

CALL FOR MORE INFORMATION



FOR SALE

\$771,472 (\$26.00 PSF)

AVAILABLE SPACE

0.68 AC 29,672 SF

PROPERTY HIGHLIGHTS

- Prime westside retail parcel at signalized intersection
- Huge visibility and amazing views of the Bosque and Sandia Mountains
- Benefit from pad ready site, shared parking and access
- Pre-approved construction permits for up to 5,000 SF two tenant retail building
- Join Champion Xpress Carwash, Jinja & UFC Gym

TRAFFIC COUNT

Coors Blvd: 52,248 VPD
(Sites USA 2023)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



73,180
2023 POPULATION
3 MILE RADIUS



37,942
2023 DAYTIME POPULATION
3 MILE RADIUS



\$123,224
2023 AVERAGE INCOME
3 MILE RADIUS



52,248 VPD
COORS BLVD

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Retail Land with Coors Frontage

NWC COORS BLVD & SEVILLA AVE
5401 SEVILLA AVENUE NORTHWEST
ALBUQUERQUE, NM 87120



PROPERTY OVERVIEW

Sale Price:	\$771,472
Price Per SF:	\$26.00 PSFF
Lot Size:	0.68 AC
Square Feet:	29,672 SF
Zoning:	PD (Planned Development)
Traffic:	51,000 VPD
Submarket:	Westside

PROPERTY OVERVIEW

5401 Sevilla is a 0.68 acre pad-ready land parcel located at the hard corner of Coors Blvd and Sevilla Ave. This parcel was earmarked for, and received full approval for a phase two of the project to construct a freestanding 5,000 SF building on the site. The land sits high above the street, benefitting from amazing views to the east and is easily visible to the 51,000 cars that pass by every day. There is already a cross parking and cross access agreement with the adjacent carwash, which is beneficial to any retailer needing overflow parking with a low parking user next door. Renderings and site plans are shown for examples of development.

LOCATION OVERVIEW

Albuquerque's westside has been growing rapidly over the past 10-20 years and has made Coors Blvd a major thoroughfare to service this area of town. The westside also features the newest home developments and retail chains coming to the city as a result of Albuquerque connecting itself to the growth in Rio Rancho. This site benefits from the traffic coming from the highest traffic intersection, Coors and Montañó, as residents flow to and from work as it sits at the entrance of the La Luz del Sol residential community. Coors and Sevilla is a signalized intersection with a stunning 51,000 cars per day.

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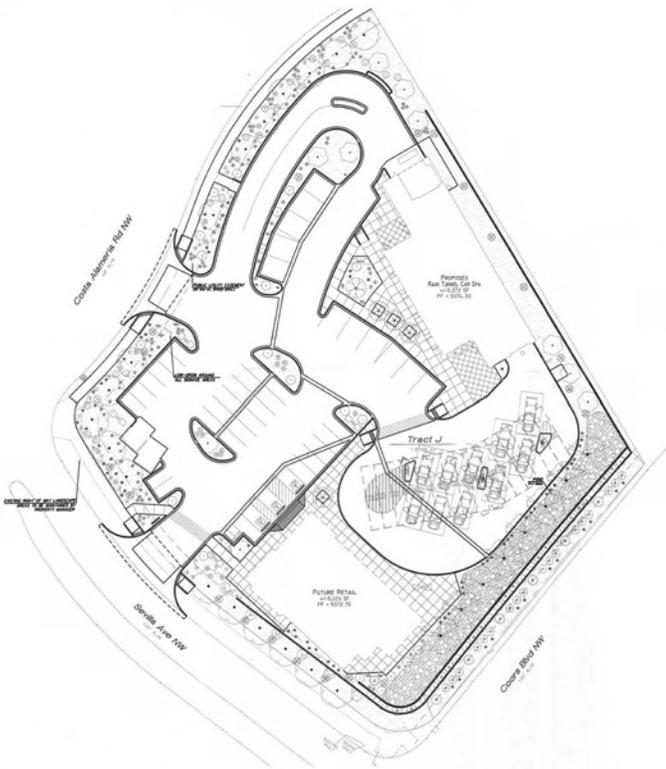
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DEVELOPMENT EXAMPLES



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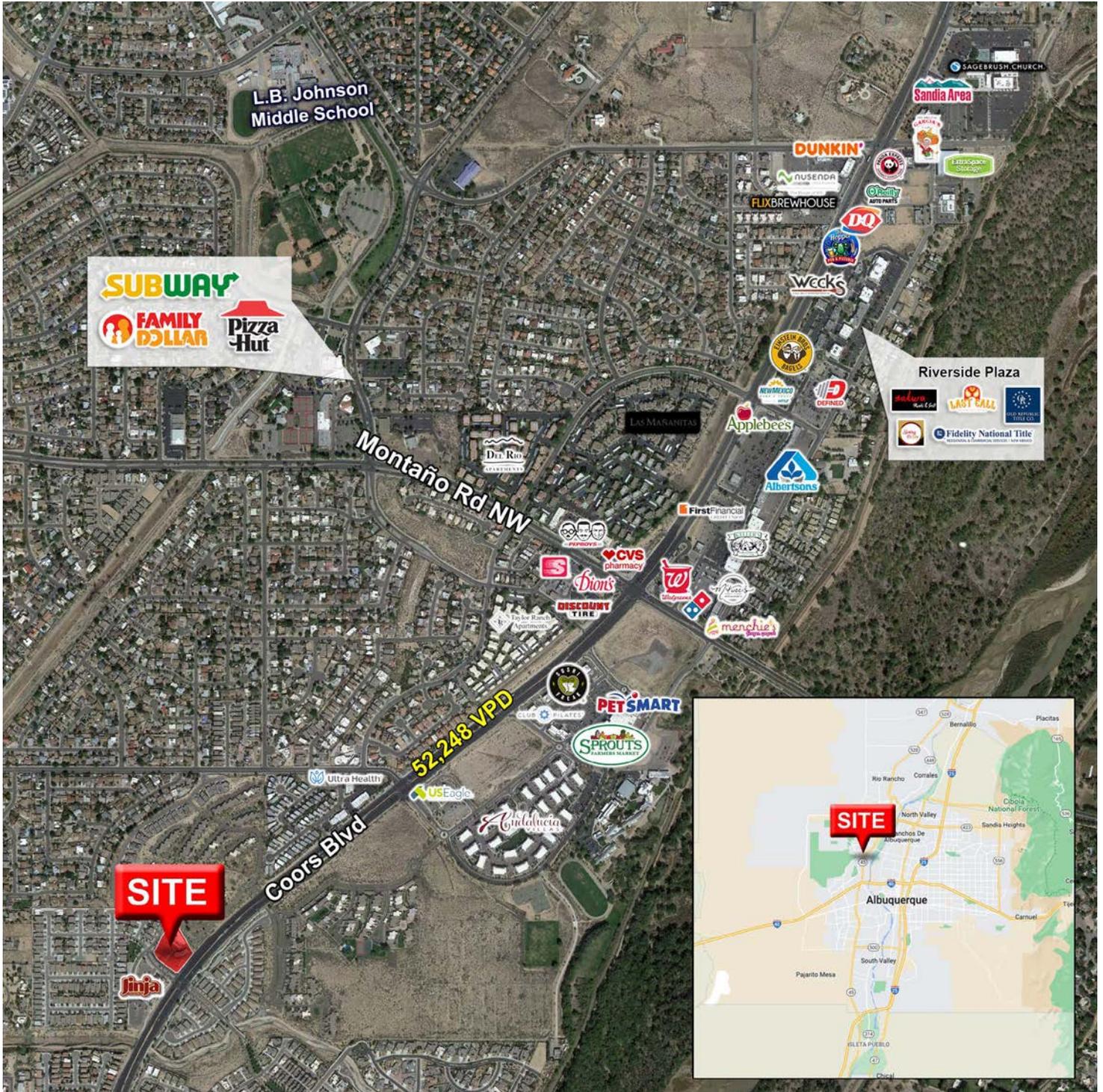
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