

For Sale

1/2-Acre Lot Available for Redevelopment

IN THE HIGHLY-RETAILED SAN MATEO & MONTGOMERY AREA

4201 San Mateo Blvd. | Albuquerque, NM 87110

SWQ San Mateo & Montgomery Blvd. NE



SALE PRICE

- ~~\$600,000~~ \$595,000

AVAILABLE

- Building: ±1,620 SF
- Land: ±0.59 Acres

ZONING

- MX-L

PROPERTY HIGHLIGHTS

- Corner lot on busy street boasting 27,300 cars per day with full access to San Mateo Blvd.
- Ideal for auto shop with existing build out
- 2 drive-in bays with 9'x9' opening on all three
- Ceiling height in auto bay of ±12'
- 2 evaporative coolers
- 2 drop heaters
- ±6,500 SF of secured lot with 12' rolling gate on West side of property and 9' rolling gate on south entrance

- Building: ±1,620 SF
- Land: ±0.59 Acres

FOR MORE INFORMATION:

NASunVista

got space

Chris Anderson




chris@sunvista.com

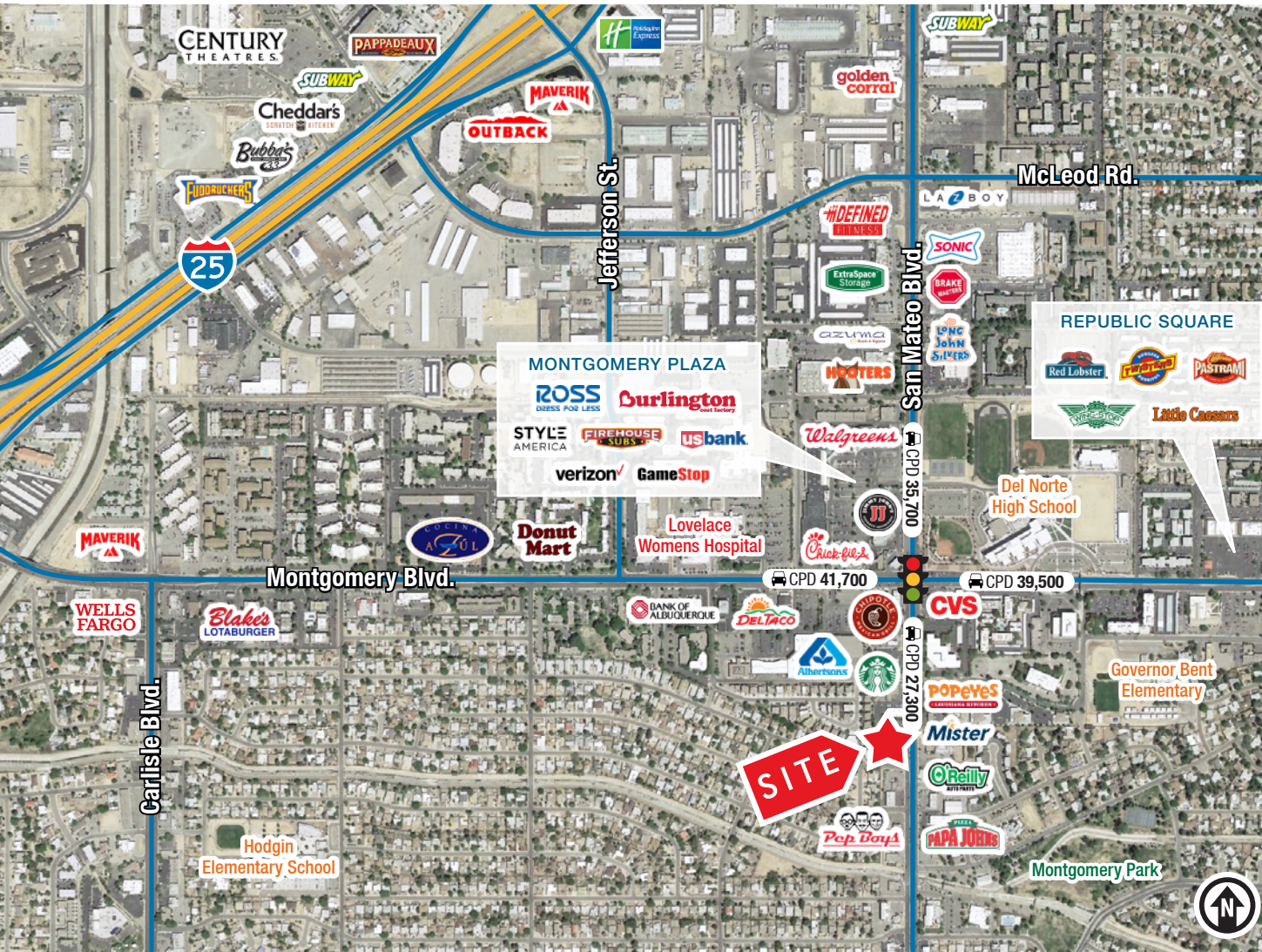
505 998 5739

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LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--|----------|----------|----------|
|  Total Population | 20,995 | 105,490 | 304,668 |
|  Average HH Income | \$53,025 | \$71,447 | \$74,144 |
|  Daytime Employment | 11,473 | 105,610 | 246,858 |



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

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.

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PHOTOS



NAI SunVista    

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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 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

The Largest
City in the State

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

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

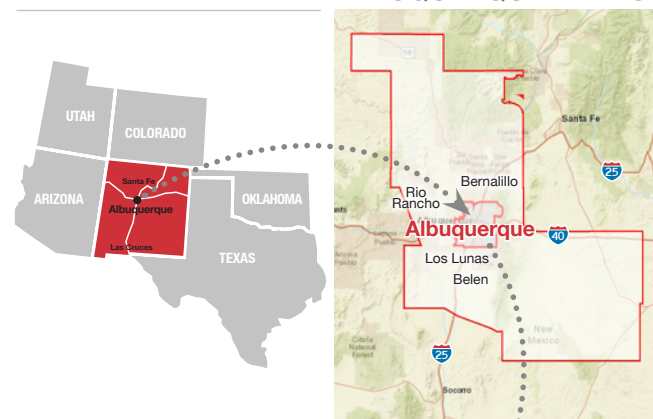
Albuquerque is top in nation for cities with the most college graduates - more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



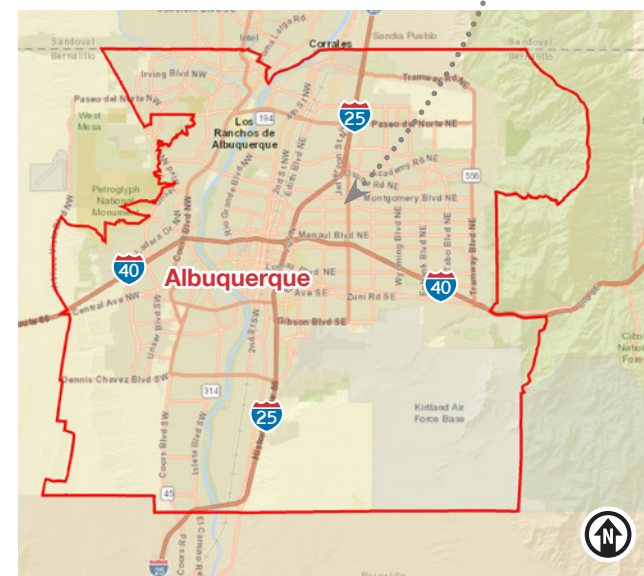
COMPETITIVE BUSINESS CLIMATE

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

ALBUQUERQUE METRO



ALBUQUERQUE CITY



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