



UNIVERSITY RETAIL/MULTI-FAMILY LAND

SEQ YALE BLVD & LEAD AVE

306 YALE BLVD SE, ALBUQUERQUE, NM 87106



12,409 VPD

Lead Ave

SITE

Yale Blvd

8,750 VPD

Smith's

Est. Visitors for Smith's
543K Annually*
Annual Sales: \$15.6M
(*Source: Placer.ai 2022)

**FOR SALE
OR GROUND
LEASE**

LAND SIZE
0.48 AC

SALE PRICE
\$397,267 (\$19 PSF)

GROUND LEASE RATE
\$45,000/yr

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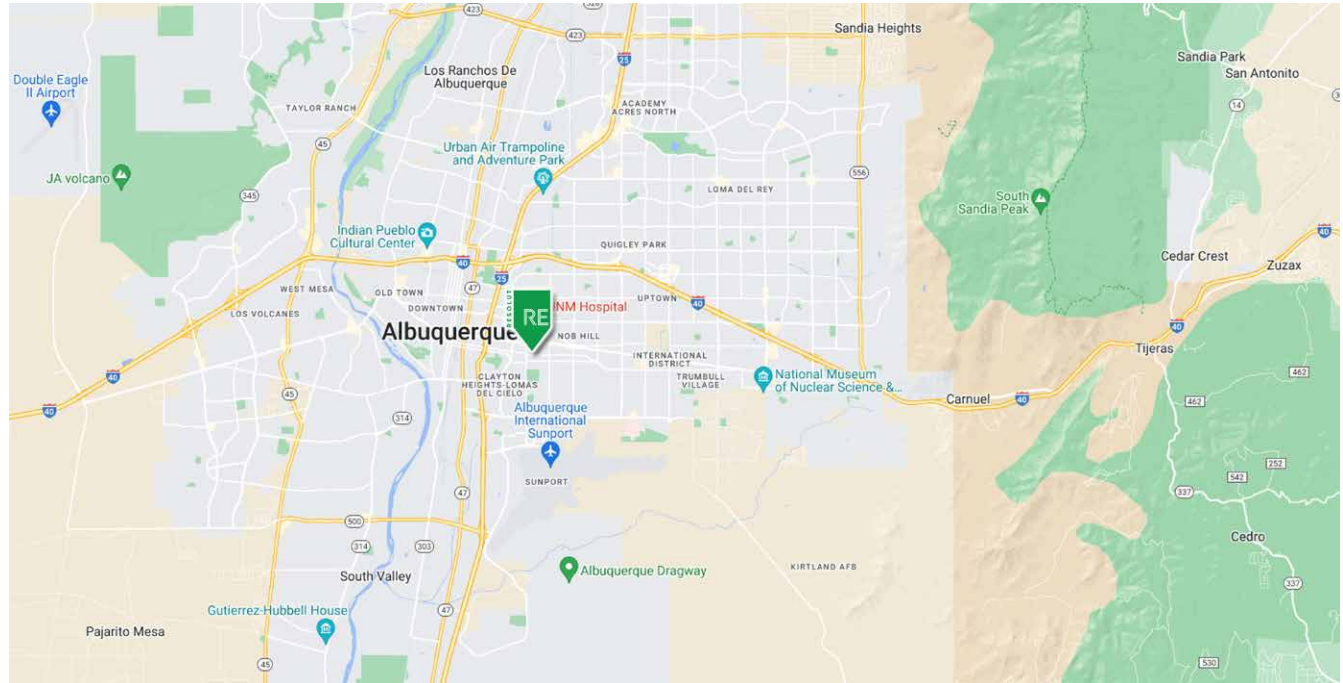
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PROPERTY HIGHLIGHTS

- Half acre pad site available for sale or ground lease
- 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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