

CALL FOR MORE INFORMATION



FOR GROUND LEASE OR BUILT-TO-SUIT

Call for Pricing

AVAILABLE SPACE

Pad Site **0.75 Acres**

PROPERTY HIGHLIGHTS

- Smith's & Dollar Tree Shadow Anchored
- Drive-Thru Permissive Site
- Can Accommodate up to a 3,000 SF Building
- Owner is Open to Ground Lease or Build-to-Suit Opportunities

TRAFFIC COUNT

Goff Blvd: 22,300 VPD
Arenal Rd: 10,126 VPD
(Esri 2021)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



88,107
2021 POPULATION
3 MILE RADIUS



68,389
2021 DAYTIME POPULATION
3 MILE RADIUS



\$54,900
2021 AVERAGE INCOME
3 MILE RADIUS



22,300 VPD
GOFF BLVD



Shadow Anchored

**Est. Visitors for Smith's
603.8K Annually***
(*Source: Placer.ai
Jun 1, 2020 - May 31, 2021)

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South Valley Retail Pad

NWQ GOFF BLVD & ARENAL RD
1511 GOFF BOULEVARD SOUTHWEST
ALBUQUERQUE, NM 87105



PROPERTY OVERVIEW

Building Size:	Up to 3,014 SF
Lot Size:	0.75 Acres
Available:	Ground Lease or built-to-suit
Drive-thru Permissive:	Yes
Submarket:	South Valley
Zoning:	A1-SU

PROPERTY OVERVIEW

This South Valley pad site is an outparcel of the Plaza Rio Retail Center, anchored by Dollar Tree along with newly leased Pizza 9 and the Universal Church. This site is also a beneficiary of traffic to the Smith's Price Rite grocery, which is a huge draw from the entire submarket and features over 640,000 visitors annually. This pad site can accommodate up to a 3,000 SF building and is an option for drive-thru users looking for a new site location within the South Valley submarket. The Plaza Rio center features a right in/right out access point for south-bound traffic directly to the site and full access further south in the Smith's parking lot. Owner is open to both ground lease and build-to-suit options.

LOCATION OVERVIEW

The property is located at the NWC of Goff Blvd and Arenal Rd in the South Valley. The South Valley is quite underserved for the retail sector and nationals and locals alike are flocking to the area due to this new trend. This hard corner is a major thoroughfare for the surrounding neighborhoods and is a frequent stopping place for grocery shoppers at the Smith's. The Plaza Rio Retail Center is surrounded by rooftops, schools, community centers and agricultural farms in a very green and heavy forested area.

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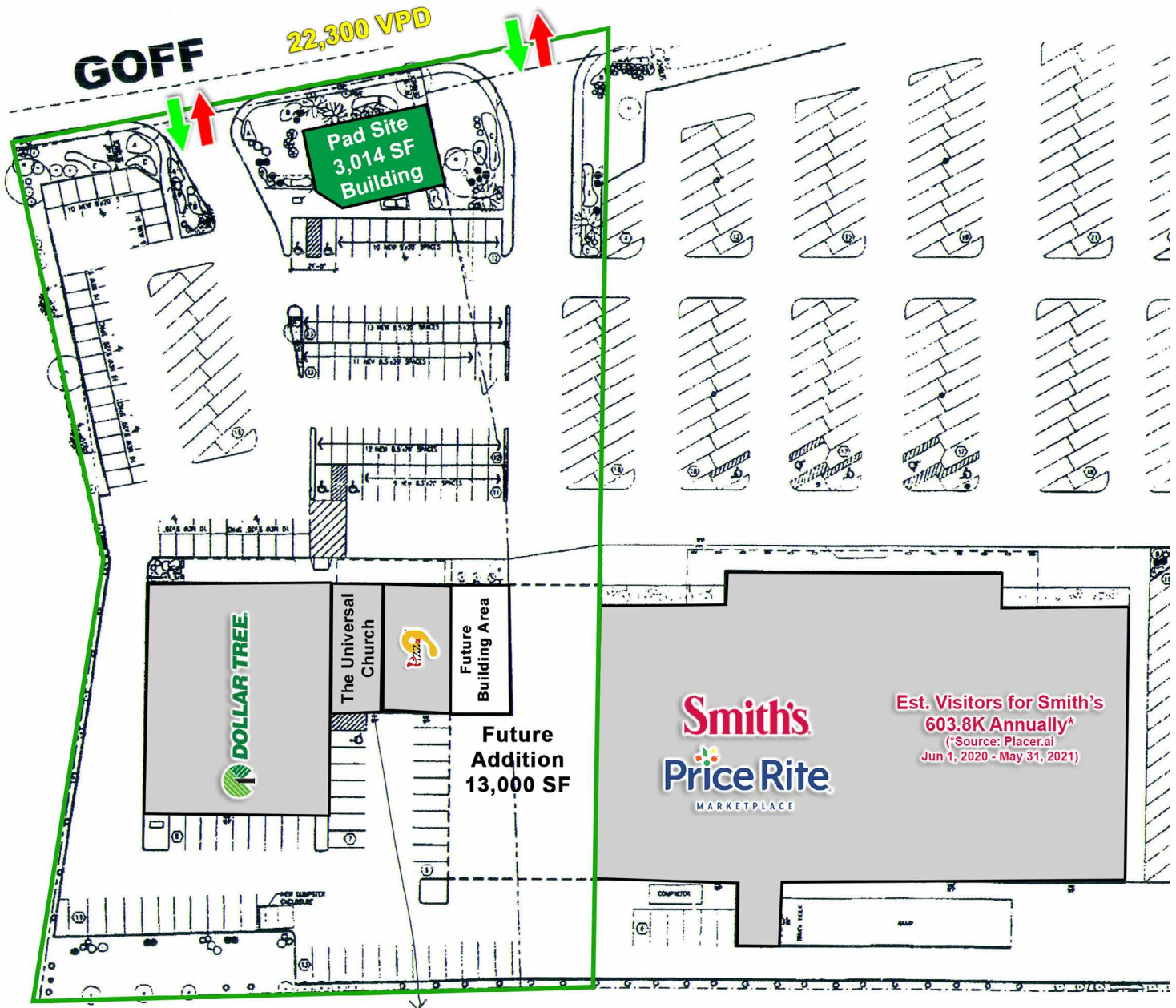
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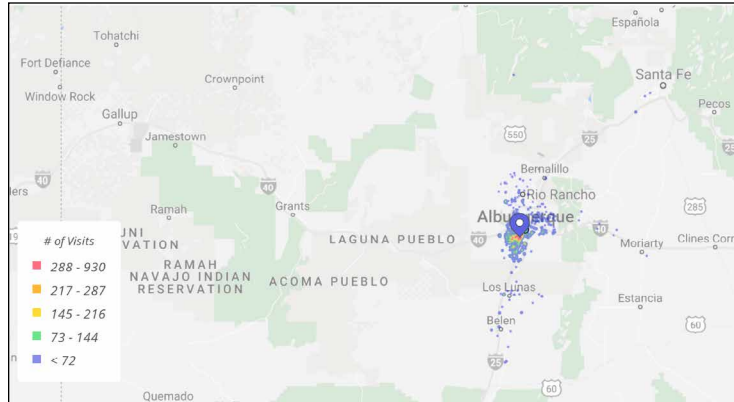


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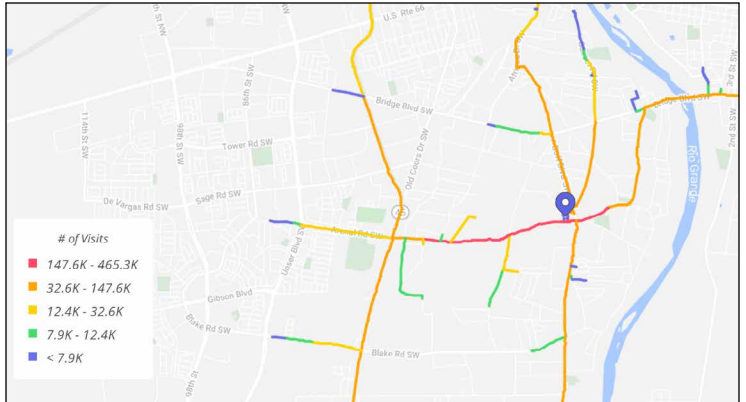
Metrics

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer
Smith's / Arenal Rd SW	92.3K	603.8K	6.54

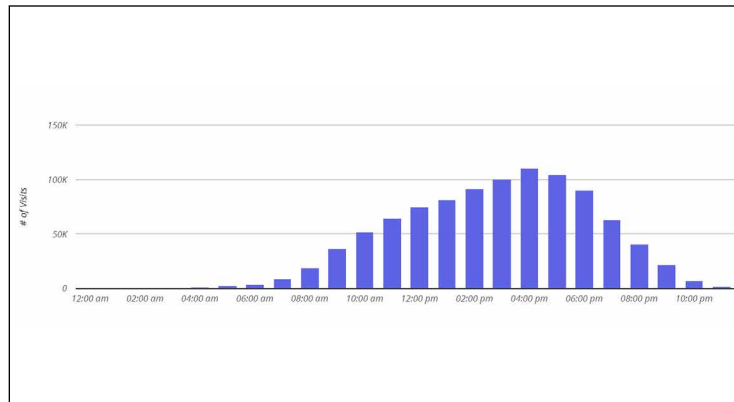
Smith's - Trade Area - Home Location



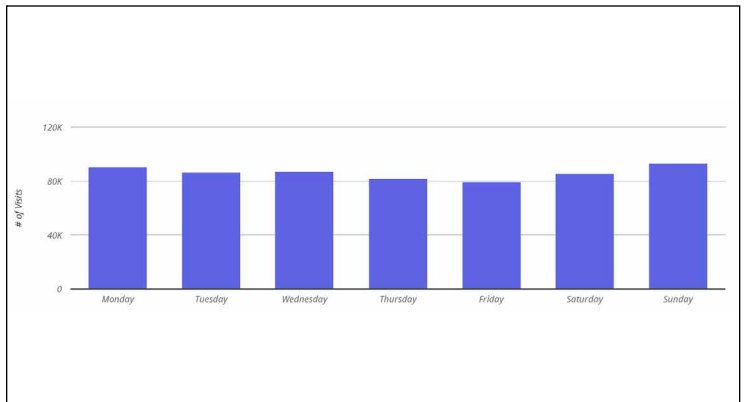
Smith's - Customer Journey Routes - Prior Location



Smith's - Hourly Visits



Smith's - Daily Visits



Jun 1, 2020 - May 31, 2021
Data provided by Placer Labs Inc. (www.placer.ai)



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