

FOR SALE | Standalone Restaurant Building for Sale in the Southwest Mesa

3311 Coors Blvd SW, Albuquerque, NM 87121



Sale Price

\$600,000

PROPERTY OVERVIEW

Excellent standalone restaurant opportunity located in Albuquerque's Southwest Mesa. Located on 0.78 Acre lot, this property is an excellent retail building and ready for a restaurant operator.

OFFERING SUMMARY

Building Size:	2,754 SF
Lot Size:	0.78 Acres
Year Built:	1950
Zoning:	C-1
Market:	Albuquerque
Submarket:	Southwest Mesa
Traffic Count:	23,800

PROPERTY HIGHLIGHTS

Isaac Romero

505.554.5657

isaac.romero@rocabq.com

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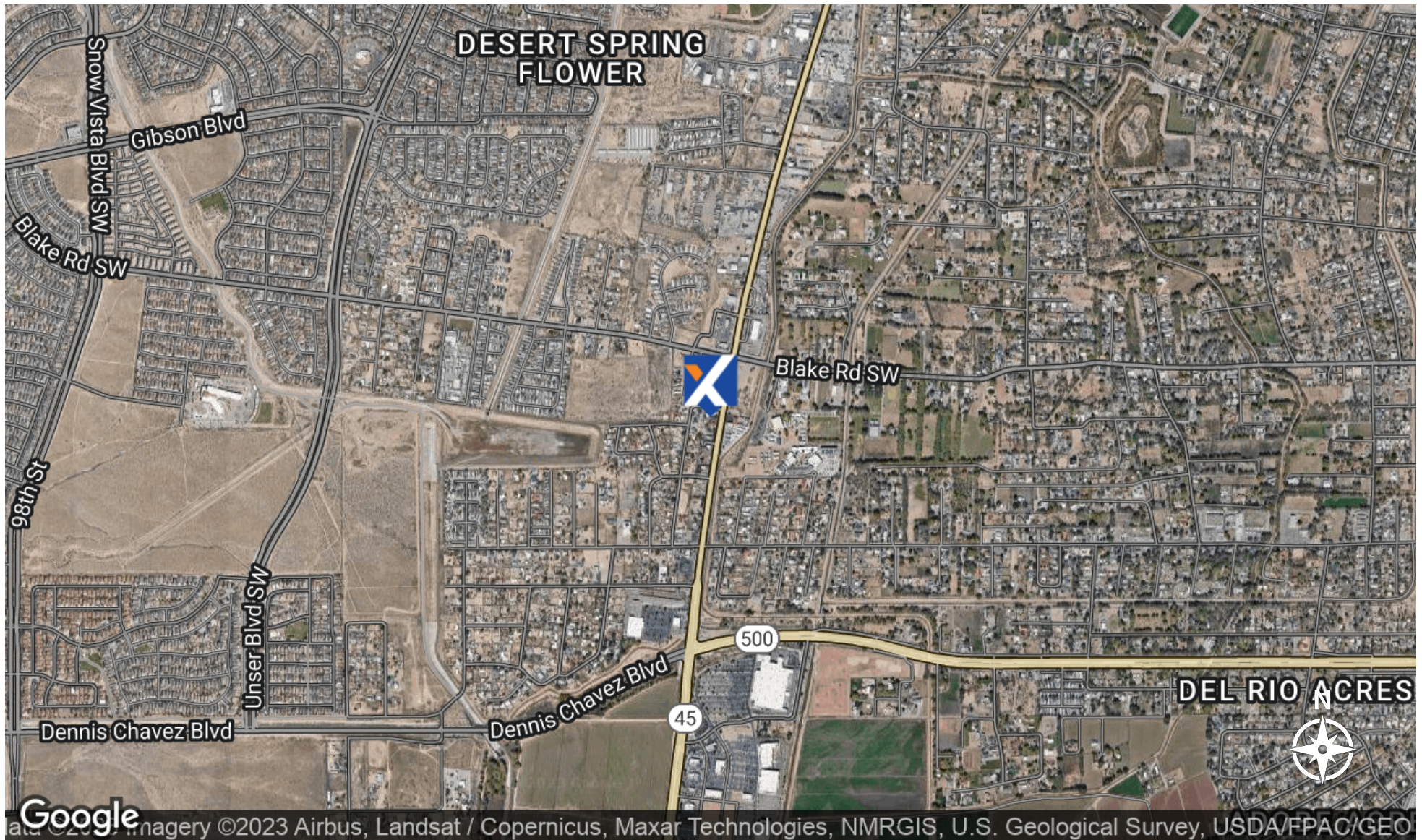
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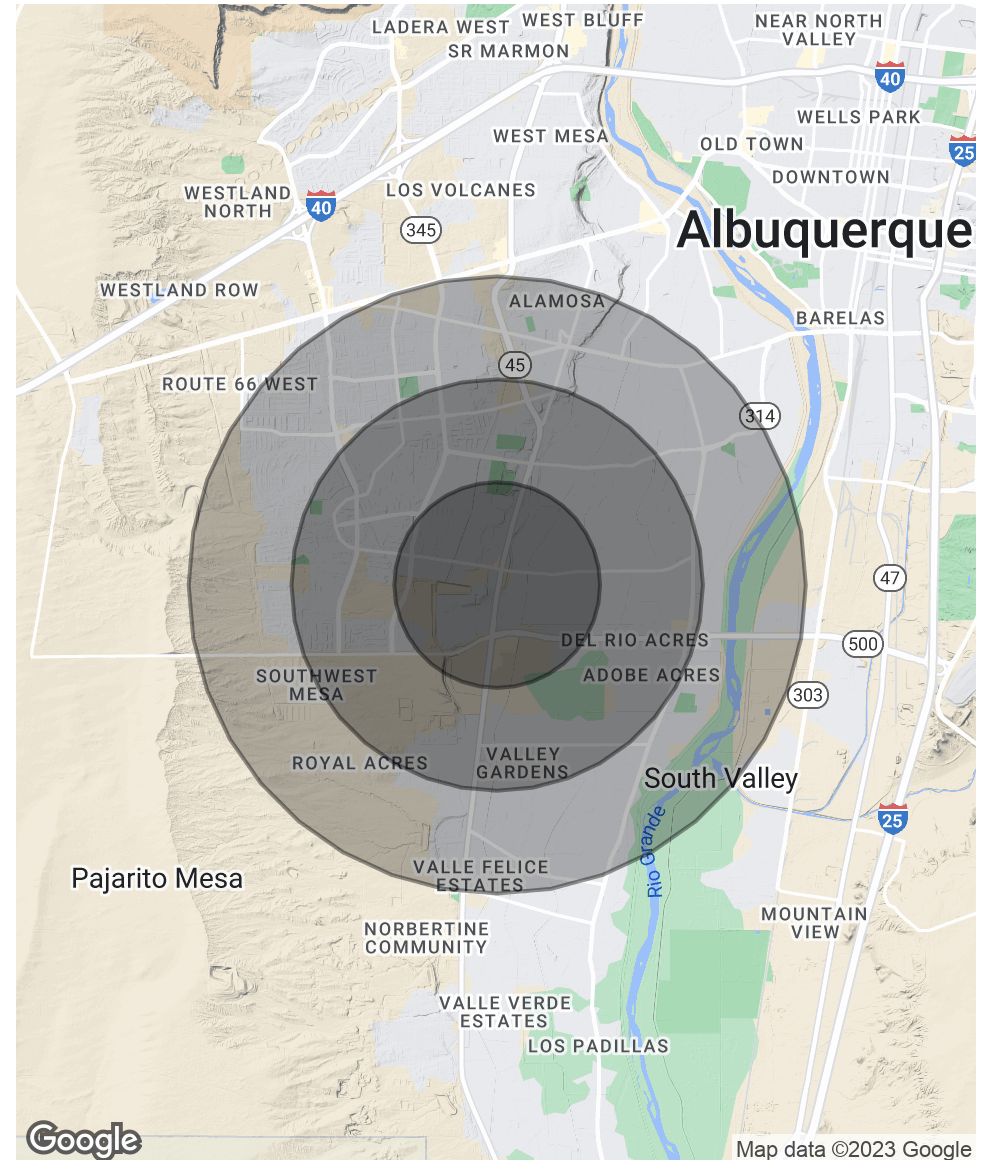
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,055	40,763	85,304
Average Age	32.1	34.1	33.8
Average Age (Male)	30.2	32.3	32.0
Average Age (Female)	33.9	35.4	35.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,016	16,132	32,838
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$58,035	\$64,456	\$64,915
Average House Value	\$224,769	\$222,116	\$219,755

TRAFFIC COUNTS

23,800/day

** Demographic data derived from 2020 ACS - US Census*



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