

FOR LEASE

3615 Highway 528 NW | Albuquerque, NM 87114

NEQ Hwy. 528 & Ellison Dr. NW

Highly-Visible Retail Pad Site

JOIN  **DUTCH BROS COFFEE**
AND OTHER NATIONAL RETAILERS



LEASE RATE

- See Advisors

AVAILABLE

- ±1.24 Acres

IDO ZONING

- NR-BP, Business Park

PROPERTY HIGHLIGHTS

- 37,000 cars per day
- Drive-thru and liquor-permissive
- Full access and right-in/right-out access available
- Pads will include full city utilities and paved access
- Area co-tenants include:
Dutch Bros Coffee, Barnes & Noble, Michael's, Applebee's, Mister Car Wash, Discount Tire, Midas, O'Reilly Auto Parts, Panda Express, Mattress Firm and Circle K

got space

NAI SunVista

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FOR MORE INFORMATION:

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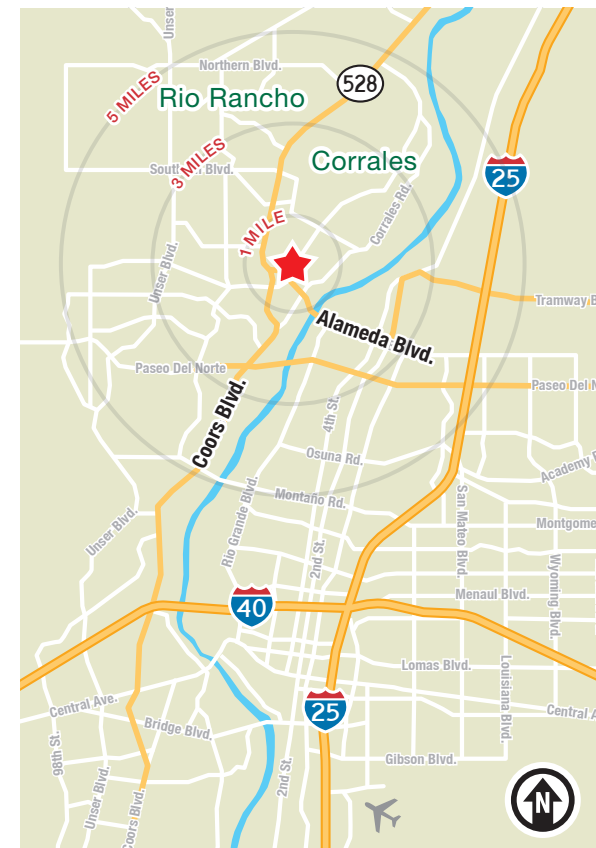
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	7,883	70,979	168,157
Average HH Income	\$65,817	\$85,713	\$84,593
Daytime Employment	8,076	26,533	78,847
2020 Forecasted by Esri			



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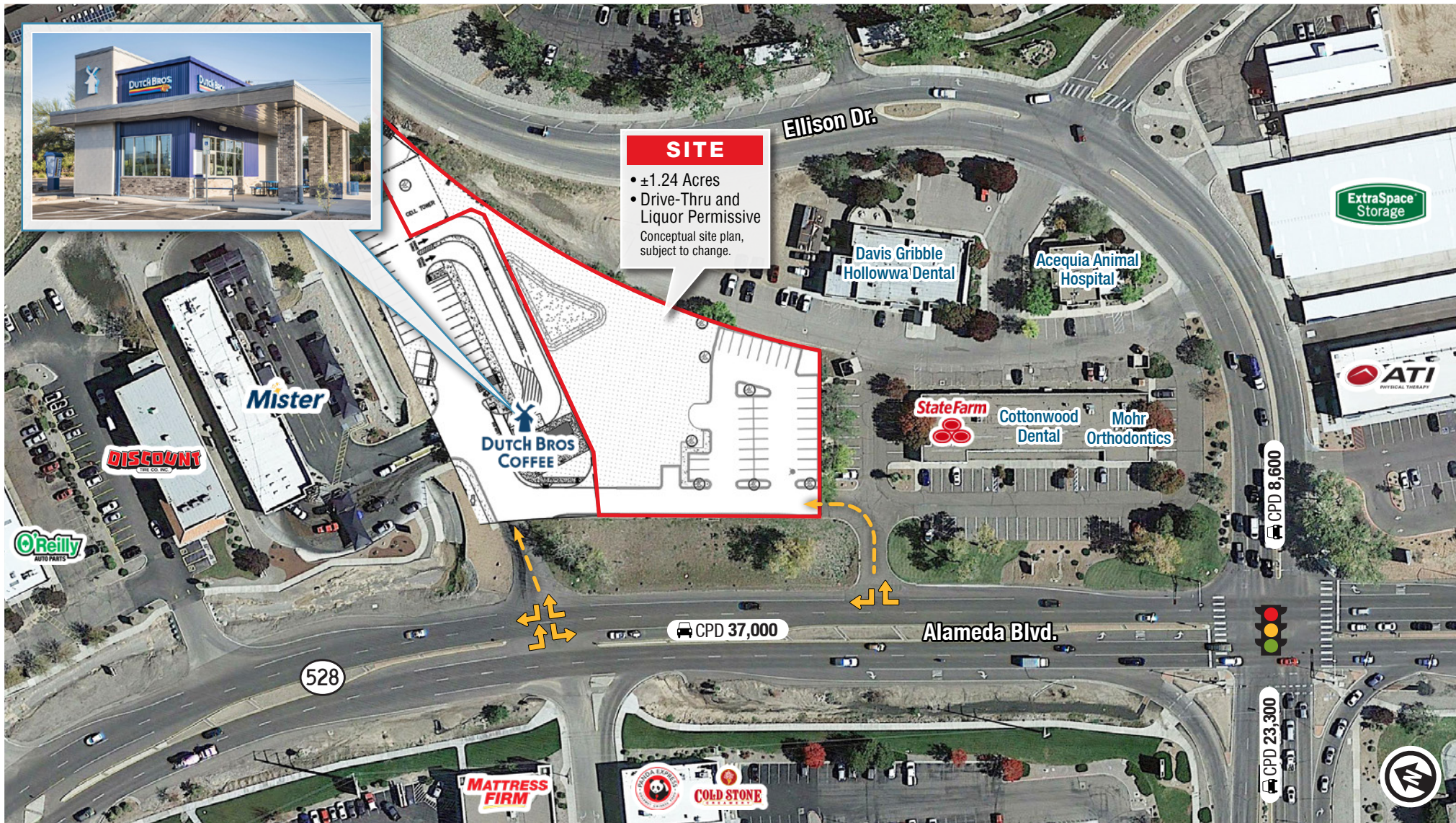
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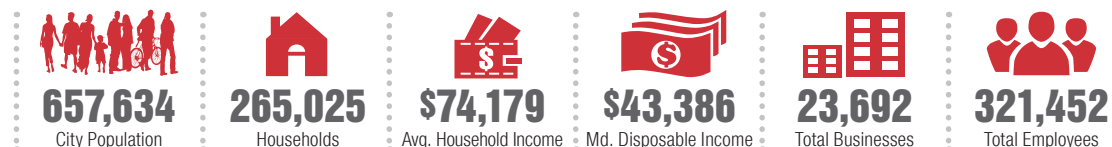
Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

City of Albuquerque by the Numbers (ESRI 2020 Demographics)

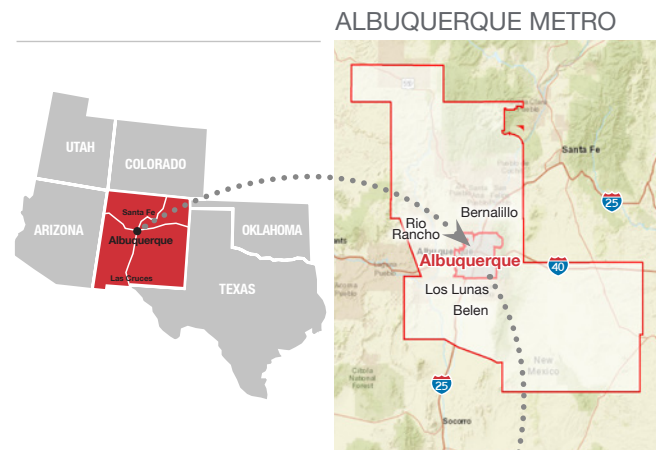


939,316

Albuquerque Metro Population

#1

The Largest
City in the State



ALBUQUERQUE CITY

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



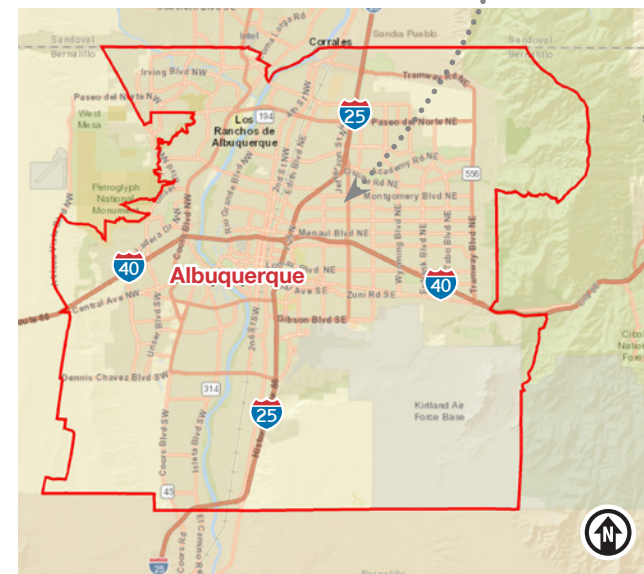
EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access



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