



PASEO & COORS LAND

NWC PASEO AND COORS

4805 All Saints Road Northwest Albuquerque, NM 87120



FOR SALE

AVAILABLE LAND
1.54 AC

PRICE
\$795,000

Daniel Kearney
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505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Paseo Visibility with 270' of Frontage
- Easy access to Coors & Paseo
- Property includes permitted plans
- Quickly developing trade area
- NR-C Zoning
- 5 Minutes to Cottonwood Mall



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



73,819
POPULATION
3-MILE RADIUS



\$117,024.00
AVG HH INCOME
3-MILE RADIUS



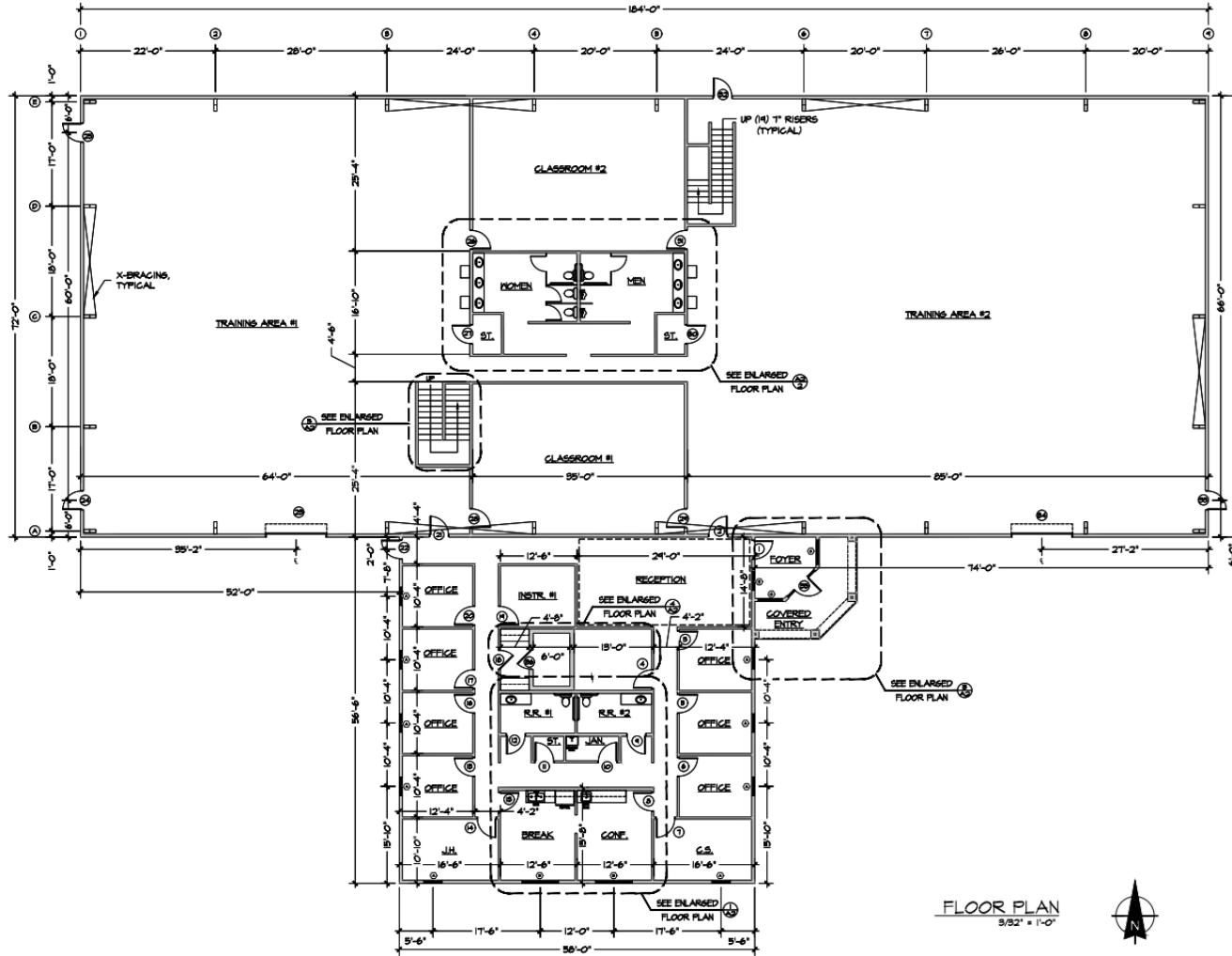
43,245
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Paseo: 34,985 VPD
High Assets: 341 VPD
(Sites USA 2024)



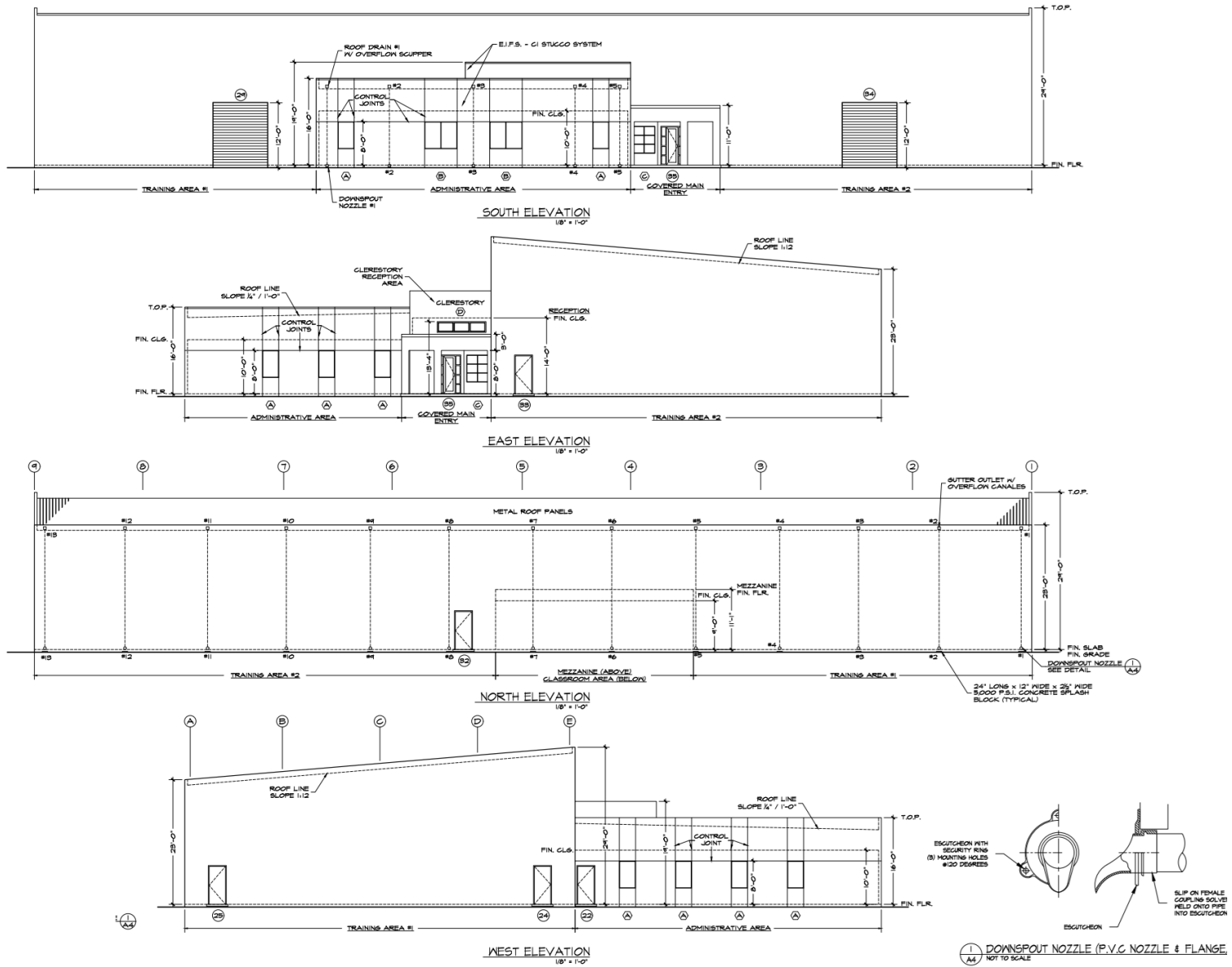
PROPOSED FLOOR PLAN



FLOOR PLAN
3/32" = 1'-0"



PROPOSED ELEVATION



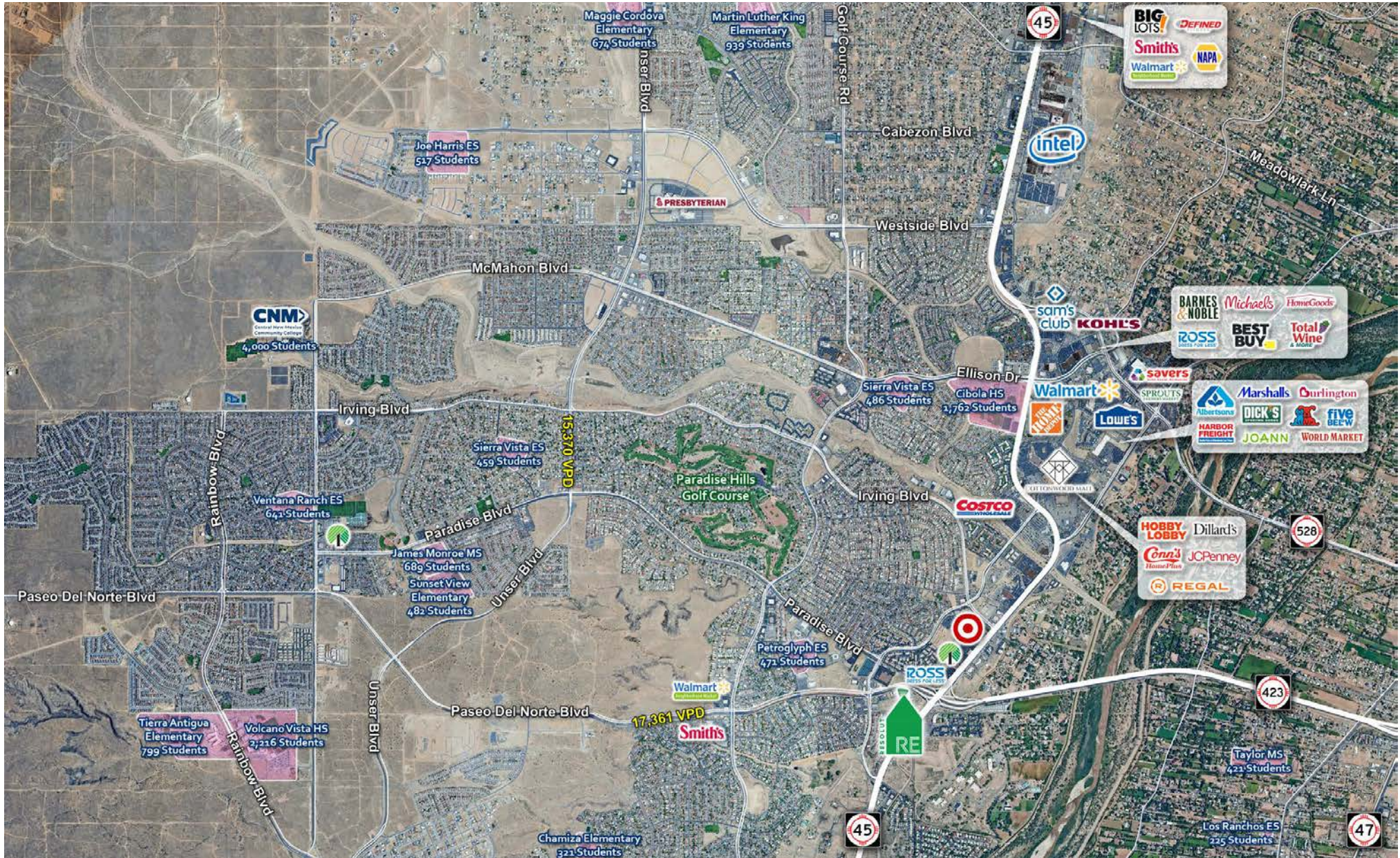
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