

# Oxbow South

COORS BLVD &amp; ST. JOSEPH'S DR, ALBUQUERQUE, NM 87120

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## Details

- > Sale Price: \$6,348,630
- > Price per SF: \$5.50 / SF
- > Lot Size: +/- 26.4990 AC
- > Zoning: SU-3

## Property Features

- > Major retail corridor in close proximity to I-40
- > Large scale mixed use opportunity on Albuquerque's Westside
- > High visibility site on Coors Blvd and St. Joseph's Dr
- > Signalized intersection
- > Traffic counts in excess of 59,000 VPD

## Area Tenants



## Contact Us

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# Aerial Map

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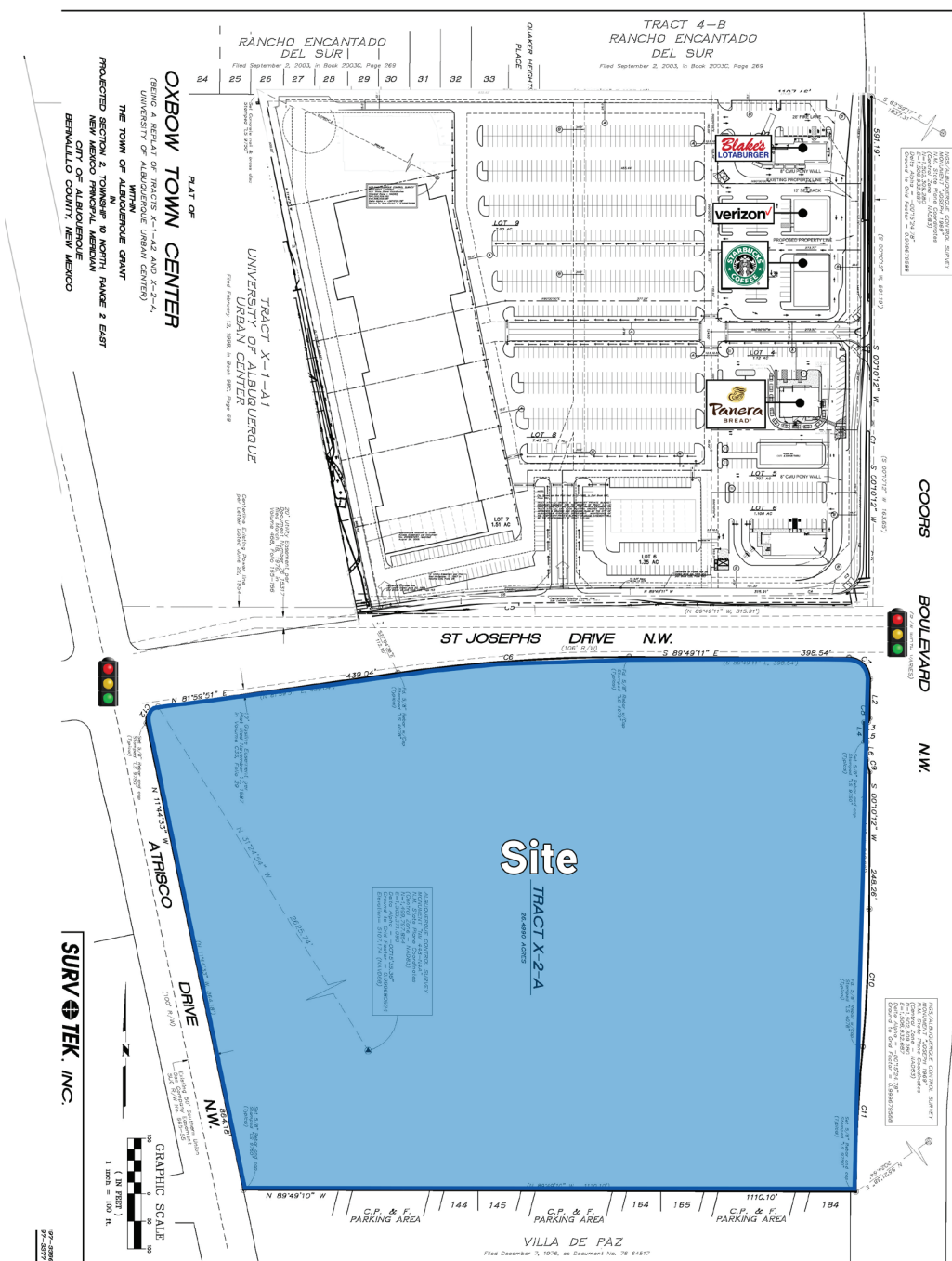


## Plat

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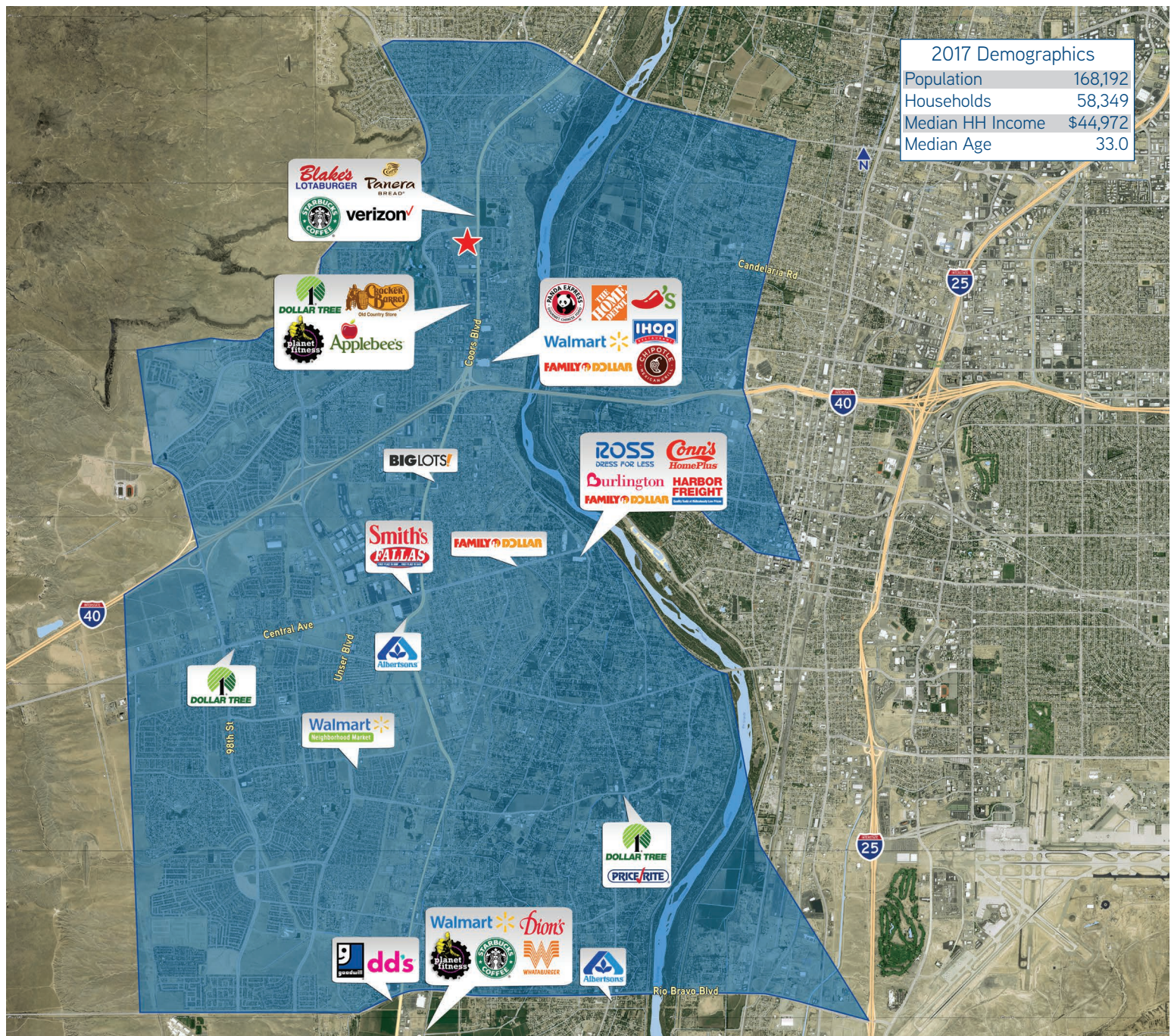
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# Demographic Study

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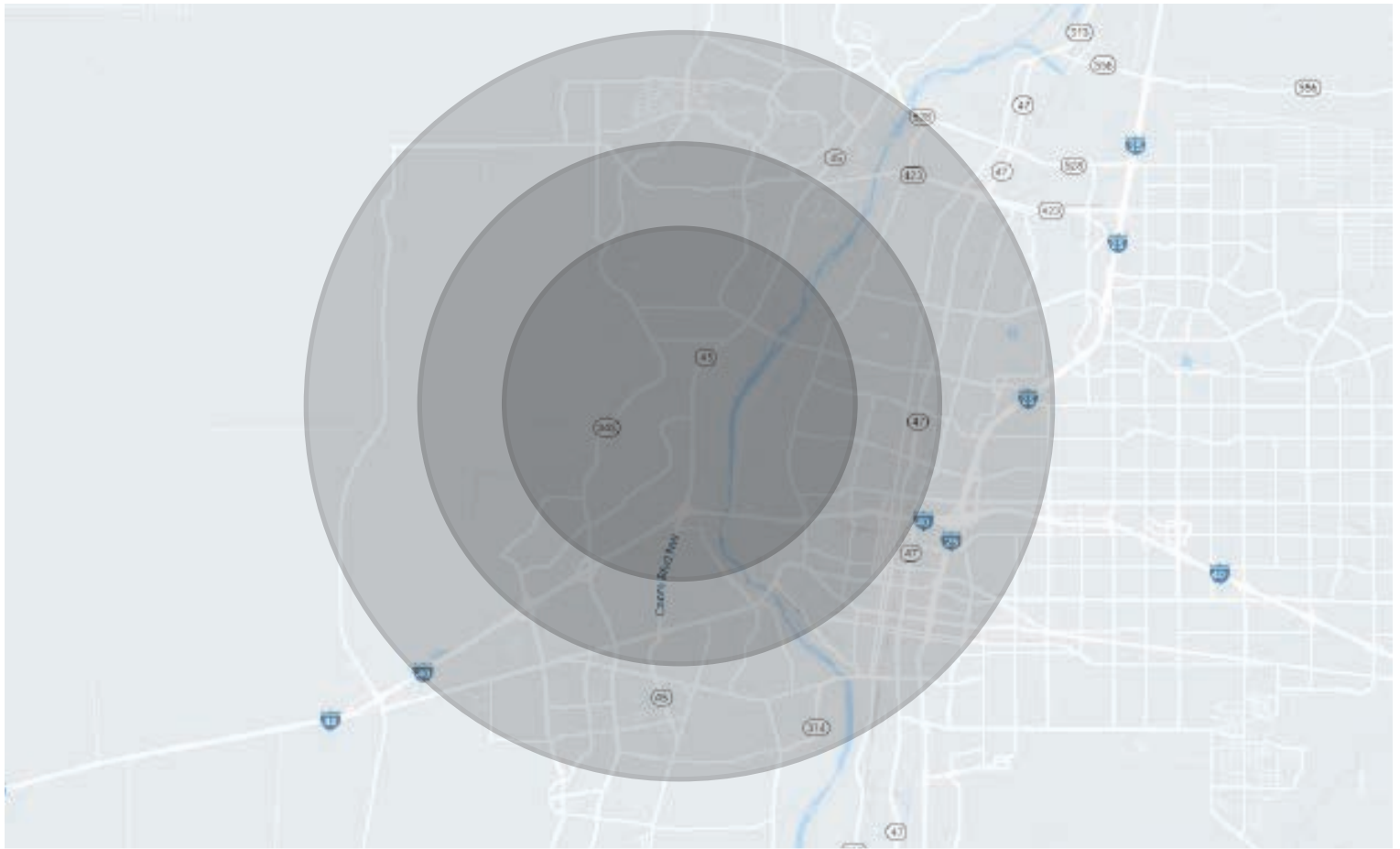
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# Demographics

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## Demographics

	1-Mile	3-Mile	5-Mile
Total Population	12,214	81,821	190,683
Total Households	5,107	32,335	73,014
Average HH Income	\$63,098	\$71,068	\$65,170
Median HH Income	\$46,027	\$54,377	\$48,777

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\* Demographic data derived from 2010 US Census

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