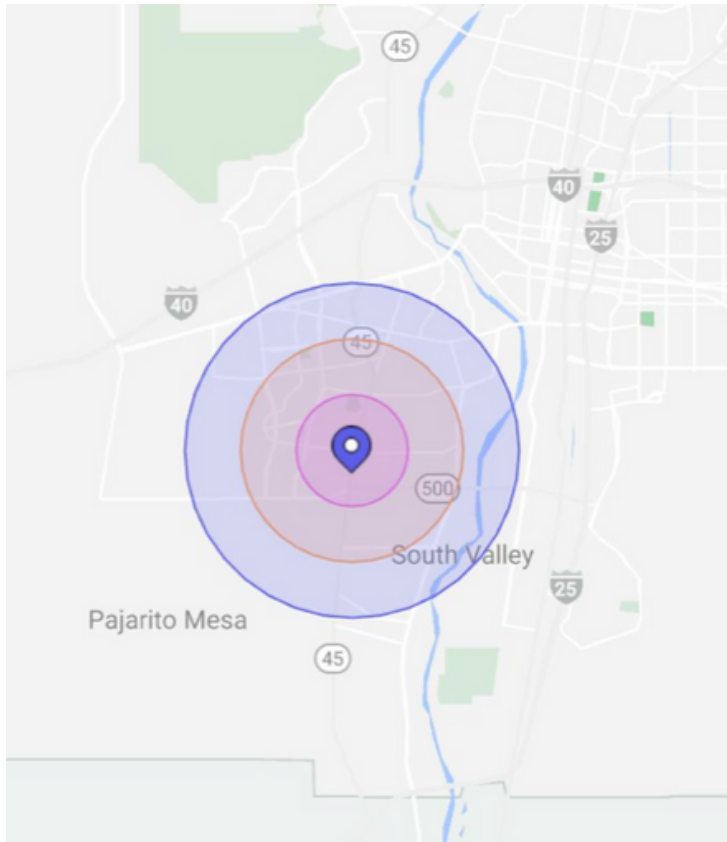
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DEMOGRAPHICS

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Overview	1 Mile	2 Miles	3 Miles
Population	11,950	46,335	95,161
Average Household Income	\$49,273	\$54,602	\$56,507
Labor Force	5,259	20,924	43,403



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