

For Sale, Ground
Lease or Build-to-Suit

Industrial Land Available

INDUSTRIAL OPPORTUNITY AT LADERA BUSINESS PARK

NEQ Unser Blvd. & Vista Oriente St. NW | Albuquerque, NM 87120

NEQ Unser Blvd. & Ladera Dr. NW

OWNER FINANCING



±2.74 Acres
Available



\$471,000
(\$3.95/SF)

IDO ZONING

- NRC, Commercial

PROPERTY HIGHLIGHTS

- All utilities to property lines
- Office, retail, and industrial uses
- High-traffic, fast-growing area
- Great access from Unser Blvd.
- Just 1 mile from I-40
- Underserved area
- Strong national co-tenants
- Ground lease
- Build-to-suit
- Owner financing available

FOR MORE INFORMATION:

NA SunVista

got space

Jim Hakeem

jim@sunvista.com

505 250 8542

**For Sale, Ground
Lease or Build-to-Suit**

Industrial Land Available

INDUSTRIAL OPPORTUNITY AT LADERA BUSINESS PARK

NEQ Unser Blvd. & Vista Oriente St. NW | Albuquerque, NM 87120

CONCEPT



CONCEPTUAL RENDERING

NAI SunVista 505 878 0001 sunvista.com

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Jim Hakeem

jim@sunvista.com

505 250 8542

For Sale, Ground
Lease or Build-to-Suit

Industrial Land Available

INDUSTRIAL OPPORTUNITY AT LADERA BUSINESS PARK

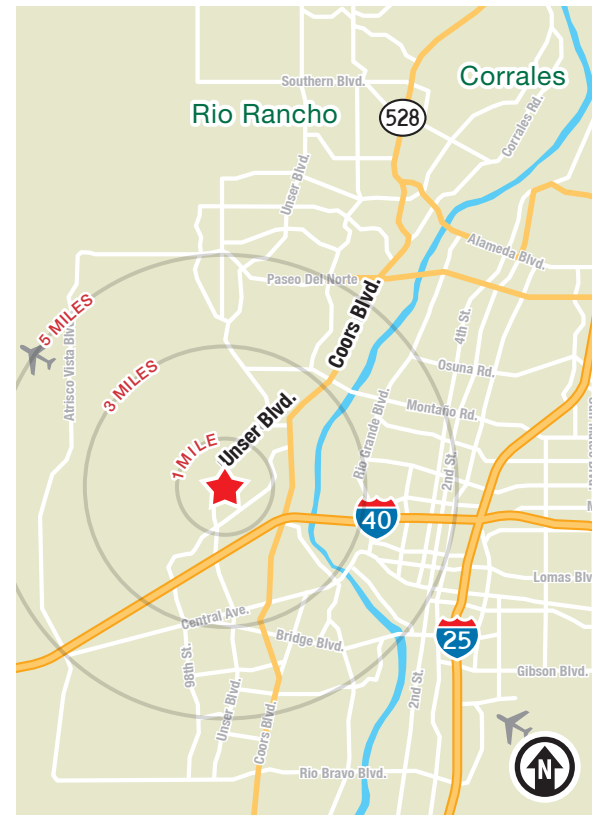
NEQ Unser Blvd. & Vista Oriente St. NW | Albuquerque, NM 87120



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,872	72,914	185,252
Average HH Income	\$86,923	\$74,869	\$72,743
Daytime Employment	1,414	14,939	62,637

2021 Forecasted by Esri



NAI SunVista 505 878 0001 suvista.com

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Jim Hakeem

jim@gotSPACEUSA.com

505 250 8542

Albuquerque

TRADE AREA ANALYSIS

Albuquerque | A REGIONAL INDUSTRIAL HUB

Located near the geographic center of New Mexico at the intersection of I-25 and I-40, **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 Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. 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 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees



936,582

Albuquerque
Metro
Population

#1

Hub

For Distribution
to All of
New Mexico



The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.



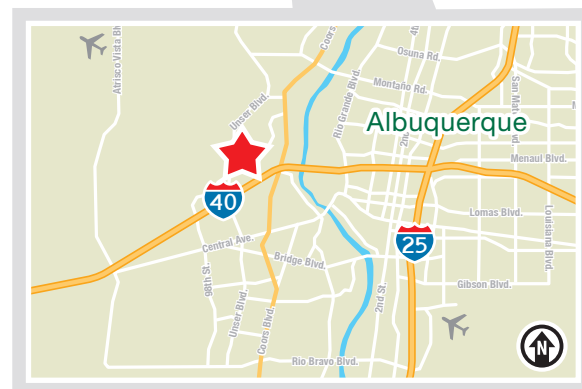
THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



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



NAI SunVista

505 878 0001 sunvista.com

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Jim Hakeem

jim@sunvista.com

505 250 8542