

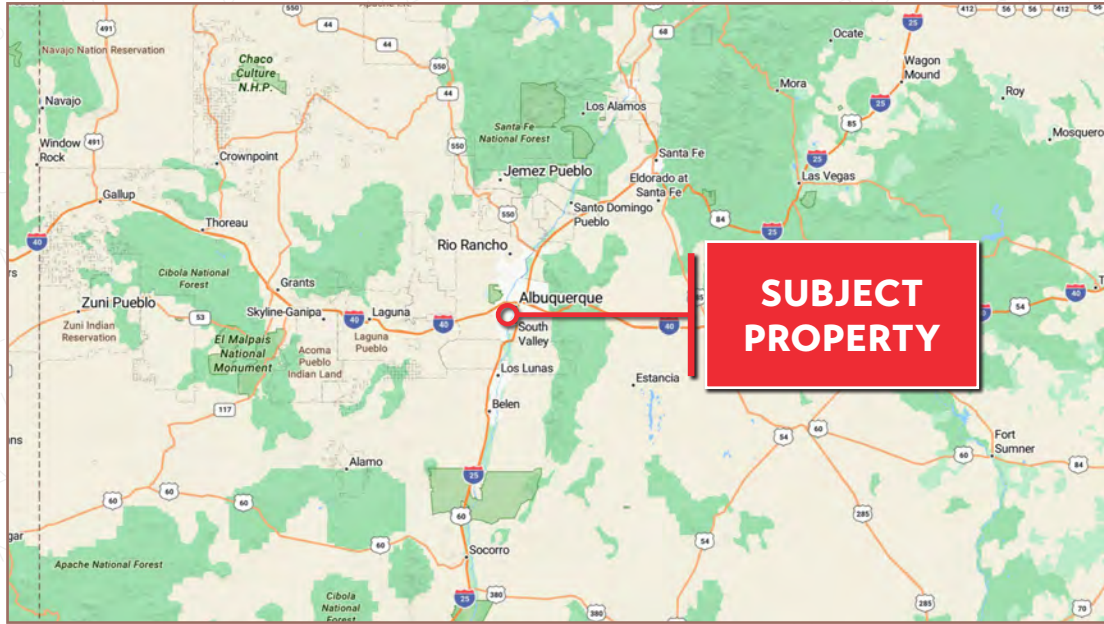
# FOR SALE - ENTITLED LAND

SEC of Central Avenue SW & Bataan Dr SW | Albuquerque, New Mexico 87121



# Highlights

**FOR SALE - 0.618 PARCEL**  
**List Price: \$1,000,000**



## LOCATION

6500 Central Avenue SW | Albuquerque, New Mexico  
(SEC of Central Ave S & Bataan Dr SW)



## LOT SIZE

±0.618 acre



## ZONING

Commercial



## PRIME LOCATION ON HISTORIC ROUTE 66

Route 66 (Central Ave) is one of the most recognizable corridors in the U.S. with long-standing commercial activity & tourism appeal



## STRONG TRAFFIC EXPOSURE & ACCESSIBILITY

Located on a signalized hard corner at Route 66 and Bataan Dr SW with an impressive 53,966 CPD, the site offers outstanding visibility and access for retail, quick-service restaurants, convenience/gas, automotive, and service-oriented users. Southwest Albuquerque provides competitively priced land with strong long-term growth potential, as infill sites along major transportation corridors become increasingly desirable amid continued regional expansion.



## RETAILERS & ENTERTAINMENT

Major retailers in the city include Walmart, Target, Home Depot, Lowe's, The Container Store, Burlington, Ross Dress for Less, Macy's, Barnes & Noble, Five Below, Staples, Smith's Grocery Store, Family Dollar, GameStop, DD's Discounts, Harbor Freight, AutoZone, O'Reilly Auto Parts, Dollar Tree, Walgreens, CVS, Trader Joe's, El Super Grocery Store, Regal Cinemas, and much more



## UNIVERSITY OF NEW MEXICO (UNM)

Located less than 6 miles from the subject property, the University of New Mexico is the state's flagship public university. Established in 1889, UNM spans nearly 800 acres in the heart of Albuquerque and offers a comprehensive range of undergraduate, graduate, and doctoral programs through 14 colleges and schools. Serving 23,955 students as of Fall 2025, UNM is a major educational, research, and economic driver for the region.



## UNIVERSITY OF NEW MEXICO HOSPITAL (UNMH)

Located 6 miles from the subject property, UNMH is a regional healthcare hub - home to a 618-bed tertiary care hospital and the state's only Level 1 Trauma Center. This premier medical campus also serves as the primary teaching hospital for the UNM School of Medicine and includes the renowned UNM Children's Hospital.

# Site Plan

## Property Specifications

|          |                    |
|----------|--------------------|
| County   | Bernalillo         |
| Parcel # | 101105700524632216 |
| Lot Size | ±0.618 Acre        |



US-66/CENTRAL AVE SW  
20,759 CPD

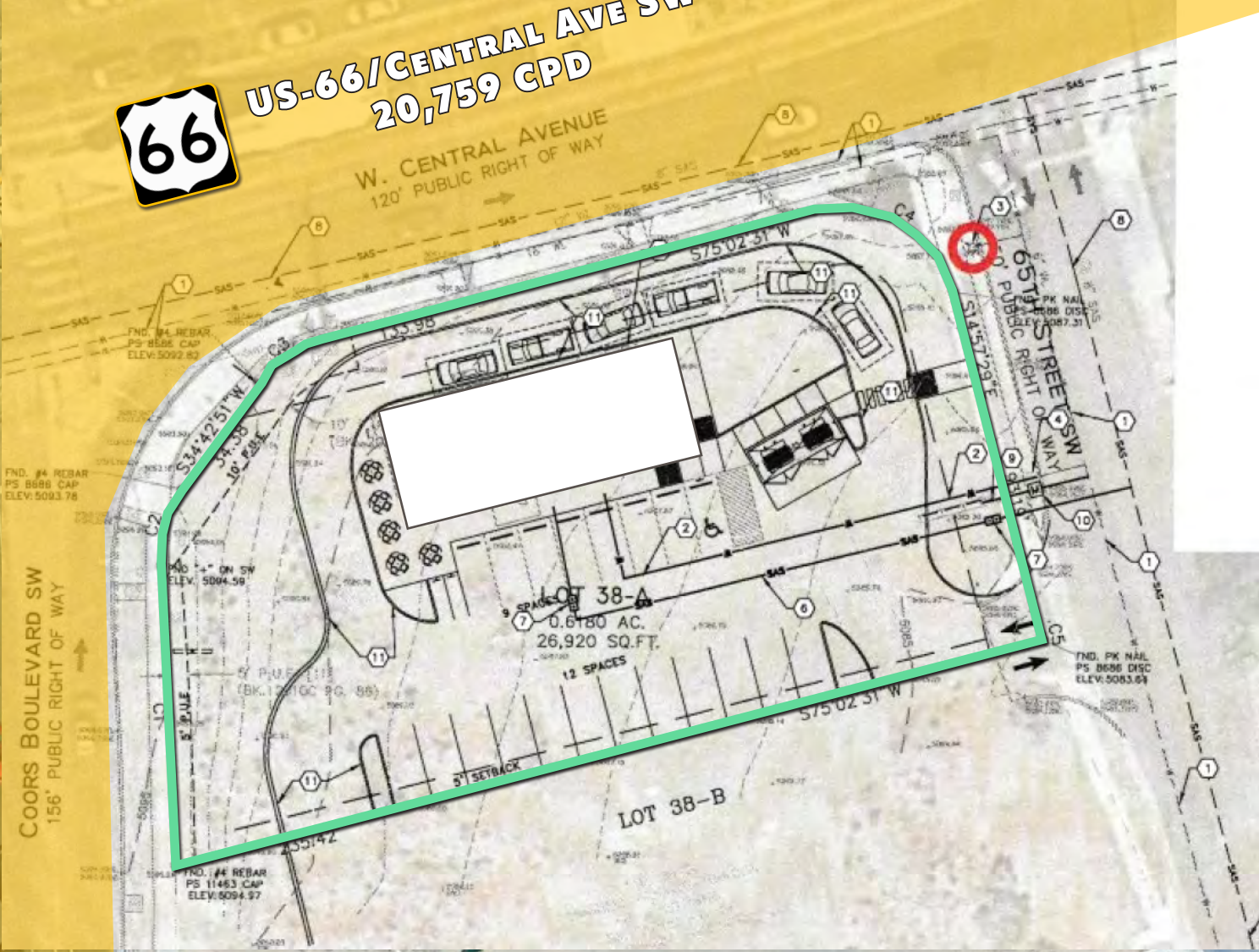
W. CENTRAL AVENUE  
120' PUBLIC RIGHT OF WAY



COORS BOULEVARD SW  
156' PUBLIC RIGHT OF WAY



NM-45/COORS BLVD SW  
33,207 CPD



# Albuquerque



- Owens & Minor
- Shaw Industries
- Western Paper Distributors
- Gem State Distributors



SAN ROQUE  
137 UNITS



BLUEWATER  
VILLAGE  
200 UNITS



LAVALAND  
ELEMENTARY  
369 STUDENTS

Pat Hurley  
Park Upper Loop

Pat Hurley  
Pickleball Courts



**SUBJECT  
PROPERTY**

- Samon's Electric & Plumbing Supply
- Furniture For You
- Sanchez Tacos



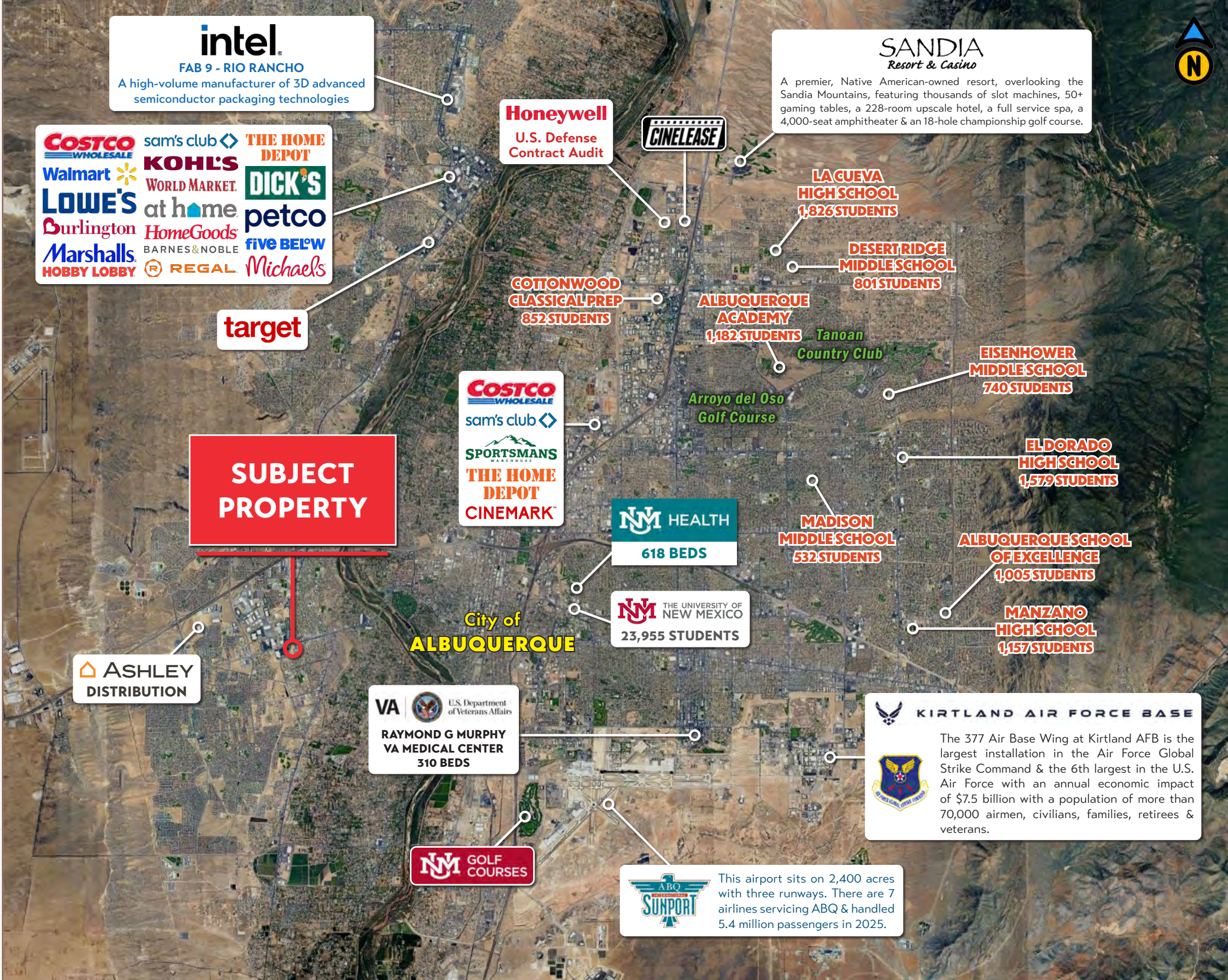
# Albuquerque Synopsis

**Albuquerque** is the largest city in New Mexico and serves as the state’s economic, cultural, and transportation hub. Located along the Rio Grande and surrounded by the Sandia Mountains, Albuquerque is known for its distinctive Southwestern culture, historic Old Town district, Native American and Hispanic heritage, and annual Albuquerque International Balloon Fiesta, one of the largest hot-air-balloon events in the world. The city has also gained international recognition as the filming location for the television series Breaking Bad and Better Call Saul.

The largest employers in the Albuquerque area include: **Kirtland Air Force Base** (±23,000 employees), **Albuquerque Public Schools** (±15,000), **Presbyterian Health System** (±13,456), **Sandia National Laboratories** (±13,361), **UNM Hospital and Health Sciences Center** (±12,105), the **City of Albuquerque** (±6,300), the **State of New Mexico** (±4,371), **Amazon** (±3,500), and the **University of New Mexico** (±3,460). These organizations collectively account for nearly 98,000 jobs in the metropolitan area and form the backbone of Albuquerque’s economy. The prominence of defense, healthcare, education, and government employers provides a relatively stable employment base compared with many similarly sized U.S. cities.

## 2026 Demographics

|                          | 1-MI     | 3-MI     | 5-MI     |
|--------------------------|----------|----------|----------|
| Population               | 13,555   | 112,025  | 211,987  |
| Households               | 5,120    | 42,972   | 84,559   |
| Labor Population Age 16+ | 10,945   | 90,812   | 173,864  |
| Median Age               | 35.8     | 36.1     | 36.6     |
| Average Household Income | \$62,790 | \$86,947 | \$89,838 |



# CONFIDENTIALITY AGREEMENT

## ADVISORY TEAM

### JUSTIN CARLSON

#### Senior Investment Advisor

jcarlson@ciadvisor.com

480.214.5089 - direct

480.580.8723 - cell

### BRIAN BROCKMAN

#### In-State Broker

Bang Realty-New Mexico Inc

LIC # 20241

bor@bangrealty.com

513.898.1551 - office



#### COMMERCIAL INVESTMENT ADVISORS CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130

Scottsdale, Arizona 85260

480.214.5088

www.ciadvisor.com

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.