

# Retail Space For Lease

# Highly-Visible Stand-Alone Building

6700 Jefferson St. NE | Suite E | Albuquerque, NM 87109



## ON A SIGNALIZED CORNER NEAR I-25 AND JOURNAL CENTER

**LEASE RATE** See Advisors

### AVAILABLE

- Suite E: ±3,168 SF  
Stand-Alone | Available 4/1/2022

### PROPERTY HIGHLIGHTS

- At a busy intersection with 54,200 cars per day
- Immediate access to I-25
- Well-maintained property
- 6:1,000 parking
- Monument signage
- Excellent location close to restaurants, hotels, and other amenities

**NAI SunVista**

got space

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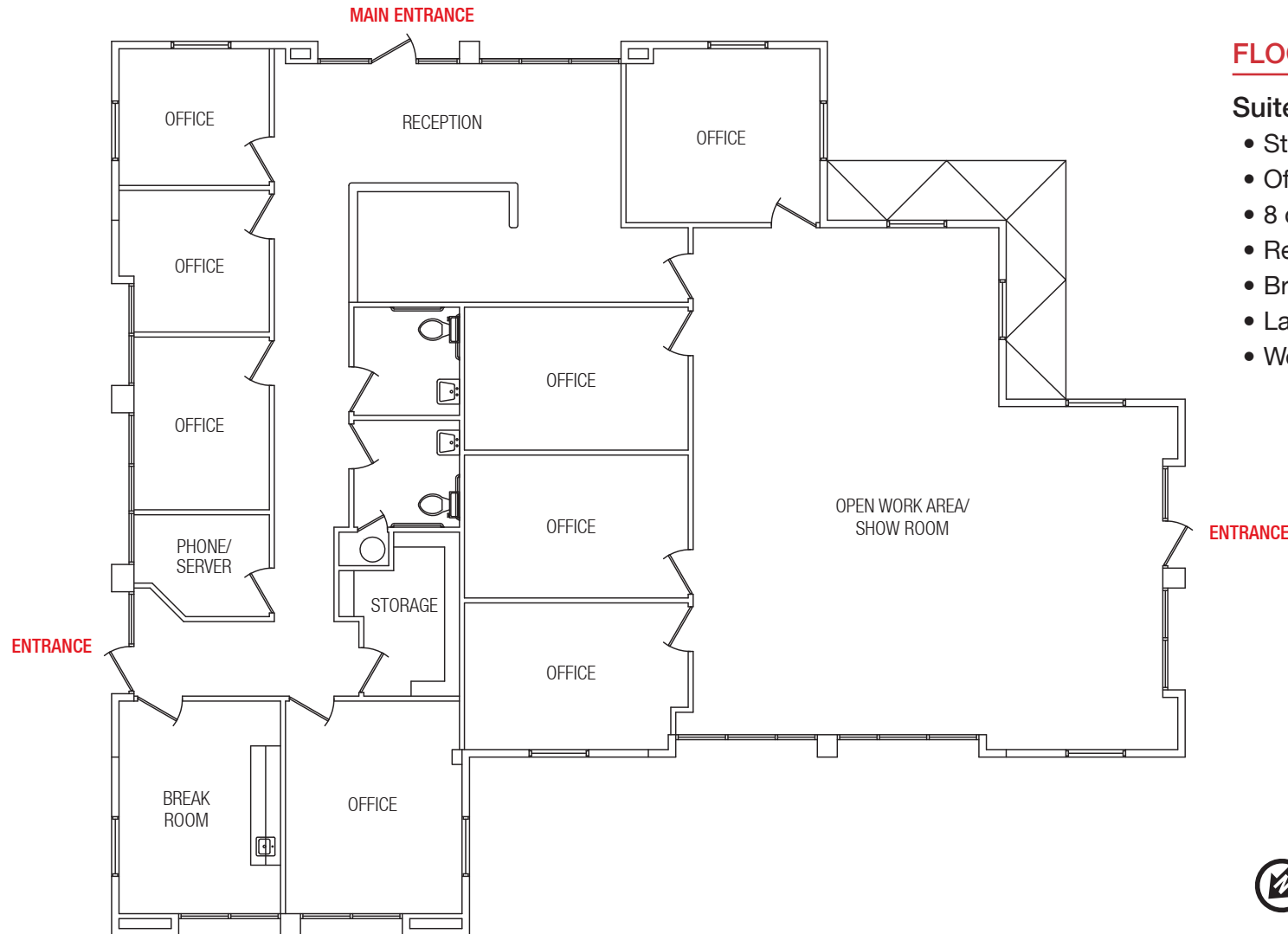
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SUITE E



### FLOOR PLAN




Suite E: ±3,168 SF

- Stand-alone building
- Office/Retail space
- 8 offices
- Reception
- Break room
- Large open area/show room
- Work room

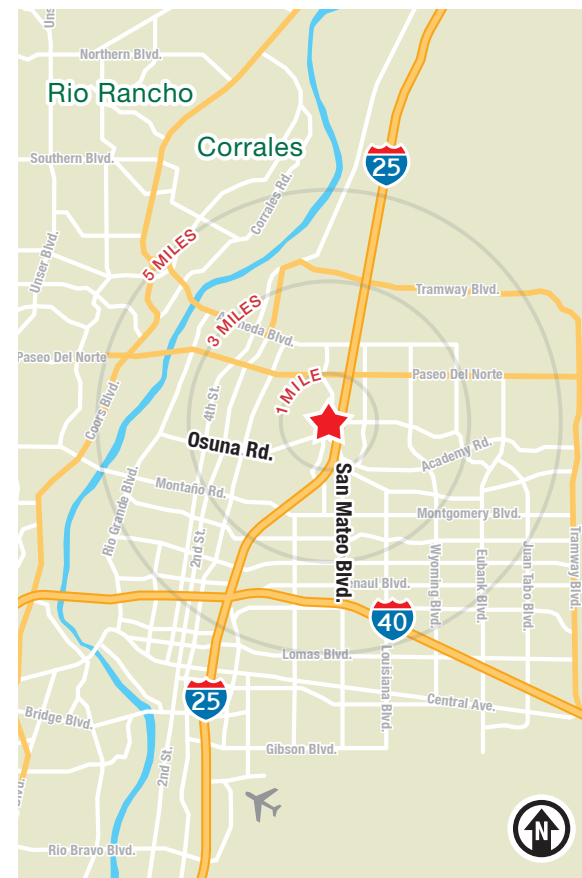


## ON A SIGNALIZED CORNER NEAR I-25 AND JOURNAL CENTER

## LOCATION

Demographics	1 mile	3 mile	5 mile
 Total Population	5,654	89,756	214,637
 Average HH Income	\$74,789	\$78,297	\$85,196
 Daytime Employment	22,958	88,841	184,705

2021 Forecasted by Esri





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## LOCATION





# 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**

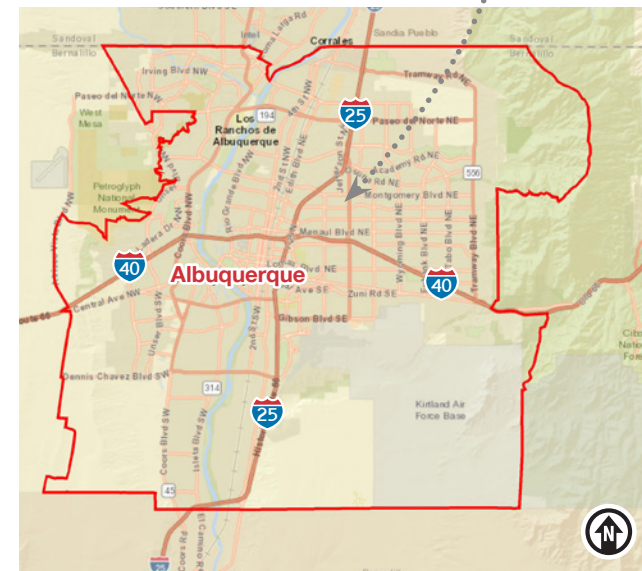
City in  
the State



#### 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 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