

**HIGH PROFILE FORMER QSR
FOR SALE OR LEASE**

**10169 COORS BLVD NW
ALBUQUERQUE, NM 87114**



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PROPERTY DETAILS

OVERVIEW

- **Location:** 10169 Coors Blvd NW, Albuquerque, NM 87114
- **Property Type:** A hard corner, freestanding high-profile former quick-service restaurant (QSR)
- **Availability:** Available for sale or lease
- **Building/Site Size:** ±2,534 SF building on ±0.91 AC parcel

PROPERTY HIGHLIGHTS:

- **Visibility & Access:** Signalized hard corner at Coors & Alameda (NM-528) with strong multi-directional access
- **Corner Positioning:** Premier intersection serving as a key gateway to the Cottonwood trade area and Rio Rancho
- **Strategic Location:** Positioned along two major arterial corridors, surrounded by National retailers including Marshalls, Lowe's, Sam's Club, Freddy's, McDonalds and many more.
- **Growth Corridor:** Located in one of Albuquerque's fastest-growing submarkets with expanding rooftops and retail demand

MARKET DEMOGRAPHICS

(2025 Estimates) - 15 minute drive

- **Population:** ±165,875
- **Households:** ±68,859 households
- **Income:** ±\$117,179

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OFFER DETAILS:

Hard corner retail opportunity located at 10169 Coors Blvd NW at the signalized intersection of Coors Blvd and Alameda Blvd (NM-528), one of Albuquerque's most prominent westside cross-roads. This highly visible site offers dual frontage, excellent access from both corridors, and strong traffic counts driven by commuters and daily-needs retail activity.

Positioned along Coors Blvd, Albuquerque's primary north-south artery, and Alameda Blvd, a key east-west connector, the property benefits from consistent consumer traffic, strong surrounding rooftops, and proximity to major retail nodes serving the Cottonwood and Rio Rancho trade areas. The intersection serves as a critical gateway between established neighborhoods and continued residential growth to the north and west.

Offered for sale or lease, this site presents a rare opportunity to secure a true "main and main" corner with maximum exposure and accessibility. Ideal for QSR, coffee, or other high-traffic-oriented retail users seeking a dominant corner position within one of Albuquerque's fastest-growing corridors.



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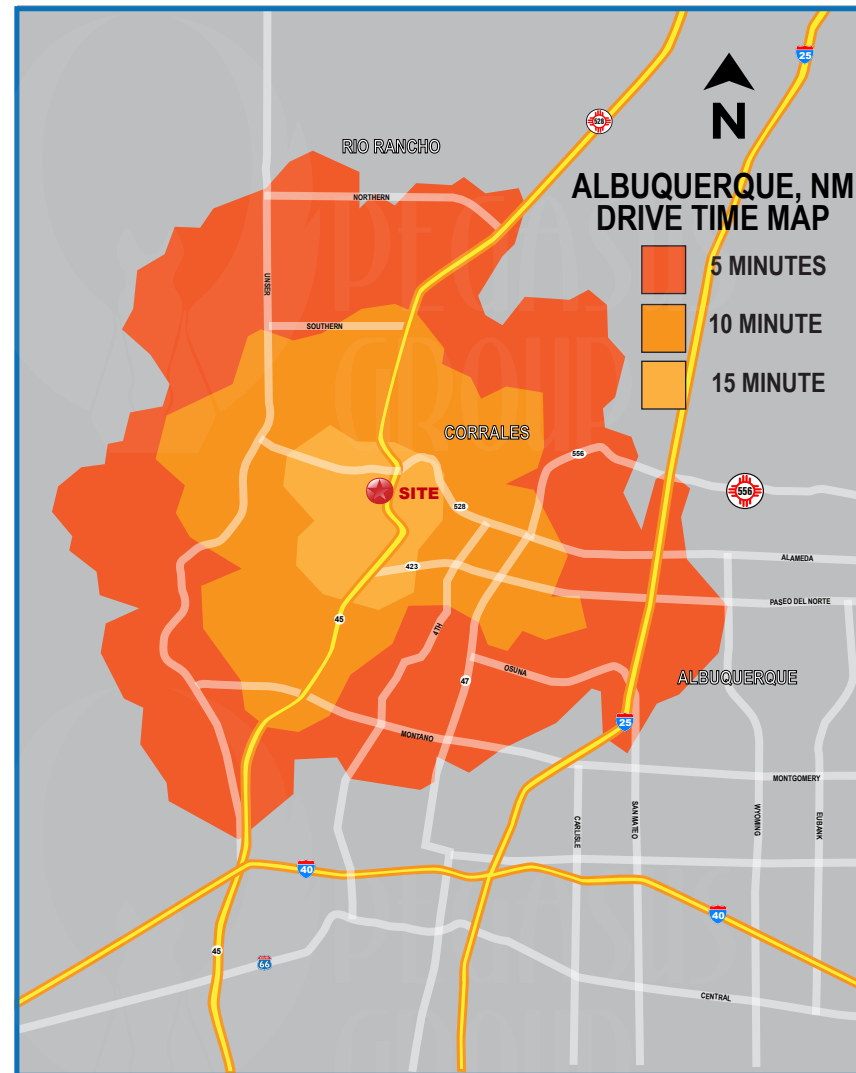
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POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	15,796	71,946	165,875
2030 PROJECTED POPULATION	15,218	70,030	163,534
2020 CENSUS POPULATION	16,078	71,823	164,121
2010 CENSUS POPULATION	14,521	67,237	152,489
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.7%	-0.5%	-0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.6%	0.5%	0.6%
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	7,295	30,225	68,859
2030 PROJECTED HOUSEHOLDS	7,116	29,941	69,206
2020 CENSUS HOUSEHOLDS	7,267	29,163	65,560
2010 CENSUS HOUSEHOLDS	6,403	26,743	59,853
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.5%	-0.2%	0.1%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.9%	0.9%	1.0%
MEDIAN AGE	38.5	41.9	41.6
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$118,523	\$115,923	\$117,179
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$86,739	\$89,675	\$90,064
2025 ESTIMATED PER CAPITA INCOME	\$54,776	\$48,847	\$48,747
RACE & ETHNICITY			
2025 ESTIMATED WHITE	57.3%	57.2%	57.1%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	4.6%	3.7%	3.5%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	4.0%	3.2%	3.6%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.3%	4.1%	3.9%
2025 ESTIMATED OTHER RACES	28.8%	31.8%	31.9%
2025 ESTIMATED HISPANIC	42.4%	44.3%	44.2%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.5%	2.2%	2.2%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	2.4%	4.2%	4.0%
2025 ESTIMATED HIGH SCHOOL GRADUATE	20.7%	21.3%	21.0%
2025 ESTIMATED SOME COLLEGE	21.6%	22.2%	22.1%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	9.6%	10.0%	9.9%
2025 ESTIMATED BACHELORS DEGREE ONLY	26.0%	23.9%	23.5%
2025 ESTIMATED GRADUATE DEGREE	17.1%	16.1%	17.3%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	1,124	4,289	9,160
2025 ESTIMATED TOTAL EMPLOYEES	9,088	28,228	73,792



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