





# For Sale

## HIGHLY-VISIBLE PAD SITE AVAILABLE

200 Rio Bravo Blvd. SE | Albuquerque, NM 87105



### SITE

±1.05 Ac.  
Conceptual site plan,  
subject to change.

FUTURE  
DEVELOPMENT

**NAI** SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)



2424 Louisiana Blvd. NE  
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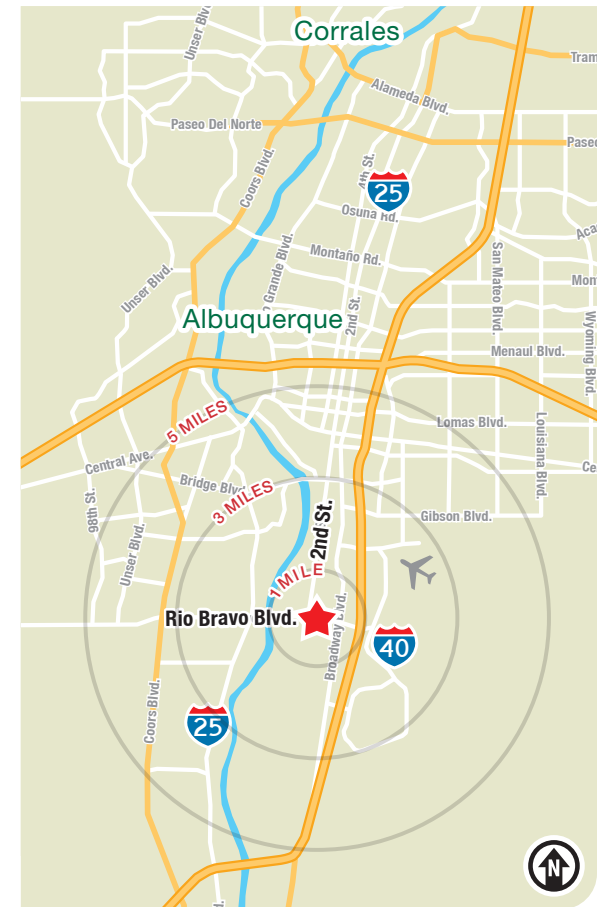
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	1,967	30,600	135,876
Average HH Income	\$66,729	\$66,355	\$68,996
Daytime Employment	1,543	18,680	103,154

2023 Forecasted by Esri



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## The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



There is a **\$300 Million** gap between retail supply and demand in the Southwest Mesa



Home ownership in the Southwest Mesa is **13.5%** higher than the national average, creating more expendable income



**Hispanics** make up **80%** of the population in the Southwest Mesa



The Southwest Mesa is the **fastest growing** segment of the Albuquerque MSA



The average household income within the Southwest Mesa is **\$69,090**

2023 ESRI Demographics

For every  (10) people looking for a restaurant in the **SOUTHWEST MESA**, there are...



(1.4) people looking in Uptown



(2.3) people looking in Cottonwood



(1.7) people looking at Paseo & San Pedro



(3.4) people looking at I-40 & Coors



(1.3) people looking in Nob Hill




### ABQ RETAIL REPORT CARD

RETAIL SF  
PER SHOPPER  
PER TRADE  
AREA



Southwest Mesa	9 SF of Retail
Rio Rancho	17 SF of Retail
North Valley	17 SF of Retail
University	21 SF of Retail
Downtown	23 SF of Retail
NE Heights	49 SF of Retail
Far NE Heights	30 SF of Retail
SE Heights	30 SF of Retail
North I-25	133 SF of Retail
Cottonwood	200 SF of Retail
Uptown	638 SF of Retail

### SOUTHWEST MESA DEMOGRAPHICS

 Total Population	117,117
 Average HH Income	\$69,090
 Daytime Employment	17,752

2023 Forecasted by Esri

