For Ground Lease or Build-to-Suit

# North I-25 Corridor Land

## WITH FREEWAY FRONTAGE AND EXCELLENT VISIBILITY

**7021 Pan American Fwy. NE | Albuquerque, NM 87109**

*SWQ Pan American Fwy. & Pan American Pl. NE*

### LEASE RATE

- $12,000/Mo. + NNN

### AVAILABLE

- Land: ±2.0 Acres

### IDO ZONING

- NR-LM, Light Manufacturing

### PROPERTY HIGHLIGHTS

- Located at the south entrance to the Journal Center
- Great location for retail or hospitality use
- More than 154,800 cars per day on I-25 and Pan American Fwy.
- Direct access available off of Pan American Fwy.
- All municipal utilities available
- More than 250’ of freeway frontage

**This property is in a HUB Zone** For small companies operating/employing people in Historically Underutilized Business Zones.

**This property is located in an Opportunity Zone** A new way to finance in under-served areas.


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AN NAI Global OFFICE OF THE YEAR

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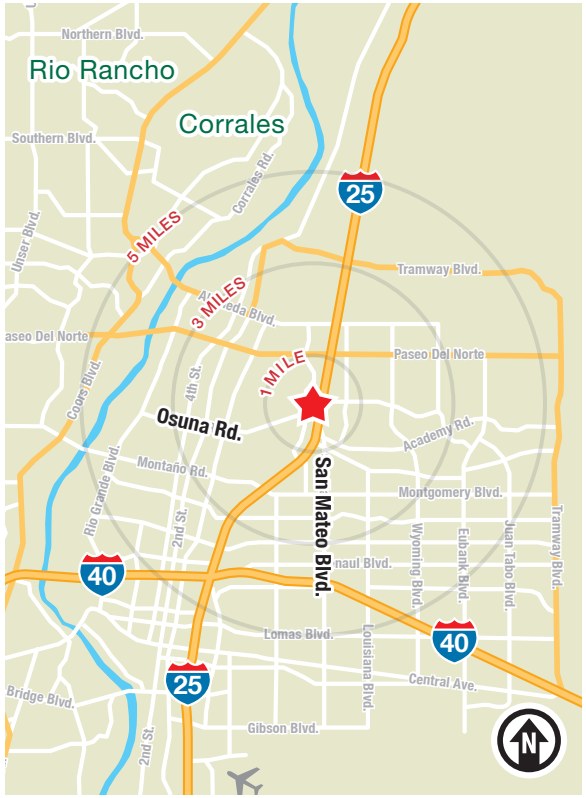
## LOCATION

| 2020 Demographics | 1 mile | 3 mile | 5 mile |
|---|---|---|---|
| Total Population | 6,658 | 93,749 | 219,710 |
| Average HH Income | $64,642 | $76,451 | $80,207 |
| Daytime Employment | 22,767 | 81,957 | 174,961 |

*2020 Forecasted by Esri*





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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.

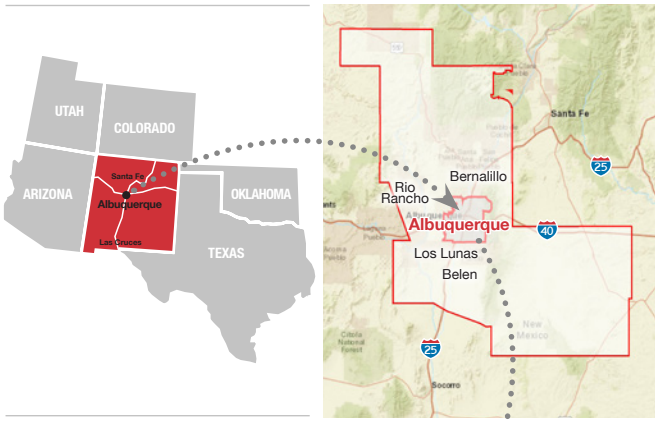
**939,316**
Albuquerque Metro Population

**#1**
**The Largest**
City in the State

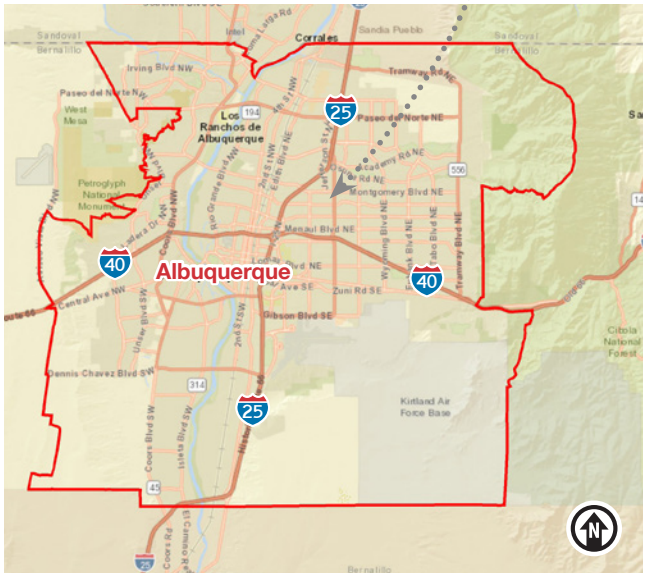
### City of Albuquerque by the Numbers *(ESRI 2020 Demographics)*

| 657,634 | 265,025 | $74,179 | $43,386 | 23,692 | 321,452 |
|---|---|---|---|---|---|
| City Population | Households | Avg. Household Income | Md. Disposable Income | Total Businesses | Total Employees |

ALBUQUERQUE METRO




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 he 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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