

OPPORTUNITY ZONE



COLDWELL  
BANKER  
COMMERCIAL

Las Colinas



## MX-M VACANT LAND IN OPPORTUNITY ZONE- READY TO DEVELOP CANNABIS FRIENDLY

### FOR SALE

SEC of 4th Street (Located between 4th & 3rd Street, between McKnight & Haines Avenue)  
Albuquerque, NM 87102

**Coldwell Banker Commercial**  
Las Colinas

**April Ager**  
Real Estate Consultant



**POWER BROKER**

505-269-5771 Mobile  
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## MX-M VACANT LAND IN OPPORTUNITY ZONE- READY TO DEVELOP

### THE PROPERTY

Redevelopment Opportunity  
1916 4th Street NW  
Albuquerque, NM 87102

### PROPERTY DETAILS

- Parcel is located in a Metropolitan Redevelopment Area.
- City of Albuquerque, in an effort to encourage urban in-fill development and affordable housing, has **approved multi-story MUH and mixed use developments** and will expedite approval process for developers.
- MRA- No Impact Fees!
- Form-based zoning overlay to allow for High Density & Additional Uses.
- Possible uses include: Medical/Urgent Care/Physical/Occupational Therapies/Kidney Dialysis/Mixed-Use/Retail/Hospitality/and more.
- Drive-thru availability.
- **Please contact April Ager for complete details.**

### PROPERTY SPECIFICATIONS

|                       |                  |
|-----------------------|------------------|
| <b>Property Type:</b> | Vacant Land      |
| <b>Land:</b>          | +/- 1.2052 Acres |
| <b>Zoning:</b>        | MX-M             |

### LOCATION INFORMATION

Conveniently located near:

- I-25 & I-40
- Hospitals
- UNM & CNM
- Old Town, Galleries & Museums
- Pueblo Cultural Center & Indian School Redevelopment
- Downtown Central Business & Courthouse District

Property fronted by 4th Street, McKnight, and 3rd Street with possible access from these three streets.

Located in central Albuquerque, close to downtown, Interstate 40 & 25 without congestion from major medical centers.

I-40 CPD: +/- 156,600

4th Street CPD: +/- 14,600

### OPPORTUNITY ZONE



## Potential Assembly of Entire Block

- **+/- 1.2052 Acres of Vacant Land**
  - **Located in Metropolitan Redevelopment Area**
  - **14,600 CPD on 4th Street**
- **Excellent Frontage on 4th, 3rd & McKnight**

### PRICE

|                    |  |
|--------------------|--|
| <b>Sale Price:</b> | Seller Financing Available<br>Contact Broker to Discuss<br>All Options |
|--------------------|--|

**FOR SALE OR LEASE**

## MX-M VACANT LAND IN OPPORTUNITY ZONE- READY TO DEVELOP

### REDEVELOPMENT PLAN

The City of Albuquerque proposes redeveloping 4<sup>th</sup> Street from Lomas Boulevard to Solar Road, a distance of four and one third miles. The envisioned renaissance of 4<sup>th</sup> Street is a cohesive, integrated transit corridor that promotes:

- Shopping
- Housing
- Employment
- Services
- Recognizes and builds on existing and potential centers and activities.

The plan identifies and recommends a varied set of strategies and programs to make redevelopment possible through public and private investments and policies, as well as, public projects that reinvigorate 4<sup>th</sup> Street and surrounding areas. These strategies include:

- Improve the business climate along Fourth Street
- Improve the physical appearance and infrastructure along 4<sup>th</sup> Street
- Create a unifying vision for the North Valley
- Tie neighborhoods together in a “main street”
- Create a positive force for North Valley Redevelopment

For a complete copy of the North 4<sup>th</sup> Street Rank III Corridor plan visit:

Click this link below to view the plan online:

<https://www.cabq.gov/planning/plans-publications/area-sector-development-plans>

The Allowable Uses in the MX-M Zone are detailed here:

<https://documents.cabq.gov/planning/agis/IDO/UseTables/AllowableUses-MX-M.pdf>



## MX-M VACANT LAND IN OPPORTUNITY ZONE- READY TO DEVELOP

### ABQ RAIL TRAIL

The City of Albuquerque's Metropolitan Redevelopment Agency, MRWM Landscaper Architects, and Wilson & Company Engineers are pleased to release the Albuquerque Rail Trail Framework Plan as of March 15, 2022.

#### VISION:

The Albuquerque Rail Trail will transform Downtown's rail corridor into a vibrant and artistic urban trail that creates opportunities for economic development, healthy recreation, and cultural expression. The Trail will connect the diverse communities it travels through and build bridges across those that have been disconnected. Following an ancient path created by footsteps and expanded over centuries by the wheel, the Rail Trail is the next expression of this essential trade route, embracing a resilient future for Downtown Albuquerque.

[https://www.cabq.gov/mra/rail-trail?fbclid=IwAR1TMnyFgW9s3ld\\_mRT8p\\_b10-oo0FZmHfTi55SRJnddFN-mEv\\_zkXhC38Kg](https://www.cabq.gov/mra/rail-trail?fbclid=IwAR1TMnyFgW9s3ld_mRT8p_b10-oo0FZmHfTi55SRJnddFN-mEv_zkXhC38Kg)



**MX-M VACANT LAND IN OPPORTUNITY ZONE- READY TO DEVELOP**

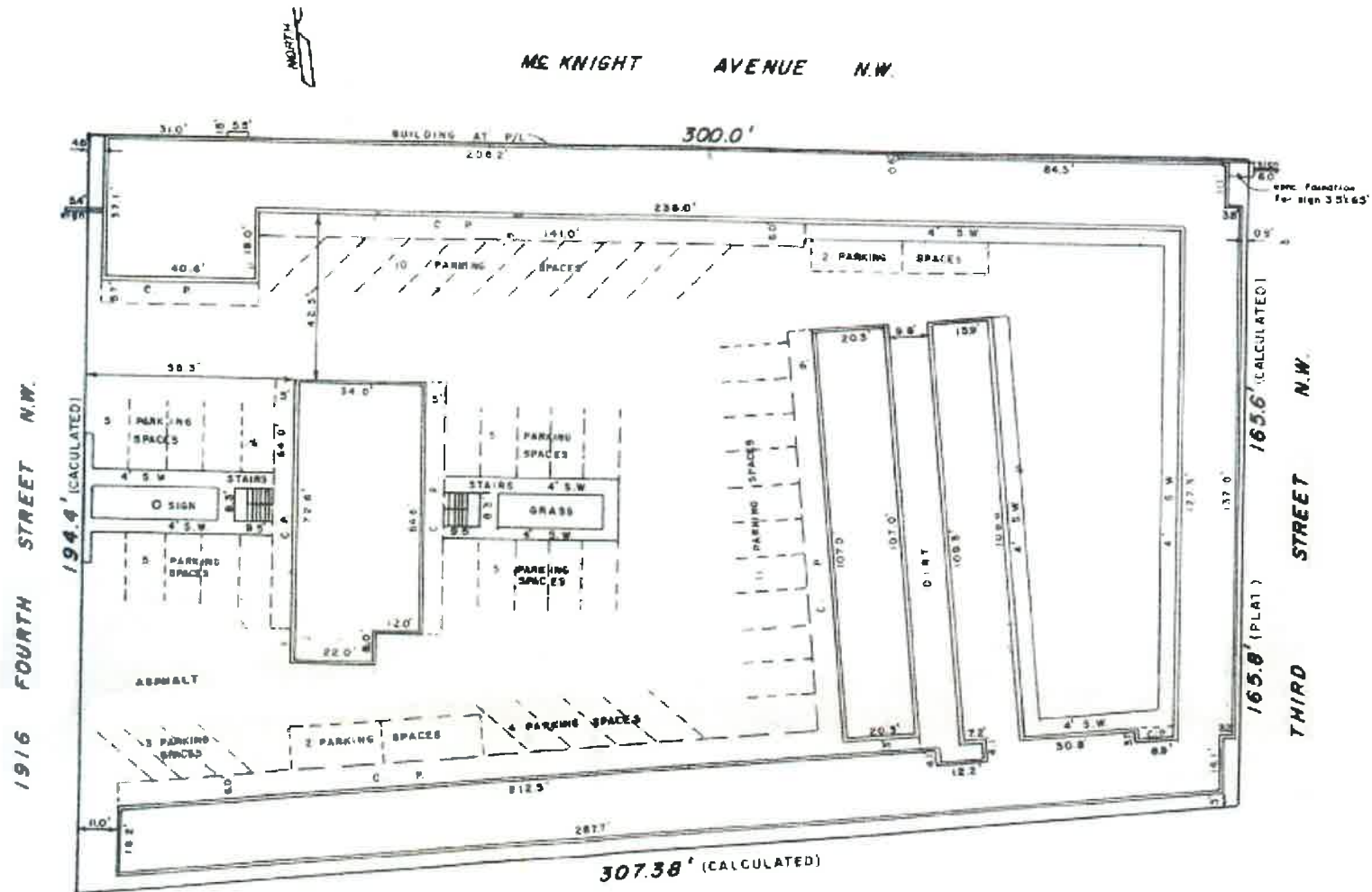
**AERIAL**





# Redevelopment Opportunity

1916 4th Street Albuquerque, New Mexico 87102



Buildings have been demolished. Property is vacant and ready for development.

April Ager  
Real Estate Advisor  
505-269-5771  
AprilA@CBCWorldwide.com



## MIXED-USE – MODERATE INTENSITY ZONE DISTRICT (MX-M)

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*Purpose:* The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors



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This document provides a summary about development in the MX-M zone district. It includes links to Frequently Asked Questions (FAQs) about allowable uses, use-standards, development standards, and the approval process.

The document also includes a summary of the development standards and a summary of the allowable uses in this zone. To see the full Integrated Development Ordinance (IDO), click the link below.

<https://ido.abc-zone.com/>

### Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.  
<https://abc-zone.com/node/919>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:  
<https://abc-zone.com/node/915>  
<https://abc-zone.com/node/931>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:  
<https://abc-zone.com/node/930>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:  
<https://abc-zone.com/node/933>

If you have other questions, contact the Planning Department at 924-3860 and request to schedule a Pre-application Review Team Meeting (PRT).

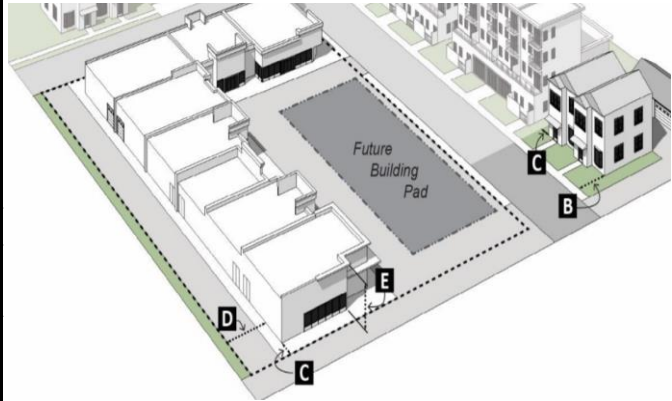
## Development Standards Summary

**Table 2-4-5: MX-M Zone District Dimensional Standards**

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

| Development Location       |   | General  | UC-MS-PT                    |
|----------------------------|---|--|-----------------------------|
| <b>Site Standards*</b>     |   |  |                             |
| Usable open space, minimum | A | ≤1 BR: 225 sq. ft./unit<br>2 BR: 285 sq. ft./unit<br>≥3 BR: 350 sq. ft./unit | 50% reduction               |
| <b>Setback Standards</b>   |   |  |                             |
| Front, minimum             | B | 5 ft. / N/A  | 0 ft. / 15 ft.              |
| Side, minimum              | C | Interior: 0 ft.; Street  | 0 ft. / Street side: 15 ft. |
| Rear, minimum              | D | 15 ft.   | Street or alley: 0 ft.      |
| <b>Building Height</b>     |   |  |                             |
| Building height, maximum   | E | 48 ft.   | 65 ft.                      |
|                            |   | >100 ft. from all lot lines: N/A   |                             |



[1] Residential development that qualifies for funding through Article 14-17 of ROA 1994 (Family Housing Developments) may be eligible for development incentives specified in that Article.

\*See IDO Subsection 14-16-5-1(C)(2) Contextual Residential Development in Areas of Consistency, if applicable, for additional standards that modify these general dimensional standards.

**Table 2-4-6: Other Applicable IDO Sections**

|                                 |                              |                                       |                            |
|---------------------------------|------------------------------|---------------------------------------|----------------------------|
| Overlay Zones                   | <a href="#">Part 14-16-3</a> | Landscaping, Buffering, and Screening | <a href="#">14-16-5-6</a>  |
| Allowable Uses                  | <a href="#">14-16-4-2</a>    | Walls and Fences                      | <a href="#">14-16-5-7</a>  |
| Use-specific Standards          | <a href="#">14-16-4-3</a>    | Outdoor Lighting                      | <a href="#">14-16-5-8</a>  |
| Dimensional Standards           | <a href="#">14-16-5-1</a>    | Neighborhood Edges                    | <a href="#">14-16-5-9</a>  |
| Site Design and Sensitive Lands | <a href="#">14-16-5-2</a>    | Solar Access                          | <a href="#">14-16-5-10</a> |
| Access and Connectivity         | <a href="#">14-16-5-3</a>    | Building Design                       | <a href="#">14-16-5-11</a> |
| Subdivision of Land             | <a href="#">14-16-5-4</a>    | Signs                                 | <a href="#">14-16-5-12</a> |
| Parking and Loading             | <a href="#">14-16-5-5</a>    | Operations and Maintenance            | <a href="#">14-16-5-13</a> |



## Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **MX-M zone district only** (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-7-1, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

| Table 4-2-1: Allowable Uses   |                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
|---|------------------|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|---|------------------------|
| P = Permissive Primary   C = Conditional Primary   A = Permissive Accessory   CA = Conditional Accessory<br>CV = Conditional if Structure Vacant for 5 years or more   T = Temporary   Blank Cell = Not Allowed |                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Land Uses   | Zone District >> | Residential |     |      |     |      |      | Mixed-use |      |      |      | Non-residential |       |       |       |       |       |   |   | Use-specific Standards |
|   |                  | R-A         | R-1 | R-MC | R-T | R-ML | R-MH | MX-T      | MX-L | MX-M | MX-H | NR-C            | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO |   |   |                        |
|   |                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       | A     | B | C |                        |
| PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS   |                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| RESIDENTIAL USES  |                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Household Living  |                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Dwelling, townhouse   |                  |             |     | P    | P   | P    | P    | P         | P    |      |      |                 |       |       |       |       |       |   |   | 4-3(B)(5)              |
| Dwelling, live-work   |                  |             |     | C    | C   | P    | P    | P         | P    |      | CA   | CA              |       |       |       |       |       |   |   | 4-3(B)(6)              |
| Dwelling, multi-family  |                  |             |     |      | P   | P    | P    | P         | P    |      |      |                 |       |       |       |       |       |   |   | 4-3(B)(7)              |
| Group Living  |                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Assisted living facility or nursing home  |                  |             |     | C    | P   | P    | P    | P         | P    |      |      |                 |       |       |       |       |       |   |   |                        |
| Community residential facility, small   | P                | P           |     | P    | P   | P    | P    | P         | P    |      |      |                 |       |       |       |       |       |   |   | 4-3(B)(8)              |
| Community residential facility, large   |                  |             |     |      | P   | P    | P    | P         | P    |      |      |                 |       |       |       |       |       |   |   | 4-3(B)(8)              |
| Dormitory   |                  |             |     |      |     | P    | C    | P         | P    |      |      |                 |       |       |       |       |       |   |   |                        |
| Group home, small   |                  |             |     |      | C   | P    | P    | P         | P    |      |      |                 |       |       |       |       |       |   |   | 4-3(B)(9)              |
| Group home, medium  |                  |             |     |      | C   | C    | C    | P         | P    |      |      |                 |       |       |       |       |       |   |   | 4-3(B)(9)              |
| Group home, large   |                  |             |     |      |     | C    |      |           | C    | C    |      |                 |       |       |       |       |       |   |   | 4-3(B)(9)              |
| CIVIC AND INSTITUTIONAL USES  |                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Adult or child day care facility  |                  |             | C   | C    | C   | P    | P    | P         | P    |      | P    | P               | P     | A     | A     |       |       |   |   |                        |
| Community center or library   | C                | P           |     | P    | P   | P    | P    | P         | P    |      | P    | C               | C     | C     | C     |       | P     |   | C | 4-3(C)(1)              |
| Elementary or middle school   | C                | C           |     | C    | P   | P    | P    | P         | P    |      | P    | P               | P     | CV    |       |       | P     |   | C | 4-3(C)(2)              |
| High school   | C                | C           |     | C    | C   | P    | P    | P         | P    |      | P    | P               | P     | C     |       |       | P     |   |   | 4-3(C)(3)              |
| Hospital  |                  |             |     |      |     |      |      |           | P    |      | P    | P               |       |       |       |       |       |   |   | 4-3(C)(4)              |
| Museum  |                  |             |     | CV   | CV  | C    | P    | P         | P    |      | P    | P               | P     | P     | P     |       | P     | A |   | 4-3(C)(5)              |
| Parks and open space  | P                | P           |     | P    | P   | P    | P    | P         | P    |      | P    | P               | P     | C     | C     | A     | P     | P | P | 4-3(C)(7)              |

**Table 4-2-1: Allowable Uses**

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

| Zone District >>                         | Residential |     |      |     |      |      | Mixed-use |      |      |      | Non-residential |       |       |       |       |       |   |   | Use-specific Standards |
|--|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|---|------------------------|
|  | R-A         | R-1 | R-MC | R-T | R-ML | R-MH | MX-T      | MX-L | MX-M | MX-H | NR-C            | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO |   |   |                        |
|  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       | A     | B | C |                        |
| Land Uses                                |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Religious institution                    | P           | P   |      | P   | P    | P    | P         | P    | P    | P    | P               | P     | CV    | CV    |       |       |   |   | 4-3(C)(8)              |
| Sports field                             |             |     |      |     |      |      | CV        | C    | P    | P    | P               | P     | P     | C     |       | P     |   | C |                        |
| University or college                    |             |     |      |     |      | CV   | CV        | C    | P    | P    | P               | P     | CV    | CV    |       |       |   |   |                        |
| Vocational school                        |             |     |      |     |      | CV   | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   |   |                        |
| COMMERCIAL USES                          |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Agriculture and Animal-related           |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Community garden                         | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    | P               | P     | C     | C     |       | A     | A | A | 4-3(D)(1)              |
| Kennel                                   | C           |     |      |     |      |      |           | C    | C    |      | P               | P     | P     | P     |       |       |   |   | 4-3(D)(4)              |
| Nursery                                  | P           |     |      |     |      |      |           |      | A    |      | P               | P     | P     | P     |       | A     | A |   |                        |
| Veterinary hospital                      | C           |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(5)              |
| Other pet services                       | C           |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   |   |                        |
| Food, Beverage, and Indoor Entertainment |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Auditorium or theater                    |             |     |      |     |      | A    | A         | A    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(7)              |
| Bar                                      |             |     |      |     |      |      | C         | C    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(8)              |
| Catering service                         |             |     |      |     |      |      |           |      | P    | P    | P               | P     | P     | P     |       |       |   |   |                        |
| Health club or gym                       |             |     | A    |     | A    | A    | P         | P    | P    | P    | P               | P     | P     | A     |       |       |   |   | 4-3(D)(9)              |
| Mobile food truck court                  |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | C     |       |       |   |   | 4-3(D)(10)             |
| Nightclub                                |             |     |      |     |      |      |           |      | P    | P    | P               | P     | P     |       |       |       |   |   | 4-3(D)(8)              |
| Residential community amenity, indoor    | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    |                 |       |       |       |       |       |   | C | 4-3(D)(11)             |
| Restaurant                               |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(8)              |
| Tap room or tasting room                 |             |     |      |     |      |      | C         | C    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(8)              |
| Other indoor entertainment               |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       | P     |   | C | 4-3(D)(12)             |
| Lodging                                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Campground or recreational vehicle park  |             |     |      |     |      |      |           |      | C    |      | P               | P     |       |       |       |       | A | C | 4-3(D)(14)             |
| Hotel or motel                           |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(15)             |
| Motor Vehicle-related                    |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Car wash                                 |             |     |      |     |      |      |           | P    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(16)             |
| Light vehicle fueling station            |             |     |      |     |      |      |           | C    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(18)             |
| Light vehicle repair                     |             |     |      |     |      |      |           | P    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(19)             |
| Light vehicle sales and rental           |             |     |      |     |      |      |           | C    | P    | P    | P               | P     | P     | P     |       |       |   |   | 4-3(D)(20)             |
| Paid parking lot                         |             |     | A    |     | A    | A    | C         | P    | P    | A    | P               | P     | P     | P     | A     | A     | A |   | 4-3(D)(22)             |
| Parking structure                        |             |     | A    |     | A    | A    | CA        | P    | P    | P    | P               | P     | P     | P     | A     |       |   |   | 4-3(D)(22)             |
| Offices and Services                     |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                        |
| Bank                                     |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | CV    |       |       |   |   | 4-3(D)(23)             |
| Blood services facility                  |             |     |      |     |      |      |           |      | C    | C    | C               | P     | P     | P     |       |       |   |   |                        |

**Table 4-2-1: Allowable Uses**

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

| Zone District >>                              | Residential |     |      |     |      |      | Mixed-use |      |      |      | Non-residential |       |       |       |       |       |   |    | Use-specific Standards |
|---|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|----|------------------------|
|   | R-A         | R-1 | R-MC | R-T | R-ML | R-MH | MX-T      | MX-L | MX-M | MX-H | NR-C            | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO |   |    |                        |
|   |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       | A     | B | C  |                        |
| Land Uses                                     |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Club or event facility                        |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | CV    |       | P     | P | C  | 4-3(D)(24)             |
| Commercial services                           |             |     |      |     |      |      |           | P    | P    | P    | P               | P     | P     | P     |       |       |   |    |                        |
| Medical or dental clinic                      |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(D)(26)             |
| Mortuary                                      |             |     |      |     |      |      |           | C    | P    | P    | P               | P     | C     |       | A     |       |   |    |                        |
| Office  |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   |    |                        |
| Personal and business services, small         |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(D)(27)             |
| Personal and business services, large         |             |     |      |     |      |      |           |      | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(D)(27)             |
| Research or testing facility                  |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(D)(28)             |
| Self-storage                                  |             |     |      |     |      |      |           | C    | C    | P    | P               | P     | P     | P     |       |       | A |    | 4-3(D)(29)             |
| Outdoor Recreation and Entertainment          |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Drive-in theater                              |             |     |      |     |      |      |           |      | C    | C    | C               | C     | C     |       |       |       |   |    | 4-3(D)(31)             |
| Residential community amenity, outdoor        | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    |                 |       |       |       |       |       |   | A  |                        |
| Other outdoor entertainment                   | CA          | CA  | CA   | CA  | CA   | CA   | A         | A    | A    | A    | P               | P     | P     | A     |       | P     |   | P  | 4-3(D)(32)             |
| Retail Sales                                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Art gallery                                   | CV          | CV  | C    | P   | P    | P    | P         | P    | P    | P    | P               |       | P     | A     |       |       |   |    | 4-3(D)(33)             |
| Bakery goods or confectionery shop            |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   |    |                        |
| Building and home improvement materials store |             |     |      |     |      |      |           |      | C    | C    | P               | P     | P     | C     |       |       |   |    | 4-3(D)(34)             |
| Cannabis retail                               |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | A     | A     |       |       |   |    | 4-3(D)(35)             |
| Farmers’ market                               | T           |     | T    | T   | T    | T    | T         | P    | P    | P    | P               | P     | CV    | CV    |       | P     | A | CA | 4-3(D)(36)             |
| General retail, small                         |             |     | A    |     |      | A    | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(D)(37)             |
| General retail, medium                        |             |     |      |     |      |      |           |      | P    | P    | P               | C     | C     |       |       |       |   |    | 4-3(D)(37)             |
| General retail, large                         |             |     |      |     |      |      |           |      | C    | C    | P               | P     |       |       |       |       |   |    | 4-3(D)(37)             |
| Grocery store                                 |             |     |      |     |      |      |           | P    | P    | P    | P               |       | P     | P     |       |       |   |    | 4-3(D)(38)             |
| Liquor retail                                 |             |     |      |     |      |      | C         | A    | C    | C    | C               | C     | C     | C     |       |       |   |    | 4-3(D)(39)             |
| Nicotine retail                               |             |     |      |     |      |      | CA        | A    | C    | C    | C               | C     | C     | C     |       |       |   |    | 4-3(D)(40)             |
| Pawn shop                                     |             |     |      |     |      |      |           | C    | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(D)(41)             |
| Transportation                                |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Helipad                                       |             |     |      |     |      |      |           |      | CA   | CA   | A               | P     | P     | P     | A     |       |   |    | 4-3(D)(44)             |
| Park-and-ride lot                             |             |     |      |     |      | C    | C         | C    | P    | C    | C               | P     | C     | C     | A     | A     |   |    | 4-3(D)(45)             |
| Transit facility                              |             |     |      |     |      | C    | C         | C    | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(D)(47)             |



**Table 4-2-1: Allowable Uses**

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

| Zone District >>                           | Residential |     |      |     |      |      | Mixed-use |      |      |      | Non-residential |       |       |       |       |       |   |           | Use-specific Standards |  |
|--|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|-----------|------------------------|--|
|  | R-A         | R-1 | R-MC | R-T | R-ML | R-MH | MX-T      | MX-L | MX-M | MX-H | NR-C            | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO |   |           |                        |  |
|  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       | A     | B | C         |                        |  |
| Land Uses                                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |                        |  |
| INDUSTRIAL USES                            |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |                        |  |
| Manufacturing, Fabrication, and Assembly   |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |                        |  |
| Artisan manufacturing                      |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   |           | 4-3(E)(1)              |  |
| Cannabis cultivation                       |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   |           | 4-3(E)(2)              |  |
| Cannabis-derived products manufacturing    |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   |           | 4-3(E)(3)              |  |
| Telecommunications, Towers, and Utilities  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |                        |  |
| Drainage facility                          | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    | P               | P     | P     | P     | A     | A     | A | C         |                        |  |
| Electric utility                           | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    | P               | P     | P     | P     | A     | A     | A | A         | 4-3(E)(8)              |  |
| Geothermal energy generation               | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | P     | P     | P     |       | A     | A |           | 4-3(E)(9)              |  |
| Major utility, other                       | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    | P               | P     | P     | P     | A     | A     | A | A         |                        |  |
| Solar energy generation                    | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    | P               | P     | P     | P     | A     | P     | P | P         | 4-3(E)(10)             |  |
| Wind energy generation                     |             |     |      |     |      |      | A         | A    | A    | A    | A               | A     | A     | C     | A     | A     | A |           | 4-3(E)(11)             |  |
| Wireless Telecommunications Facility (WTF) |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           | 4-3(E)(12)             |  |
| Architecturally integrated                 | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     | A     |   |           |                        |  |
| Non-commercial or broadcasting antenna     | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     | A     |   |           |                        |  |
| Collocation                                | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     | A     |   |           |                        |  |
| Freestanding                               |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     | A     |       |   |           |                        |  |
| Public utility collocation                 | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     | A     |   |           |                        |  |
| Roof-mounted                               |             |     | A    |     | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     |       |   |           |                        |  |
| Small cell                                 | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     | A     | A | A         |                        |  |
| Waste and Recycling                        |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |                        |  |
| Recycling drop-off bin facility            |             |     |      |     |      | A    | A         | A    | A    | A    | P               | P     | P     | P     |       |       |   |           | 4-3(E)(13)             |  |
| Wholesaling and Storage                    |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |                        |  |
| Outdoor storage                            |             |     |      |     |      |      |           | CA   | C    | C    | C               | A     | P     | P     |       |       |   |           | 4-3(E)(17)             |  |
| Warehousing                                |             |     |      |     |      |      |           |      | C    | C    | P               | P     | P     | P     |       |       |   |           | 4-3(E)(18)             |  |
| Wholesaling and distribution center        |             |     |      |     |      |      |           |      | C    | C    | P               | P     | P     | P     |       |       |   |           | 4-3(E)(19)             |  |
| ACCESSORY AND TEMPORARY USES               |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |                        |  |
| ACCESSORY USES                             |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   | 4-3(F)(1) |                        |  |
| Agriculture sales stand                    | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | CA    | CA    |       |       | A |           | 4-3(F)(2)              |  |
| Animal keeping                             | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     |       |       |   | CA        | 4-3(F)(3)              |  |
| Automated Teller Machine (ATM)             |             |     | A    |     | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     |       | T     | T |           |                        |  |
| Drive-through or drive-up facility         |             |     |      |     |      |      |           | A    | A    | CA   | A               | A     | A     |       |       |       |   |           | 4-3(F)(4)              |  |
| Dwelling unit, accessory with kitchen      |             | A   |      | A   | A    | A    | A         | A    | A    |      | A               | A     | A     | A     | A     |       | A |           | 4-3(F)(5)              |  |

**Table 4-2-1: Allowable Uses**

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

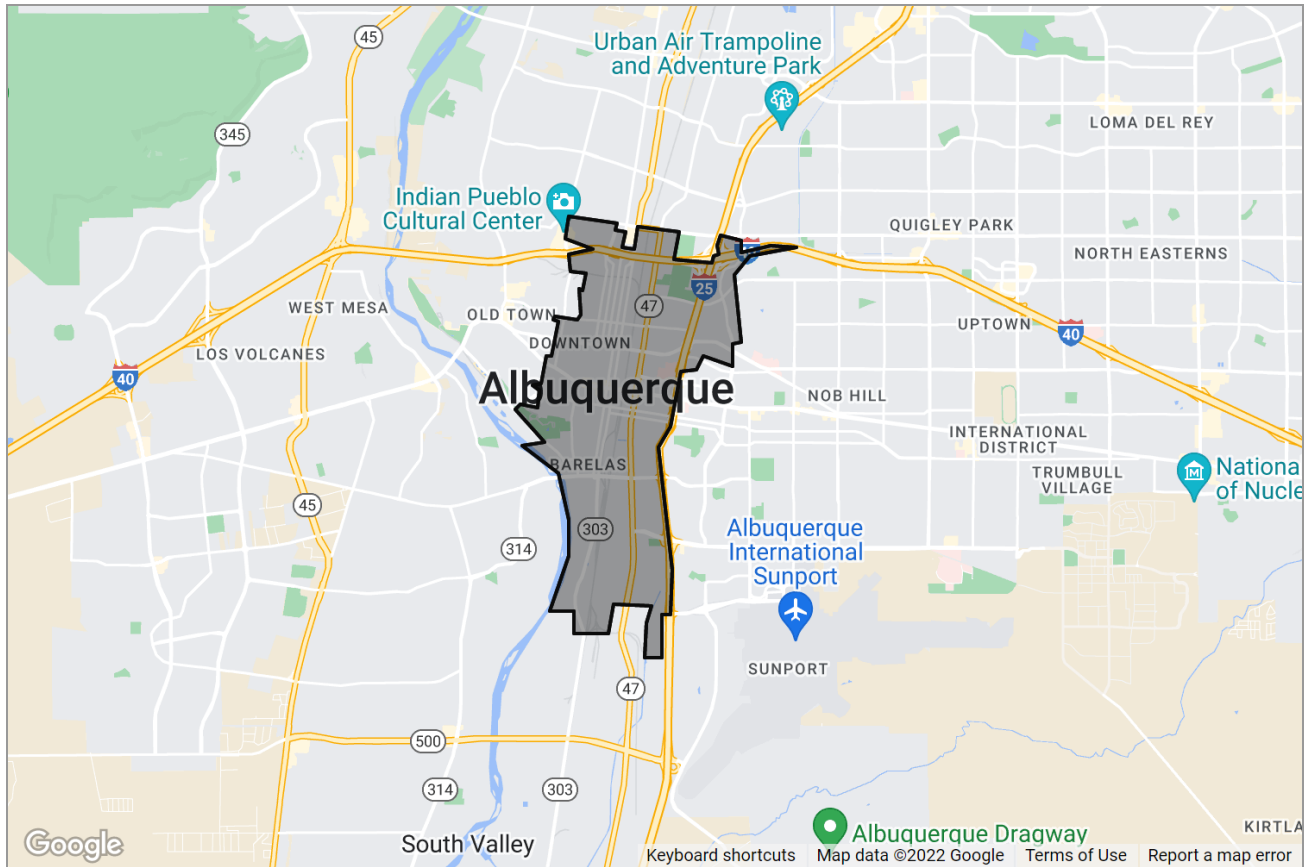
| Zone District >>                                   | Residential |     |      |     |      |      | Mixed-use |      |      |      | Non-residential |       |       |       |       |       |   |   |                            | Use-specific Standards |
|--|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|---|----------------------------|------------------------|
|  | R-A         | R-1 | R-MC | R-T | R-ML | R-MH | MX-T      | MX-L | MX-M | MX-H | NR-C            | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO |   |   |                            |                        |
|  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       | A     | B | C |                            |                        |
| Land Uses  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                            |                        |
| Dwelling unit, accessory without kitchen           | CA          | A   |      | A   | A    | A    | A         | A    | A    |      | A               | A     | A     | A     | A     |       | A |   | <a href="#">4-3(F)(5)</a>  |                        |
| Family care facility                               | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    |                 |       |       |       |       |       |   |   | <a href="#">4-3(F)(6)</a>  |                        |
| Garden   | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     |       |       |       | A |   |                            |                        |
| Hobby breeder                                      | A           | A   | A    | A   |      |      |           |      |      |      |                 |       |       |       |       |       |   |   | <a href="#">4-3(F)(8)</a>  |                        |
| Home occupation                                    | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    |                 |       |       |       |       |       |   |   | <a href="#">4-3(F)(9)</a>  |                        |
| Independent living facility                        |             |     |      | A   | A    | A    | A         | A    | A    | A    |                 |       |       |       |       |       |   |   | <a href="#">4-3(F)(10)</a> |                        |
| Mobile food truck                                  | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     | A     |   |   | <a href="#">4-3(F)(11)</a> |                        |
| Mobile vending cart                                |             |     |      |     |      |      | A         | A    | A    | A    | A               | A     | A     | A     |       | A     |   | A | <a href="#">4-3(F)(12)</a> |                        |
| Outdoor animal run                                 | A           |     |      |     |      |      |           | CA   | CA   |      | CA              |       | A     | A     |       |       |   |   | <a href="#">4-3(F)(13)</a> |                        |
| Outdoor dining area                                |             |     |      |     |      |      | CA        | A    | A    | A    | A               | A     | A     | A     | A     |       |   |   | <a href="#">4-3(F)(14)</a> |                        |
| Other use accessory to non-residential primary use |             |     |      |     |      |      | A         | A    | A    | A    | A               | A     | A     | A     | A     |       |   | A | <a href="#">4-3(F)(16)</a> |                        |
| Other use accessory to residential primary use     | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    |                 |       |       |       |       |       |   |   | <a href="#">4-3(F)(17)</a> |                        |
| TEMPORARY USES                                     |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                            |                        |
| Temporary Uses That Require A Permit               |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                            |                        |
| Circus   |             |     |      |     |      |      |           |      | T    |      | T               | T     | T     |       |       |       |   |   | <a href="#">4-3(G)(1)</a>  |                        |
| Construction staging area, trailer, or office      | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     | T     | T |   | <a href="#">4-3(G)(2)</a>  |                        |
| Dwelling, temporary                                | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     | T     | T |   | <a href="#">4-3(G)(3)</a>  |                        |
| Fair, festival, or theatrical performance          | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               | T     |       |       | T     | T     | T |   | <a href="#">4-3(G)(4)</a>  |                        |
| Open air market                                    |             |     |      |     |      |      | T         | T    | T    | T    | T               |       |       |       |       |       | T |   | <a href="#">4-3(G)(5)</a>  |                        |
| Park-and-ride facility, temporary                  |             |     |      |     |      | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     |       | T |   | <a href="#">4-3(G)(6)</a>  |                        |
| Real estate office or model home                   | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     |       |   |   | <a href="#">4-3(G)(7)</a>  |                        |
| Seasonal outdoor sales                             |             |     |      |     |      |      | T         | T    | T    | T    | T               | T     | T     | T     |       |       |   |   | <a href="#">4-3(G)(8)</a>  |                        |
| Temporary use not listed                           |             |     | T    |     |      | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     |       | T |   | <a href="#">4-3(G)(9)</a>  |                        |
| Temporary Uses That Do Not Require A Permit        |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |   |                            |                        |
| Hot air balloon takeoff/landing                    | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     | T     | T | T | <a href="#">4-3(G)(11)</a> |                        |



**COLDWELL BANKER  
LEGACY**

COMMERCIAL TRADE AREA REPORT

# Albuquerque, NM 87102



Office: [www.lcrealty.com](http://www.lcrealty.com)

**Coldwell Banker Legacy**  
4801 Lang NE, Suite 110  
Albuquerque, NM 87109





## Criteria Used for Analysis

2021 Income (Esri):  
**Median Household  
Income**  
**\$31,951**

2021 Age: 5 Year Increments  
(Esri):  
**Median Age**  
**35.9**

2021 Key Demographic Indicators  
(Esri):  
**Total Population**  
**21,742**

2021 Tapestry Market Segmentation  
(Households):  
**1st Dominant Segment**  
**College Towns**

## Consumer Segmentation

|  |   |  |   |
|--|---|--|---|
| Life Mode<br><b>What are the people like that live in this area?</b> | <b>Scholars and Patriots</b><br>College campuses and military neighborhoods | Urbanization<br><b>Where do people like this usually live?</b> | <b>Metro Cities</b><br>Affordable city life, including smaller metros, satellite cities |
|--|---|--|---|

## Top Tapestry Segments

|                         | College Towns  | Emerald City  | Southwestern Families   | Set to Impress   | Retirement Communities  |
|-------------------------|--|---|---|--|---|
| % of Households         | 2,400 (24.8%)  | 1,725 (17.9%)   | 1,553 (16.1%)   | 1,537 (15.9%)  | 528 (5.5%)  |
| Lifestyle Group         | Scholars and Patriots  | Middle Ground   | Sprouting Explorers   | Midtown Singles  | Senior Styles   |
| Urbanization Group      | Metro Cities   | Metro Cities  | Urban Periphery   | Metro Cities   | Metro Cities  |
| Residence Type          | Multi-Unit Rentals; Single Family  | Single Family; Multi-Units  | Single Family   | Multi-Unit Rentals; Single Family  | Multi-Units; Single Family  |
| Household Type          | Singles  | Singles   | Married Couples   | Singles  | Singles   |
| Average Household Size  | 2.12   | 2.05  | 3.18  | 2.1  | 1.86  |
| Median Age              | 24.7   | 38.3  | 35.1  | 34.8   | 55.4  |
| Diversity Index         | 58.5   | 53.1  | 64.7  | 69.3   | 51.9  |
| Median Household Income | \$40,000   | \$73,000  | \$36,300  | \$39,400   | \$47,400  |
| Median Net Worth        | \$13,400   | \$98,300  | \$31,500  | \$14,200   | \$81,400  |
| Median Home Value       | \$234,100  | \$344,400   | \$114,900   | \$177,300  | \$229,200   |
| Homeownership           | 27 %   | 50.6 %  | 55.3 %  | 30 %   | 47.5 %  |
| Employment              | Professional or Services   | Professional or Mgmt/Bus/Financial  | Services or Professional  | Services or Professional   | Professional or Mgmt/Bus/Financial  |
| Education               | Bachelor's Degree  | Bachelor's Degree   | High School Diploma   | High School Diploma  | High School Diploma   |
| Preferred Activities    | Go out to the movies and out for drinks . Popular activities: backpacking, Pilates, and Frisbee. | Place importance on learning new things to keep life fresh and variable. . Buy natural, green, and environmentally friendly products. | Shop at pharmacies, dollar stores and discount departments . Television is a primary source of entertainment. | Maintain close relationships with family . Enjoy going to rock concerts, night clubs, and the zoo. | Enjoy hard-cover books, crosswords and Sudoku . Like to travel, including foreign to countries. |
| Financial               | Limited incomes result in thrifty purchases  | Contribute to NPR, PBS  | Budget-conscious consumers  | Prefer name brands, buy generic when it's a better deal  | Frugal, pay close attention to finances   |
| Media                   | Use the Internet for social media, blogging, watch movies and TV.                                | Read books, magazines and use the web for news  | Listen to Hispanic radio, watch Hispanic programming  | Use the Internet for social media, video games and watching TV                                     | Prefer reading magazines over interacting with computers  |
| Vehicle                 | Prefer vehicle with good gas mileage   | Take public transportation  | Own 1-2 vehicles  | Own used, imported vehicles  | One in five households has no vehicle   |

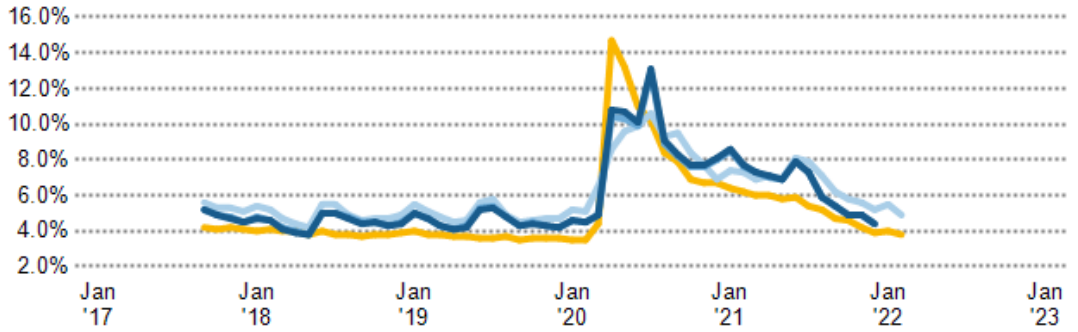


## Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

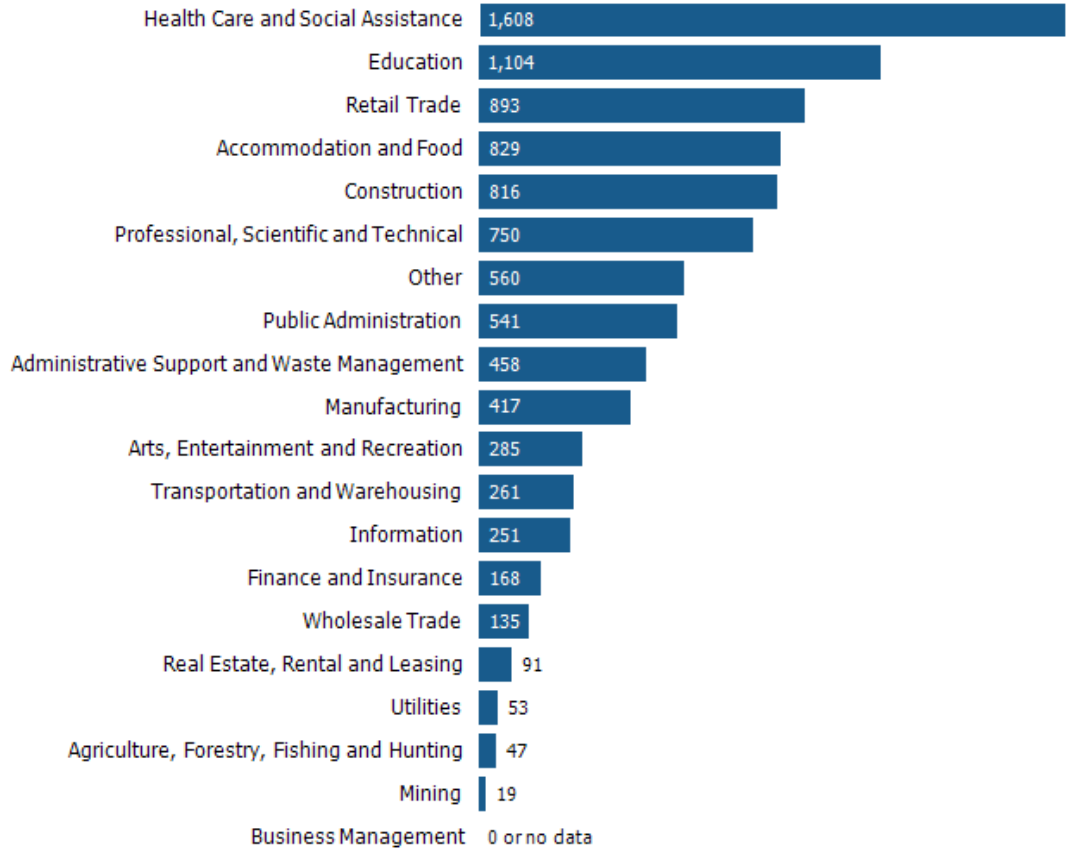


## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

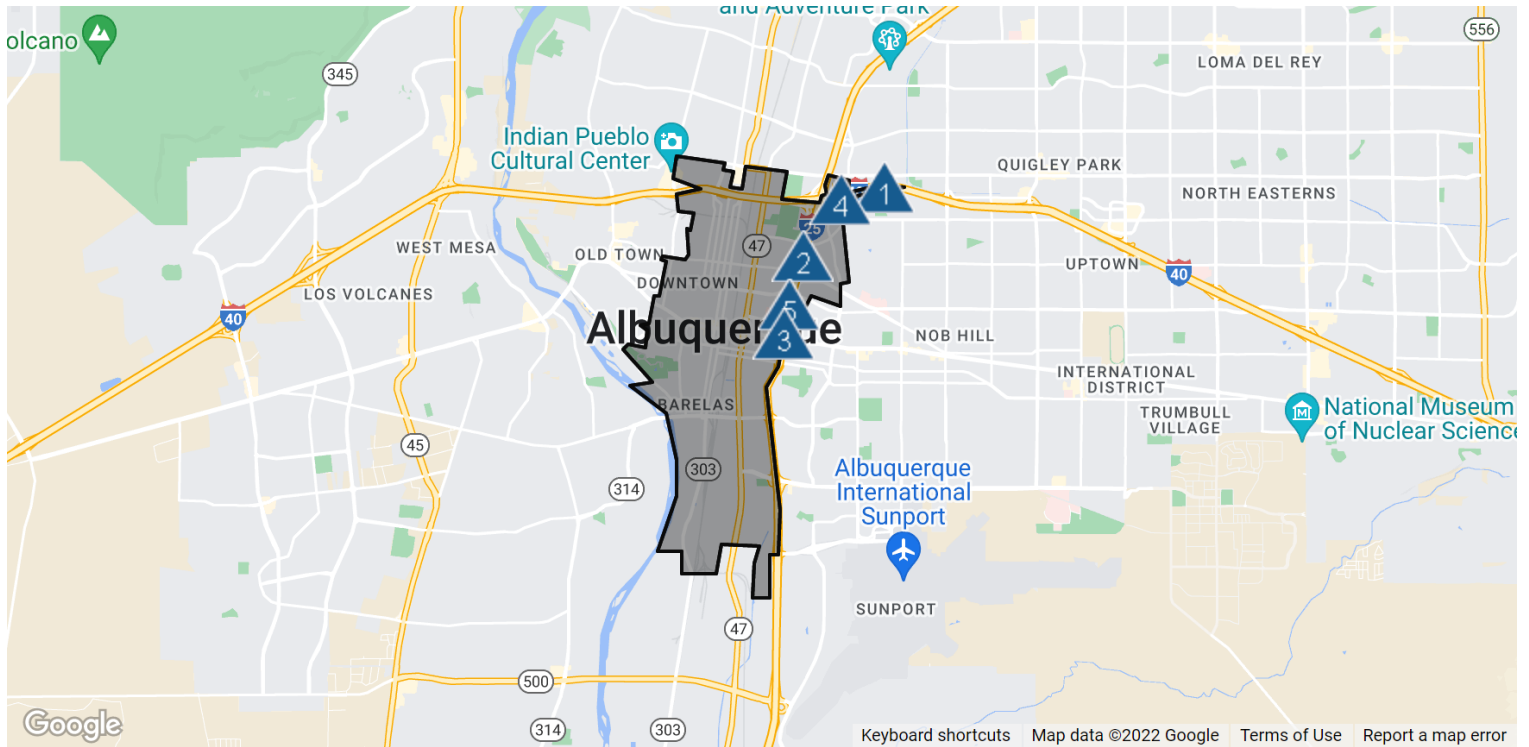
Data Source: Bureau of Labor Statistics via Esri, 2021

Update Frequency: Annually





# Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

## 204,506

2021 Est. daily  
traffic counts

Street: Coronado Freeway  
Cross: Cutler Ct NE  
Cross Dir: SE  
Dist: 0.11 miles

### Historical counts

| Year | Count   | Type |
|------|---------|------|
| 2018 | 199,774 | AADT |

2

## 186,590

2021 Est. daily  
traffic counts

Street: I- 25  
Cross: Odelia Rd NE  
Cross Dir: N  
Dist: 0.14 miles

### Historical counts

| Year | Count   | Type |
|------|---------|------|
| 2017 | 180,500 | AWDT |

3

## 179,393

2021 Est. daily  
traffic counts

Street: I- 25  
Cross: Central Ave  
Cross Dir: S  
Dist: 0.05 miles

### Historical counts

| Year | Count   | Type |
|------|---------|------|
| 2005 | 157,256 | AADT |

4

## 171,257

2021 Est. daily  
traffic counts

Street: I- 40  
Cross: University Blvd NE  
Cross Dir: NE  
Dist: 0.11 miles

### Historical counts

| Year | Count   | Type |
|------|---------|------|
| 2005 | 152,800 | AWDT |

5

## 161,161

2021 Est. daily  
traffic counts

Street: I- 25  
Cross: Lomas Blvd NE  
Cross Dir: N  
Dist: 0.21 miles

### Historical counts

| Year | Count   | Type |
|------|---------|------|
| 2017 | 146,200 | AWDT |

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)