



# UNIVERSITY RETAIL/MULTI-FAMILY LAND

SEQ YALE BLVD & LEAD AVE  
306 YALE BLVD SE, ALBUQUERQUE, NM 87106

An aerial photograph of a city block in Albuquerque, New Mexico, showing a dense residential area with many small houses. A large green "SOLD" text is overlaid in the center. The text "Lead Ave" is written diagonally across the middle of the image. The text "Yale Blvd" is written diagonally across the bottom left. The text "12,409 VPD" is written in yellow in the upper right. The text "8,750 VPD" is written in yellow in the lower left. A compass rose is located in the bottom left corner. A small inset image shows a close-up of a building. A small text box in the lower right corner of the "SOLD" text reads "Annual Sales: \$15.6M (\*Source: Placer.ai 2022)".

**SOLD**

Lead Ave

Yale Blvd

12,409 VPD

8,750 VPD

Annual Sales: \$15.6M  
(\*Source: Placer.ai 2022)

**SOLD**

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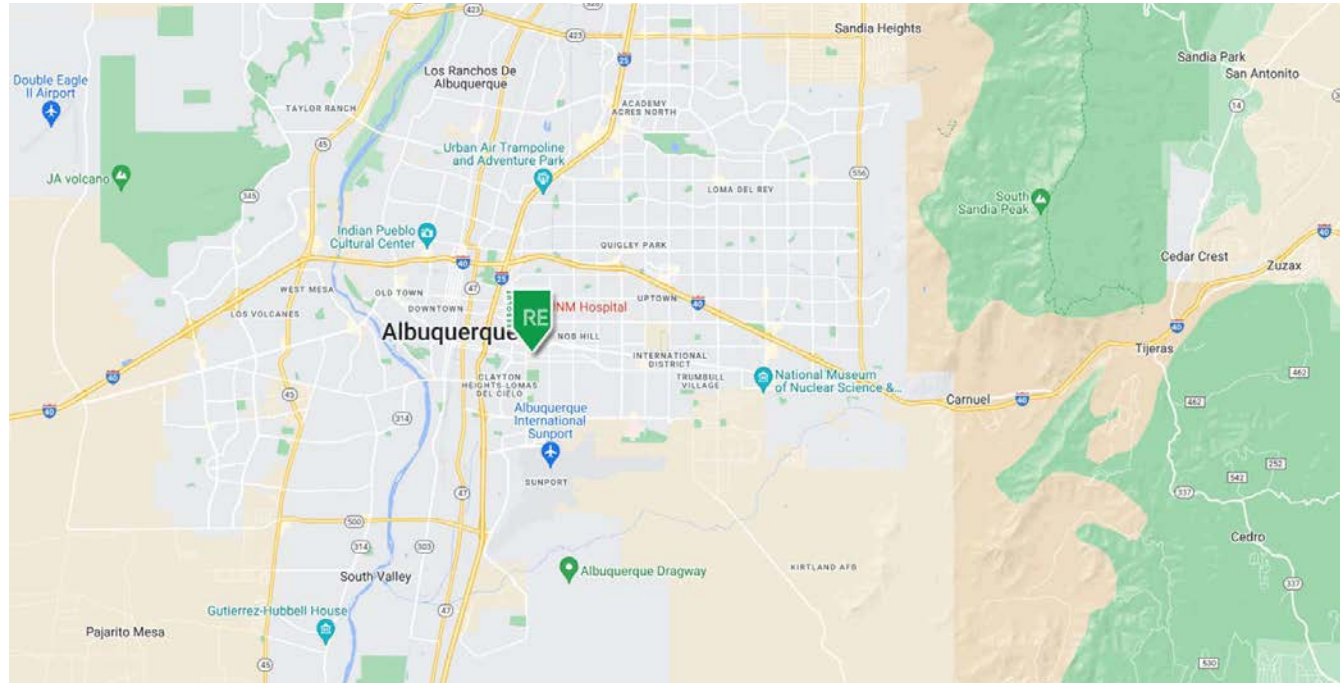
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## PROPERTY HIGHLIGHTS

- Half acre pad site sold
- Ideal for retail or multi-family uses
- Less than a third of a mile from the University of New Mexico and Central New Mexico Community College
- Directly north of Smith's grocery - \$15.6M annual sales and over 543K customer visits

**Lot Size:** 0.48 Acres  
**SF:** 21,300 SF  
**Zoning:** MX-L  
**Frontage:** 150'  
**Submarket:** University



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2023



**89,713  
POPULATION  
3-MILE RADIUS**



**\$74,848.00  
AVG HH INCOME  
3-MILE RADIUS**



**120,302  
DAYTIME POPULATION  
3-MILE RADIUS**



**TRAFFIC COUNTS**  
Yale Blvd: 8,750 VPD  
Lead Ave: 12,409 VPD  
(Costar 2022)

## PROPERTY OVERVIEW

306 Yale is a half acre land parcel found along Yale Blvd that connects the University of New Mexico and Central New Mexico Community College in this very walkable urban area of Albuquerque. The property is immediately adjacent to Smith's (Kroger) grocery, gas stations, neighborhood retail and residential/student housing. The property lends itself well to either continue as a retail use (formerly Family Dollar) or to pivot and transition to a multi-family use. The surrounding area continues to provide convenience items and cater to the high walkable area for university students, which also goes with the MX-L zoning district that this building is located in. The parcel benefits from 150' of frontage and once featured an 8,500 SF building with a large parking area and two full access curb cuts to the site. The owners are offering the property for sale or as a ground lease opportunity to a qualified tenant.

## LOCATION OVERVIEW

The University Submarket is best known for its dense concentration of university students and has a great mix of retail and multi-family product. This address features an 87 Walk/Bike Score, which exhibits an incredibly pedestrian friendly area and one more desirable for residents that like to be near great amenities. There are very few infill opportunities in the submarket due to the demand for housing. With this one being along a major commercial road, it will be in high demand for owner/users and developers alike.





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