

AVALON INVESTMENTS INC

Available Property at Coors and Western Trail, NW - Albuquerque, NM



Coors Village Retail Center - A Univest / Avalon Investments Project



Availability: Retail paid sites available along Coors Blvd.

Property: 13.546 acre site on the southwest corner of Coors Blvd. & Western Trail NW

Traffic Counts: 50,200 CPD

Zoning: SU - 3

Purchase Price: \$12.00 / SF

Features: Fastest growing trade area
Surrounding area includes St. Pius High School and high-end residential areas
Signalized intersection
1,100 feet of frontage allows for excellent visibility
One of the last opportunities along Coors Blvd.

Comments: Exceptional location on Coors Blvd. Site offers great visibility and easy access via signalized Coors & Western Trail intersection. The Coors & I-40 interchange improvements are have increased traffic flow along Coors Blvd. providing easy access to both I-40 and I-25.

Demographics: Total Population: 73,865
3-mile radius (2006) Total Households: 27,706
Median Age: 35.2 Years

% of HH over \$50,000: 55.5%
% of HH over \$75,000: 32.1%
Average Household income: \$61,560

Independantly Owned/Operated by: Avalon Investments Inc.
320 Osuna, Ste. G3 ABQ, NM 87107 The information contained herein was obtained from sources believed reliable; however, Avalon Investments makes no guarantees, warranties, or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, or conditions prior to sale or lease, or withdrawal without notice.

For More Information Please Contact:
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COORS BOULEVARD N.W.

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MONTANO

MONTANO PLAZA
Raley's
Hastings
Walgreens
Checker/Auto

ANDALUCIA
160+ Units
High End
Residential

BOSQUE SCHOOL

COORS

6 Miles to
Cottonwood
Mall

PASEO DE PERALTA
85 ACRE RESIDENTIAL
DEVELOPMENT

WESTERN TRAIL

SITE
13.64 ACRES

Oxbow 2

1.5 Miles to
Westbluff

**ST. PIUS
HIGH
SCHOOL**

High End Residential

Oxbow

COORS 50,200 CPD

Ladera Golf Course

WESTBLUFF
Wal-Mart
Home Depot
Staples
Chil's
Starbucks
Payless

I-40

