

AVAILABLE

NWC CENTRAL AVE  
& UNSER BLVD

# PAD SITE & RETAIL SPACES

## NUEVO ATRISCO MIXED USE DEVELOPMENT

7901 CENTRAL AVE NW | ALBUQUERQUE, NM  
87121

Construction Commenced  
In September 2023



MAESTAS DEVELOPMENT GROUP | 505.858.0001 | marketing@mdgrealestate.com

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# SITE OVERVIEW

NWC CENTRAL AVE & UNSER BLVD SW | ALBUQUERQUE, NM 87121



## AVAILABLE

**PAD SITE / FUTURE BUILDING**  
FROM ± 2,500 UP TO ± 4,350 SF

- ▶ Utilities at the property line
- ▶ Drive-thru available

## HARD CORNER RETAIL BUILDING

- ▶ Building Size: 6,000 SF divisible
- ▶ Utilities at the property
- ▶ Complete vertical construction
- ▶ Patio opportunity available

## PLAZA AREA INFO

- ▶ 9 outdoor restaurants
- ▶ Public Plaza with interactive Public Play Area
- ▶ Community Meeting Room
- ▶ Teaching kitchen
- ▶ 5,200 SF building with restrooms, seating, and gathering area

## MULTI-FAMILY INFO

- ▶ 86 Units
- ▶ Fully occupied

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# ABOUT PROJECT

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## BE A PART OF THE WESTSIDE'S NEWEST MIXED USE DEVELOPMENT

Nuevo Atrisco is a unique New Mexico venue embracing the culture of Albuquerque's Central Avenue. Nuevo Atrisco is a mixed use project that includes 86 multifamily units and is conveniently located next to the Albuquerque Rapid Transit Station and state-of-the-art Public Library. Maestas Development Group, YES Housing Development, and the City of Albuquerque Metropolitan Redevelopment

Agency have created this innovative and vibrant project.

### SITE HIGHLIGHTS

- ▶ High Traffic Intersection:
  - ▶ Unser Blvd: 28,300 VPD
  - ▶ Central Ave: 18,100 VPD
- ▶ Surrounded by dense residential area
- ▶ Total population of 107,551 with rapid retail & residential development in the trade area
- ▶ High volume restaurants in trade area:
  - ▶ Starbucks, Burger King, McDonald's, Subway, Carl's Jr, Wendy's, Sonic, Taco Bell, KFC, Freddy's, Pizza Hut
- ▶ Significant industrial growth in trade area including Amazon & Shamrock Foods at 98th and Bluewater Road
- ▶ Trade area is home to one of the highest populations of families in Albuquerque
  - ▶ Families with 4-6 person in the household significantly over indexes the state average:
    - ▶ Families with 4 person households (2,353) within 3 mile radius is 47% above state average
    - ▶ Families with 5 person households (1,262) within 3 mile radius is 56% above state average
    - ▶ Families with 6 person households (603) within 3 mile radius is 77% above state average



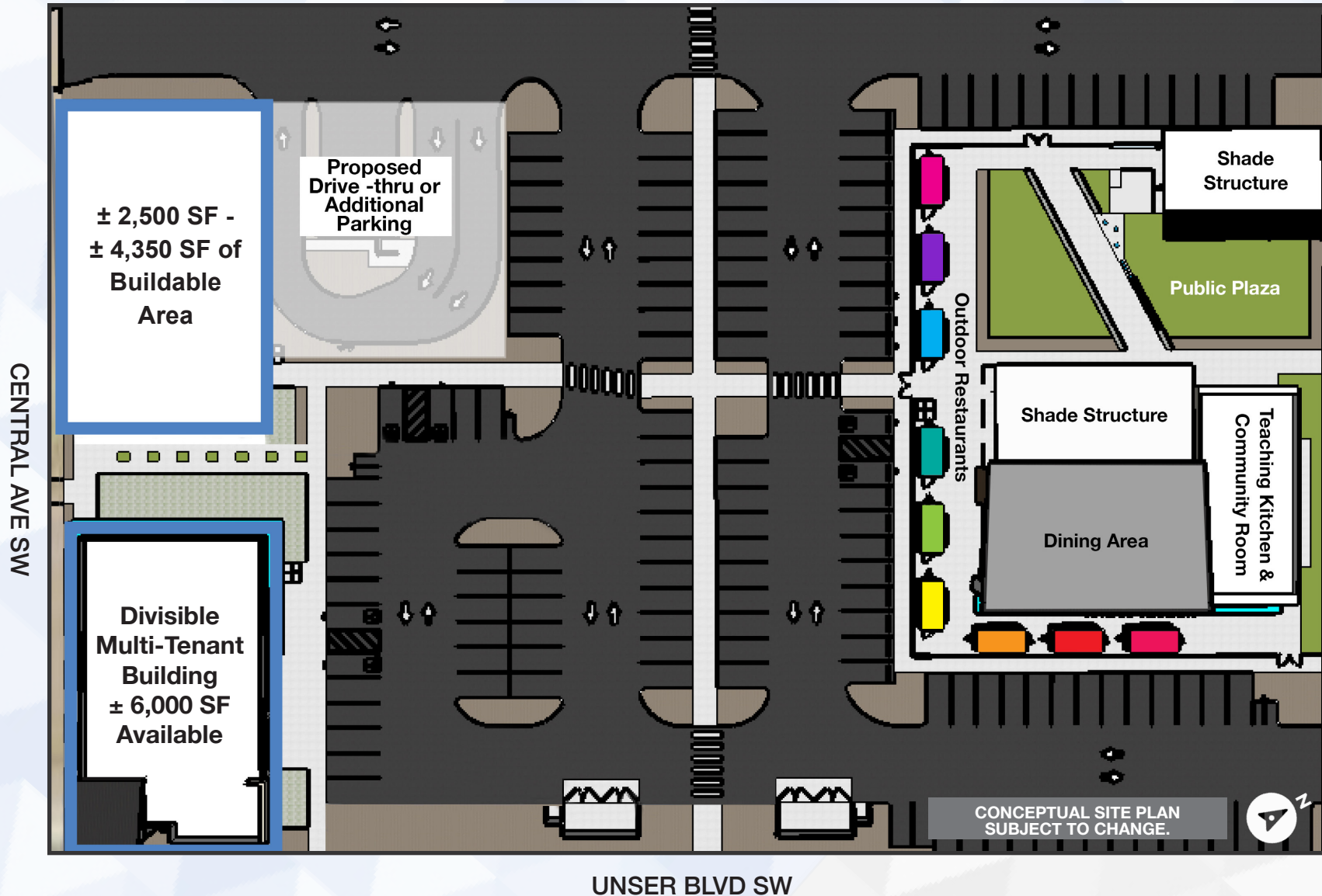
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# SITE PLAN

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# MARKET AERIAL

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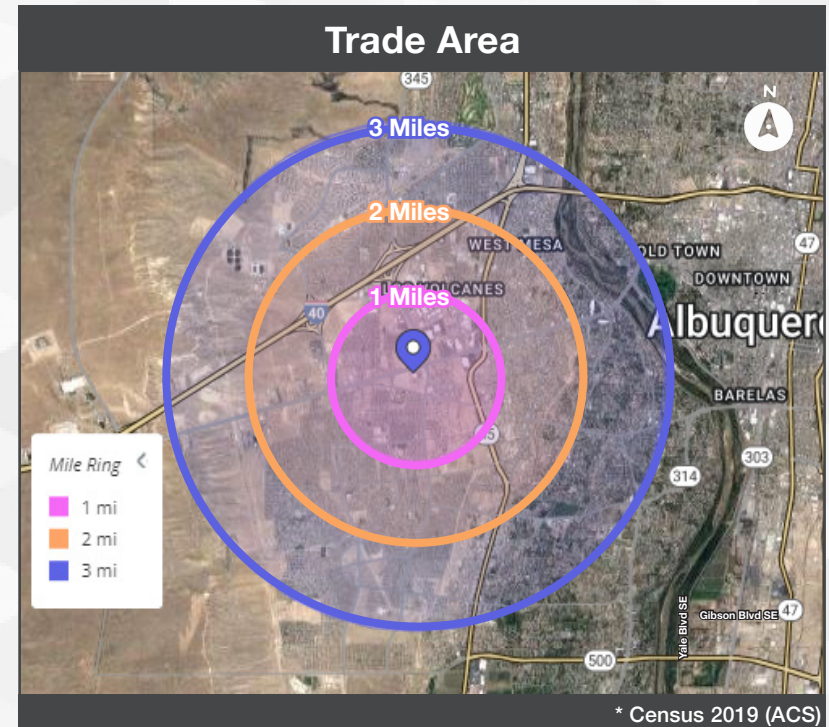
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# DEMOGRAPHICS

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Overview	1 Mile	2 Miles	3 Miles
Population	16,070	63,044	107,551
Households	5,455	20,817	35,930
Family Households	3,470	14,510	24,609
Non-Family Households	1,985	6,307	11,321
Persons per Household	3	3	3
Male	7,756	31,022	52,824
Female	8,314	32,022	54,727
Median Age	31	32	32
Household Average Income	\$57,502	\$62,204	\$59,570
Average Income per Person	\$21,541	\$22,230	\$21,572
Household Median Income	\$41,383	\$48,471	\$47,514
High School Graduate	2,967	13,353	22,598
College / Associate Degree	2,913	11,959	20,975
Bachelor Degree	1,239	4,135	6,634
Advanced Degree	346	1,691	3,178
Median house value	\$144,542	\$147,753	\$145,419



## Albuquerque City Quick Facts



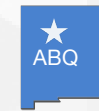
ABQ Metro Population:  
**939,300**



Avg. Household Income:  
**\$74,179 (City)**



Median Age:  
**38**



State Stats:  
**Largest City**

Source: Esri (2020)

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