

Under Construction With
Q4 2023 Delivery

RETAIL PAD SITES & ±5 ACRE TRACT

Avanzando

SEQ of Coors Blvd. & Rio Bravo Blvd.
Albuquerque, New Mexico



AVAILABLE

Lot B	1.09 AC
Lot E2	1.04 AC
Lot E3	1.04 AC
Lot F	4.89 AC

Conceptual Site Plan Subject To Change

PROPERTY HIGHLIGHTS

- Adjacent from Las Estancias, the 3rd most active retail center in Albuquerque
- Adjacent from the most visited Walmart in Albuquerque
- High traffic; 47,796 Vehicles Per Day at the intersection of Coors Blvd & Rio Bravo
- Located on 1 of 7 major river crossings
- Excellent frontage and visibility from Rio Bravo
- Full access off of Rio Bravo
- Adjacent to a future +/- 300 home development project
- Located at a signalized intersection



For more information contact:

505.858.0001
marketing@mdgrealestate.com

The information contained is believed reliable while we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

CONCEPTUAL SITE PLAN



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Anderson Farms
Master-Planned Community
±300 Acres/ ±300 Homes

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ADJACENT HIGH PERFORMING RETAILERS



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WALMART



#1 in the ABQ Metro

PLANET FITNESS



#1 in the ABQ Metro

ROSS



#2 in the ABQ Metro

WHATABURGER



#1 in the ABQ Metro

SHOE DEPT



#1 in the ABQ Metro

ULTA



#2 in the ABQ Metro



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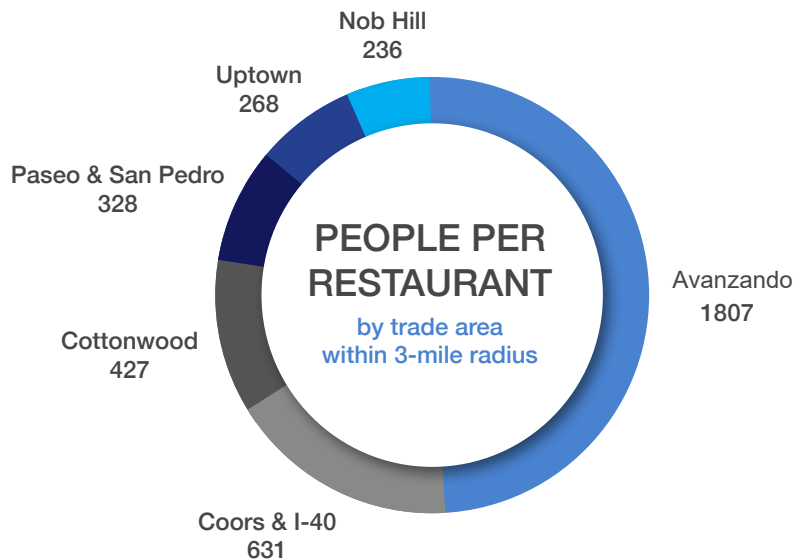
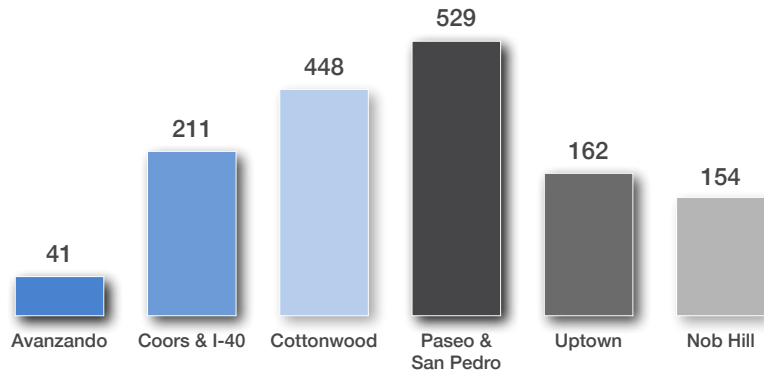
UNDERSERVED TRADE AREA VALIDATION



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RESTAURANT STATS

Restaurants within a 3-mile radius per trade area



HEALTHCARE STATS

SERVICE GAPS

OPTOMETRIST
11.1 Mile Drive

MEDICAL IMAGING CENTER
16 Mile Drive

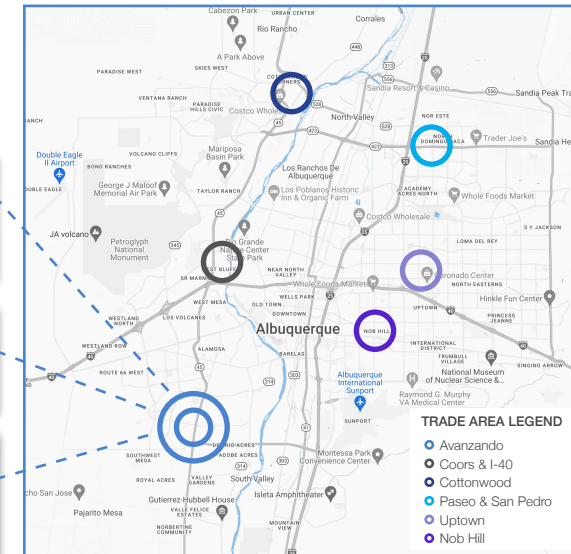
ACUPUNCTURIST
6.8 Mile Drive

DURABLE MEDICAL EQUIPMENT
16.7 Mile Drive

Over 70%
of the SW Mesa population
visits a medical professional
within the calendar year

Residents spent 33%
on medical care outside the
trade area

55% of medical visits
by SW Mesa residents were
for services not offered in
the trade area



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