

For Sale, Lease
or Build-to-Suit

San Antonio Commons Pad Sites

5700 San Antonio Dr. NE | Albuquerque, NM 87109



IN AN UNDERSERVED NORTHEAST HEIGHTS CORRIDOR JUST OFF I-25

SALE PRICE

- \$16.00/SF: As Is
- \$25.00/SF: Seller to provide a ±5,000 SF Remediated Footprint

LEASE RATE See Advisor

AVAILABLE Lot 4-A: ±1.305 Acres

IDO ZONING MX-M

PROPERTY HIGHLIGHTS

- Would consider to lease as office space
- Near Journal Center - #2 daytime population
- Near the large, newly-developed Olympus Encantada luxury apartments
- Near state government office complexes
- Underserved corridor in the affluent Far NE Heights

OTHER RETAILERS INCLUDE:



NASunVista

got space

Chris Anderson
chris@sunvista.com
505 998 5739

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PREMIER SITE IN GROWING SAN ANTONIO DR. TRADE AREA

5700 San Antonio Dr. NE | Albuquerque, NM 87109

PHOTOS



NAISunVista

505 878 0001 | sunvista.com [f](#) [t](#) [in](#) [v](#)
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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chris@sunvista.com
505 998 5739

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PREMIER SITE IN GROWING SAN ANTONIO DR. TRADE AREA

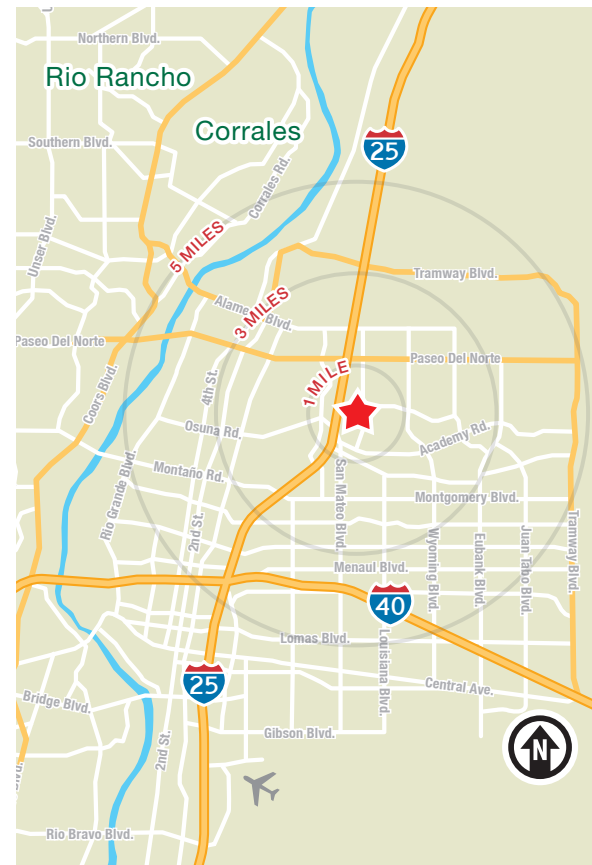
5700 San Antonio Dr. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,766	97,309	211,395
Average HH Income	\$73,687	\$87,357	\$87,539
Daytime Employment	12,224	79,999	156,183

2021 Forecasted by Esri



NAISunVista

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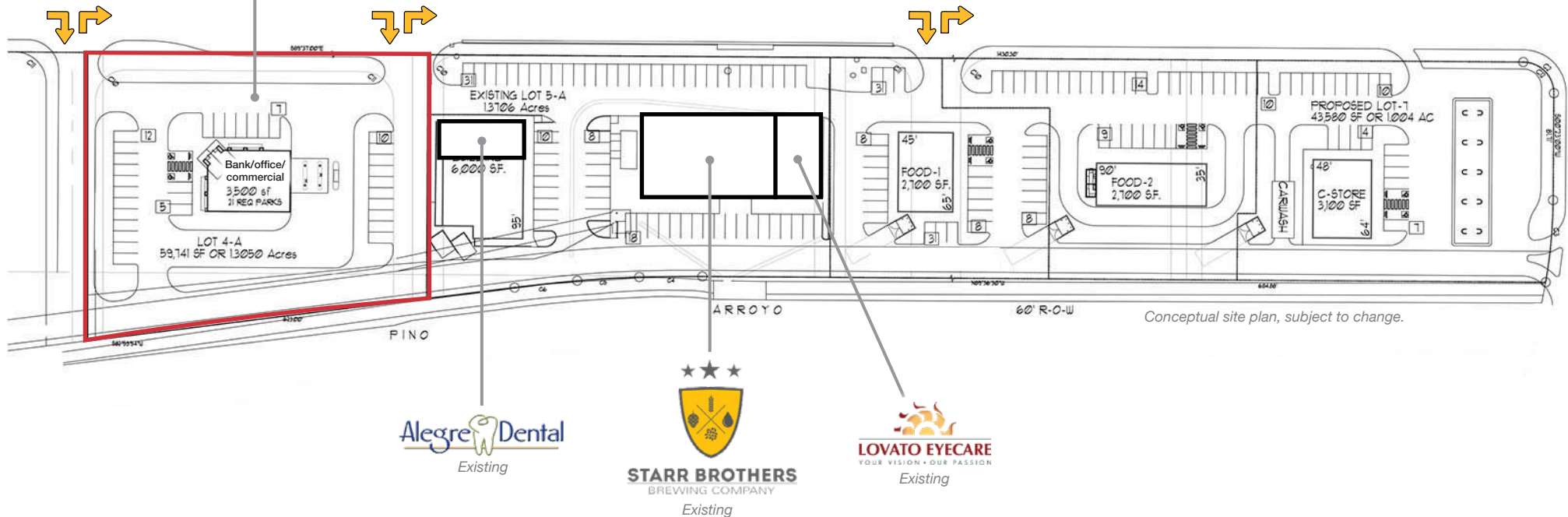
SITE PLAN

Lot 4-A:
±1.305 Acres

Conceptual site plan,
subject to change.

CPD 24,300

San Antonio Dr.



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**

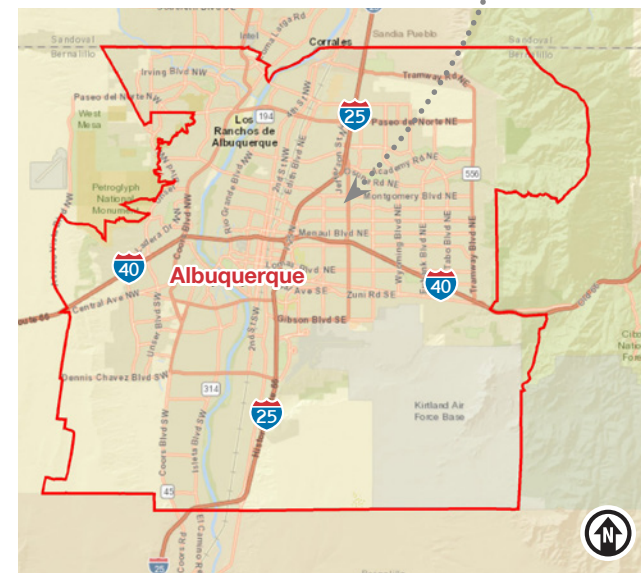
City in
the State



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