

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

**3340 COORS BLVD NW
ALBUQUERQUE, NM 87120**



ANTHONY JOHNSON
505.456.6371
AJ@PEGASUSGROUPNM.COM

AJ JOHNSON
505.456.6372
AJJOHNSON@PEGASUSGROUPNM.COM

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM

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PROPERTY DETAILS

OVERVIEW

- **Location:** 3340 Coors Blvd NW, Albuquerque, NM 87120
- **Property Type:** A hard corner, freestanding high-profile former quick-service restaurant (QSR)
- **Availability:** Available for sale or lease
- **Building/Site Size:** Features a $\pm 3,058$ SF building situated on a ± 0.84 AC parcel

PROPERTY HIGHLIGHTS:

- **Visibility & Access:** Signalized hard corner with dual frontage and excellent ingress/egress along Coors
- **Corner Positioning:** High-exposure "main and main" location with strong traffic counts.
- **Strategic Location:** Positioned within the dominant Westside retail corridor surrounded by national tenants, such as Walmart, Home Depot, Raising Canes, and Chick-fil-A, and a dense residential growth
- **Trade Area Strength:** Serves the rapidly expanding West Mesa with strong consumer demand and continued development

MARKET DEMOGRAPHICS

(2025 Estimates) - 15 minute drive

- **Population:** $\pm 317,123$
- **Households:** $\pm 135,173$ households
- **Income:** $\pm \$88,825$

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OFFER DETAILS:

Hard corner retail opportunity located at 3340 Coors Blvd NW in Albuquerque's rapidly growing Westside trade area. Positioned at a signalized intersection along Coors Blvd, one of the city's primary north-south corridors, this site offers exceptional visibility, dual frontage, and convenient access from multiple directions.

The property benefits from strong traffic counts, prominent corner exposure, and placement within a dominant retail corridor serving the West Mesa. Surrounded by national and regional tenants and supported by a dense and expanding residential base, the location provides consistent consumer traffic and a proven retail environment.

Offered for sale or lease, this site presents a compelling opportunity for investors, owner-users, or tenants seeking a high-profile "main and main" location with maximum visibility and access. Ideal for QSR, coffee, or other service-oriented retail concepts looking to capitalize on strong traffic patterns and corner positioning.



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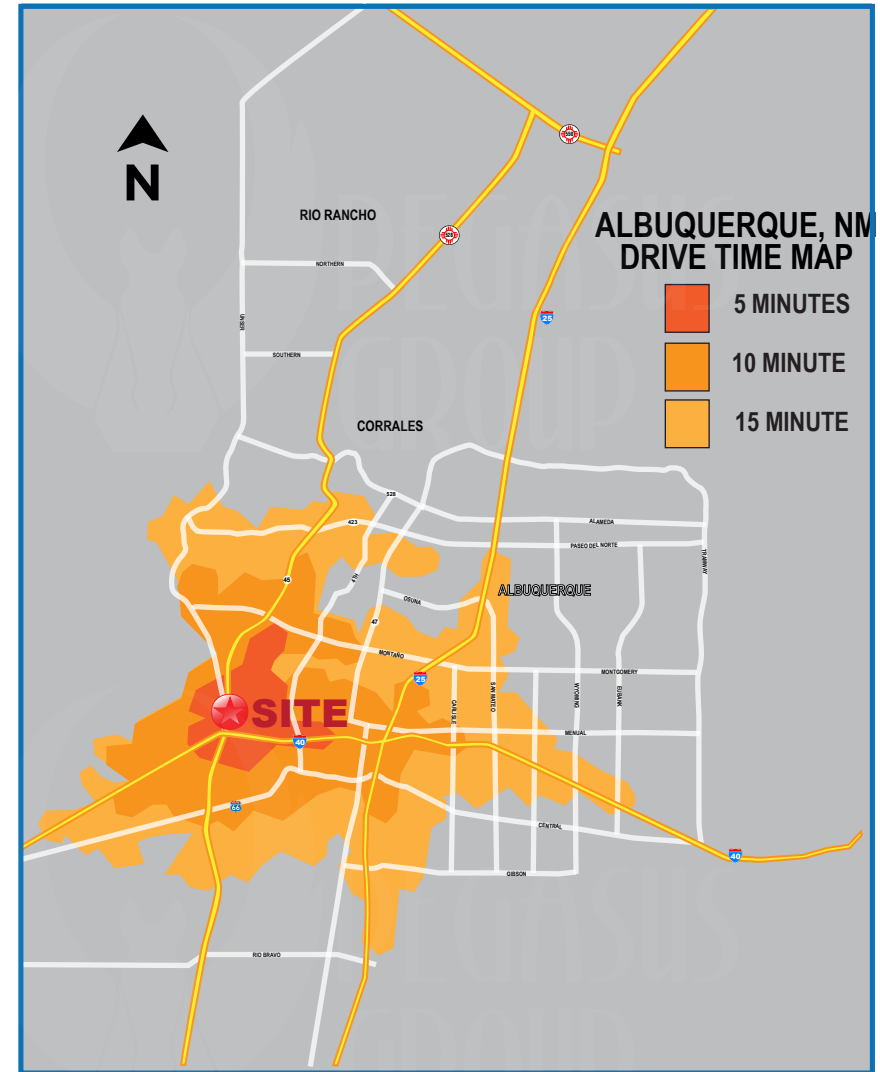
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POPULATION			
2025 ESTIMATED POPULATION	35,652	125,479	317,123
2030 PROJECTED POPULATION	34,202	120,802	303,834
2020 CENSUS POPULATION	36,136	127,227	322,207
2010 CENSUS POPULATION	35,598	120,904	312,492
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.8%	-0.7%	-0.8%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.3%	-	-
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	15,246	54,117	135,173
2030 PROJECTED HOUSEHOLDS	14,841	52,758	131,289
2020 CENSUS HOUSEHOLDS	14,868	52,524	131,742
2010 CENSUS HOUSEHOLDS	14,144	48,467	123,587
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.5%	-0.5%	-0.6%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.5%	0.8%	0.6%
MEDIAN AGE			
	338.5	39.0	37.8
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$92,907	\$95,211	\$88,825
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$73,457	\$73,050	\$68,344
2025 ESTIMATED PER CAPITA INCOME	\$39,832	\$41,231	\$38,045
RACE & ETHNICITY			
2025 ESTIMATED WHITE	49.6%	50.4%	50.7%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	4.4%	3.9%	4.0%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	2.4%	2.4%	2.7%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	4.7%	4.5%	4.7%
2025 ESTIMATED OTHER RACES	38.9%	38.9%	37.9%
2025 ESTIMATED HISPANIC	56.1%	55.3%	53.9%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.7%	4.0%	4.6%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	5.7%	6.2%	6.5%
2025 ESTIMATED HIGH SCHOOL GRADUATE	25.0%	22.1%	23.2%
2025 ESTIMATED SOME COLLEGE	23.3%	21.3%	21.4%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	9.2%	8.1%	8.8%
2025 ESTIMATED BACHELORS DEGREE ONLY	21.0%	21.6%	19.9%
2025 ESTIMATED GRADUATE DEGREE	13.1%	16.7%	15.6%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	1,500	8,325	21,522
2025 ESTIMATED TOTAL EMPLOYEES	9,015	66,658	198,346



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