

For Sale or  
Ground Lease

# Pad Site Available

NEXT TO TIN CAN ALLEY AND STONE AGE CLIMBING GYM

SEQ Alameda Blvd. & San Pedro Dr. NE | Albuquerque, NM 87113



## AVAILABLE

- East Lot: ±0.8 Acres

**SALE PRICE** \$975,000

**LEASE RATE** \$85,000/Year

**IDO ZONING** NR-BP

## PROPERTY HIGHLIGHTS

- Fully-improved pad (compacted building envelope, landscaping, lighting, stubbed utilities)
- Be a part of one of ABQ's highly-acclaimed, mixed-use projects
- Close proximity to I-25, Journal Center and the affluent NE Heights
- Cross access & cross parking
- Located within an emerging-development trade area and near a high-performing retail corridor
- Adjacent to the Far Northeast Heights sub market, delivering the city's highest population of 107,194 and highest average household income of \$104,989

**NAI**SunVista

got space

**Brett Hills**  
brett@sunvista.com  
505 998 1648



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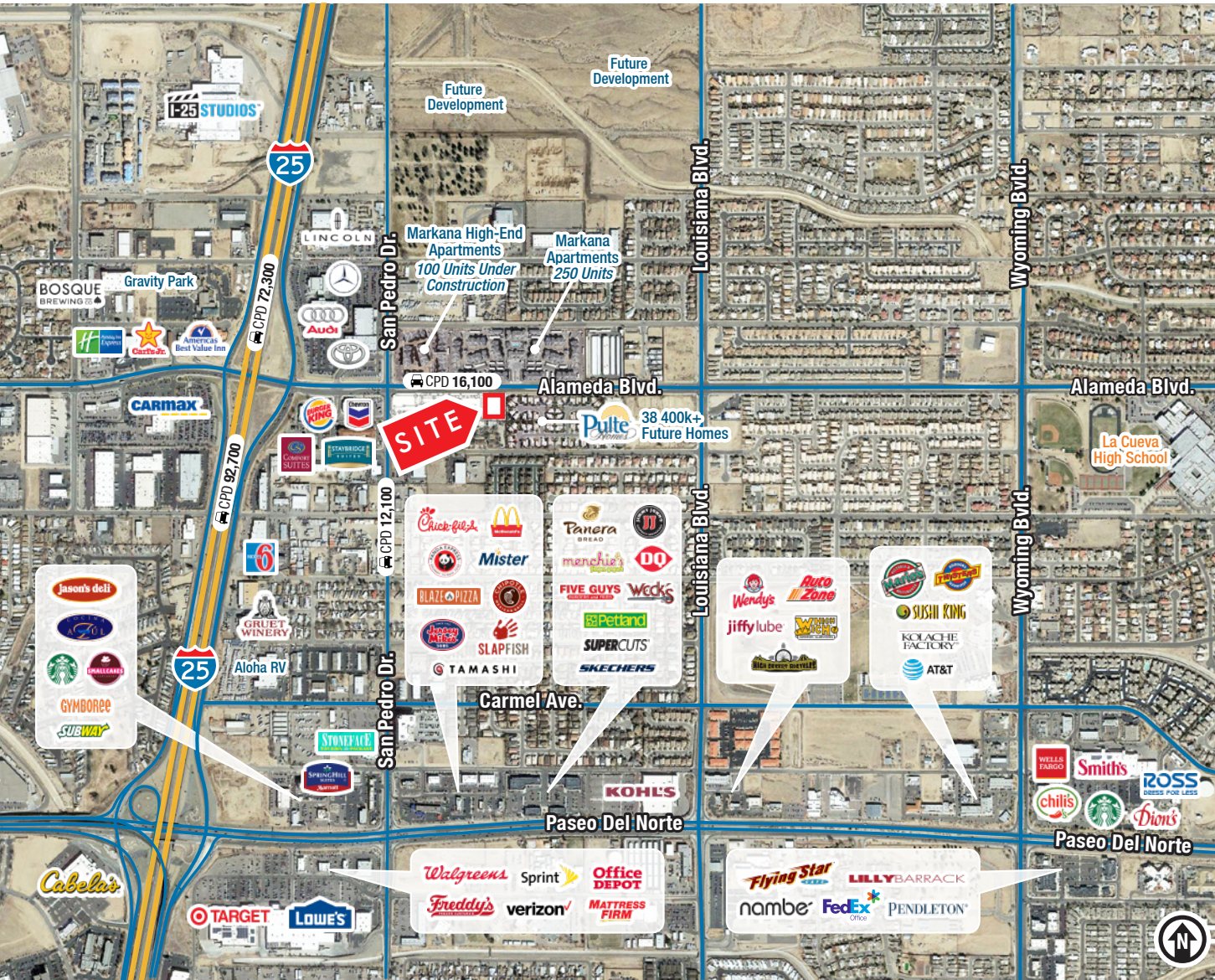
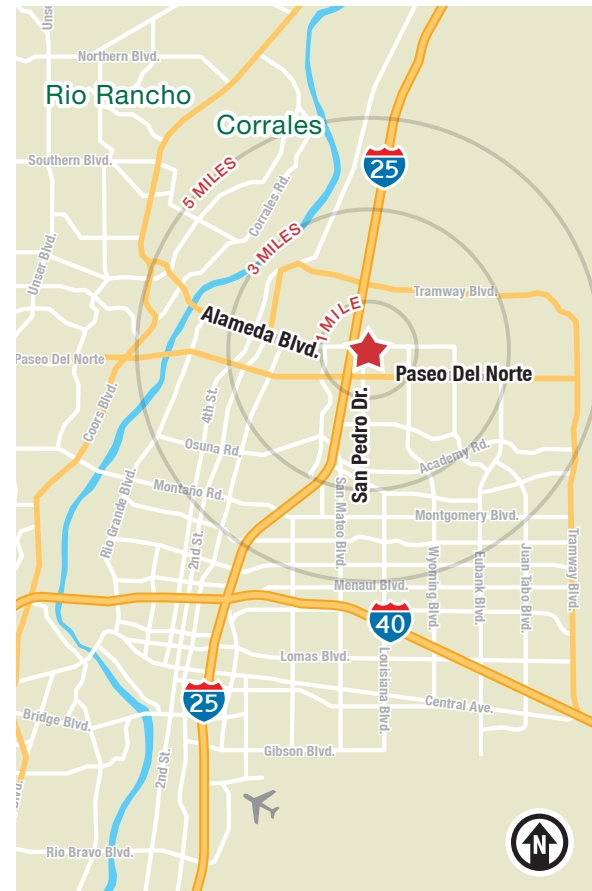
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## LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,753	56,448	159,101
Average HH Income	\$113,771	\$102,125	\$95,369
Daytime Employment	10,379	54,464	110,646

2021 Forecasted by Esri



**NAI**SunVista

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

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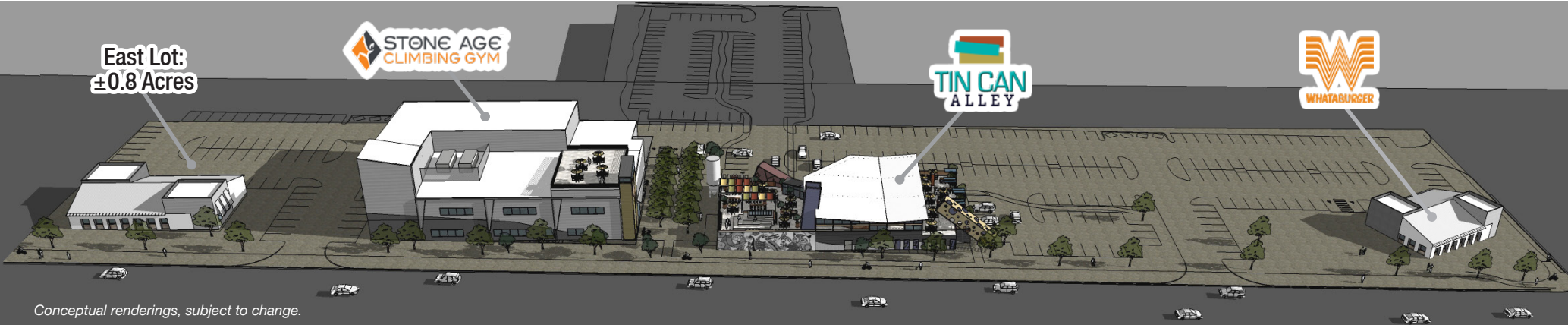
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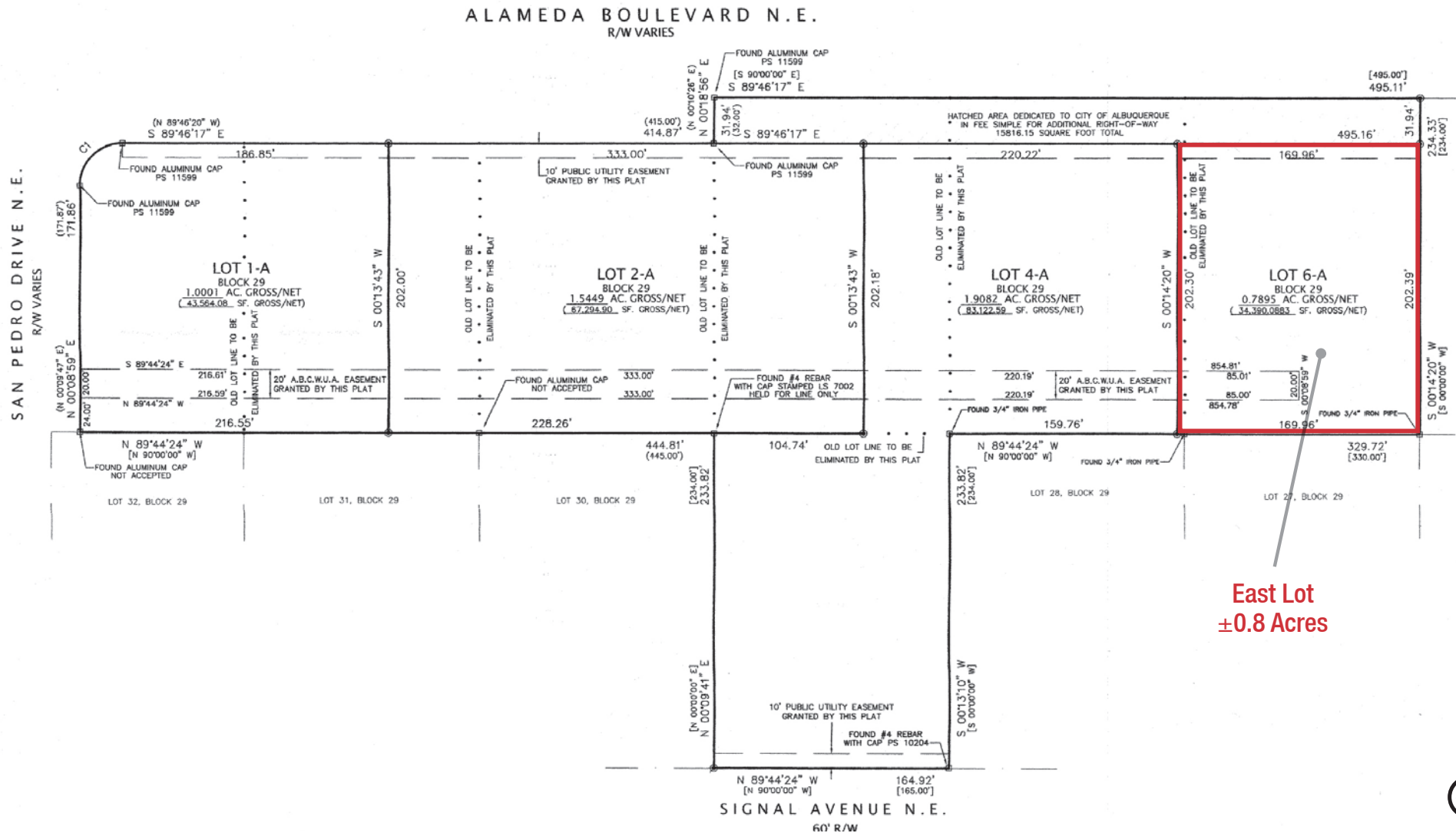
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SITE SURVEY



East Lot  
±0.8 Acres



# 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



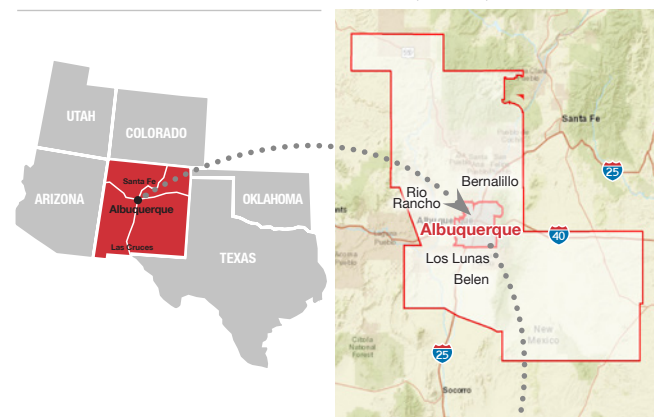
**936,582**

Albuquerque  
Metro  
Population

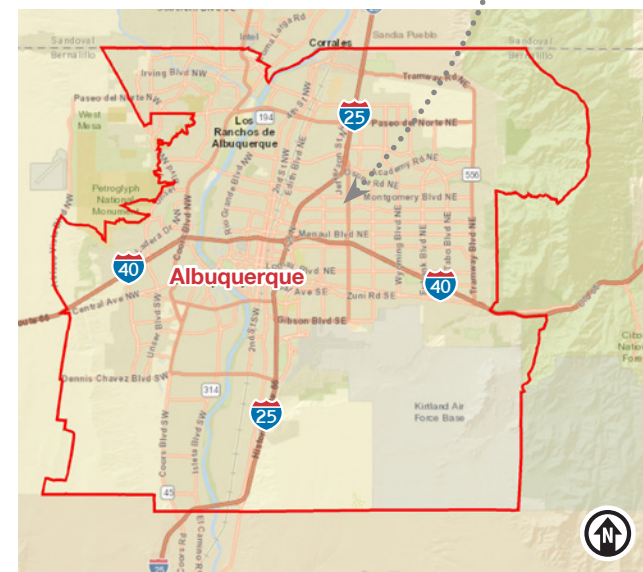
**#1**

**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