



SOLD

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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



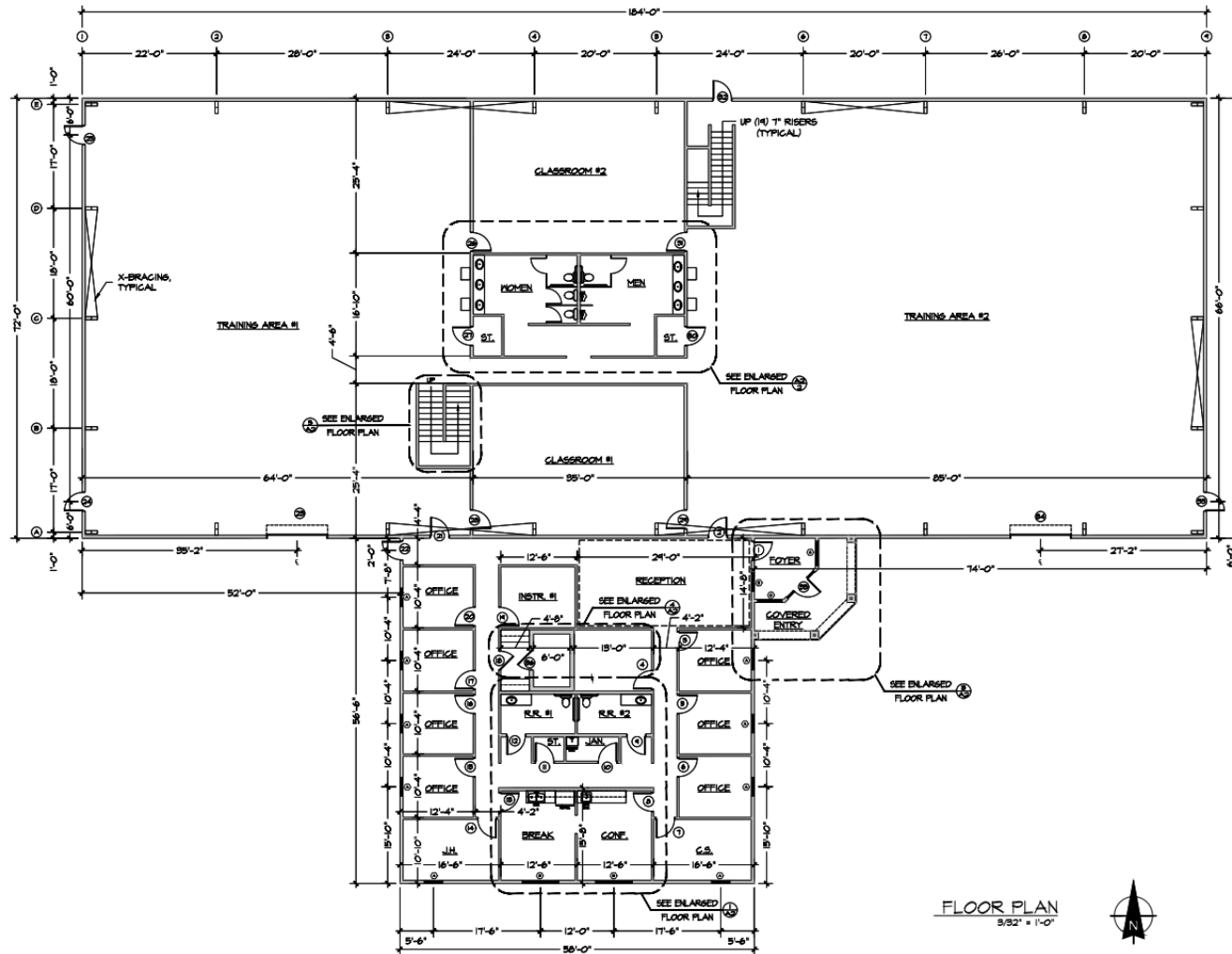
43,245
DAYTIME POPULATION
3-MILE RADIUS



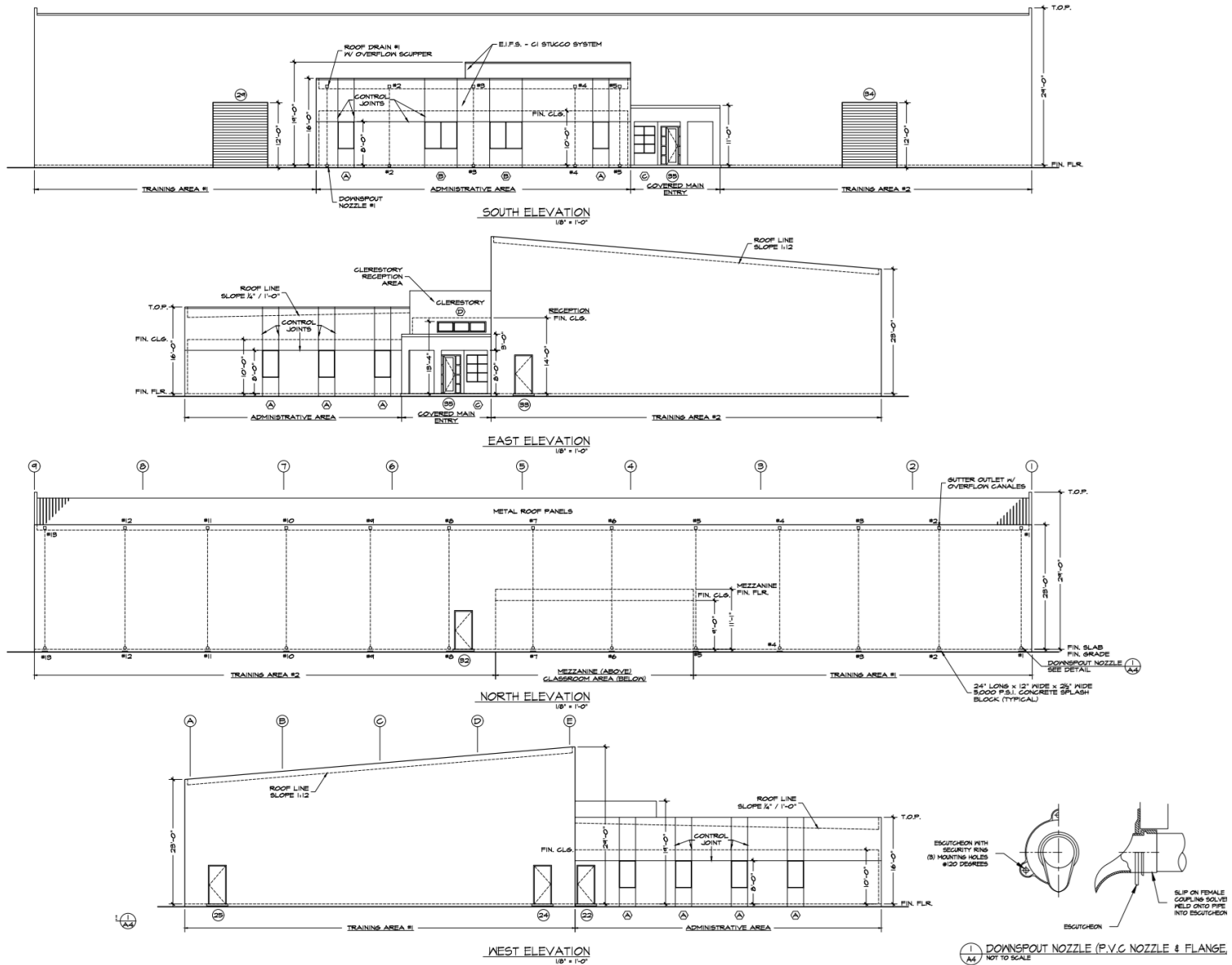
TRAFFIC COUNTS
Paseo: 34,985 VPD
High Assets: 341 VPD
(Sites USA 2024)

PASEO & COORS LAND | 4805 All Saints Road Northwest Albuquerque, NM 87120

PROPOSED FLOOR PLAN



PROPOSED ELEVATION



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