

# For Sale

## Neighborhood Commercial/Office/Medical Lot

LOCATED IN A GROWING, HIGH-DENSITY RESIDENTIAL AREA

NEC Juan Tabo Blvd. & Monachos Rd. SE | Albuquerque, NM 87123



Sale Price:  
\$249,000



Available:  
±0.88 Acres

### IDO ZONING

- MX-M

### HIGHLIGHTS

- Improved lot
- Roadway, curb, and gutters in place
- Access to city utilities
- Versatile MX-M zoning
- Close proximity to Sandia National Labs
- Retail, office, medical, and multifamily use permissive



This property is in a  
**HUB Zone**

For Small Companies in  
Historically Underutilized  
Business Zones



**NAI**SunVista

got space

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**Riley McKee**  
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505 379 1549

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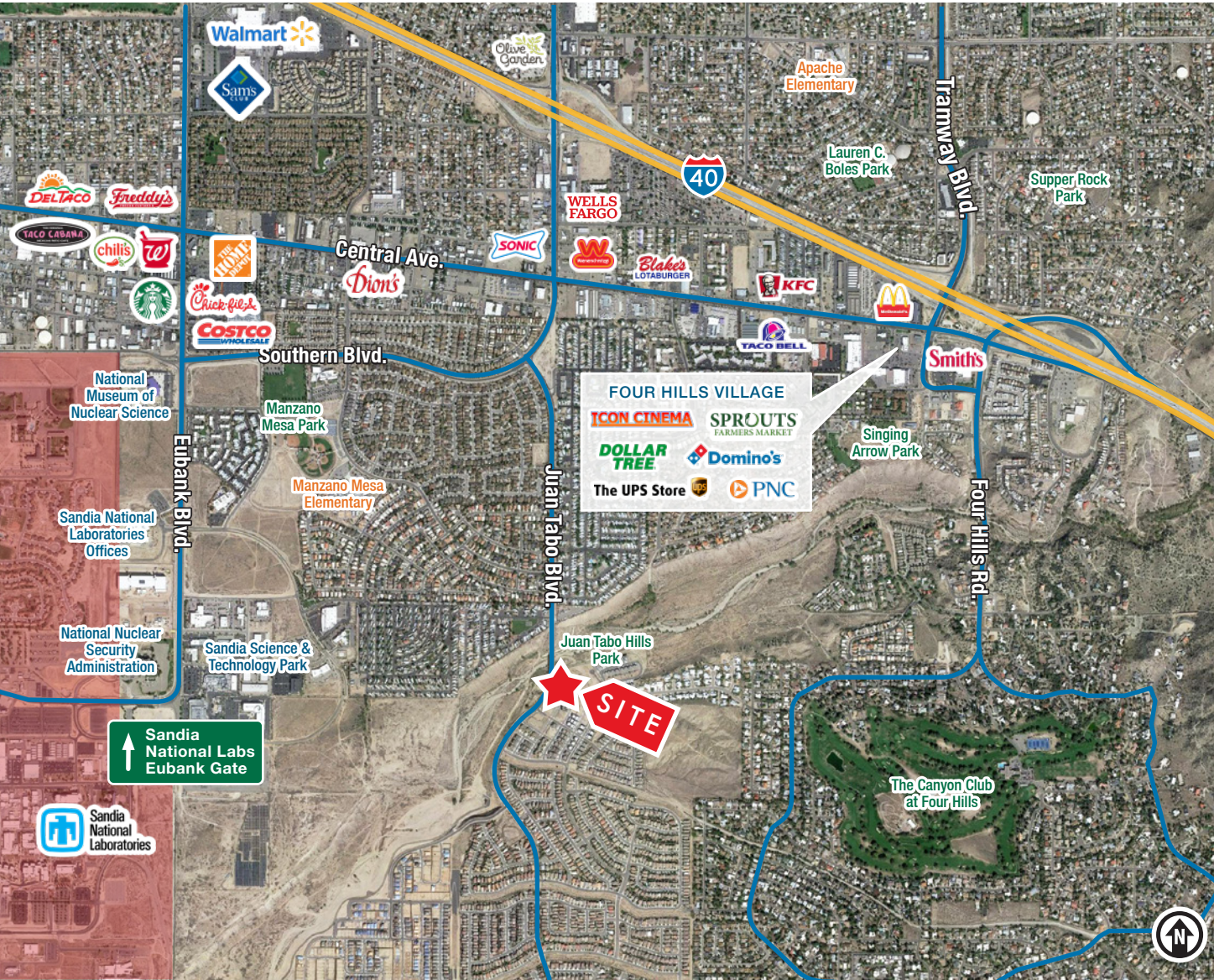
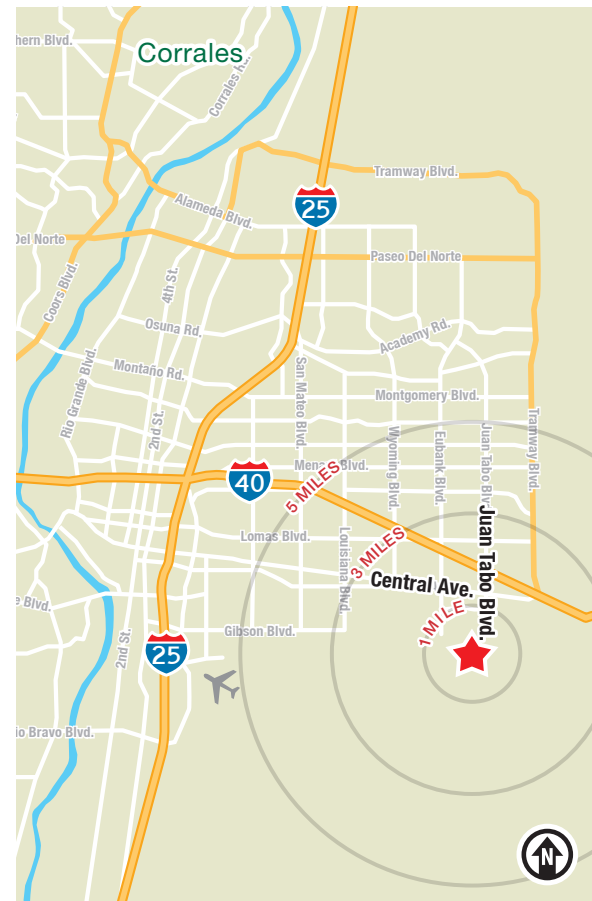
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,365	69,279	153,255
Average HH Income	\$93,555	\$69,457	\$66,998
Daytime Employment	1,665	25,111	66,281

2021 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com) | [f](https://www.facebook.com/sunvista) [t](https://twitter.com/sunvista) [in](https://www.linkedin.com/company/sunvista) [y](https://www.youtube.com/channel/UCqj8K8K8K8K8K8K8K8K8K8K)  
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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LOCATION



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

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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

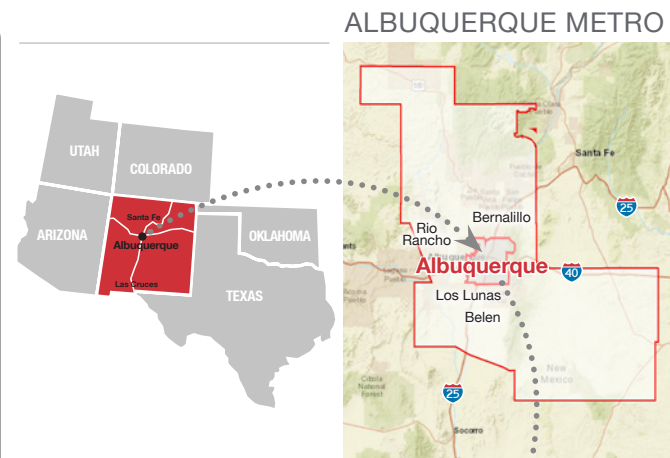


**936,582**

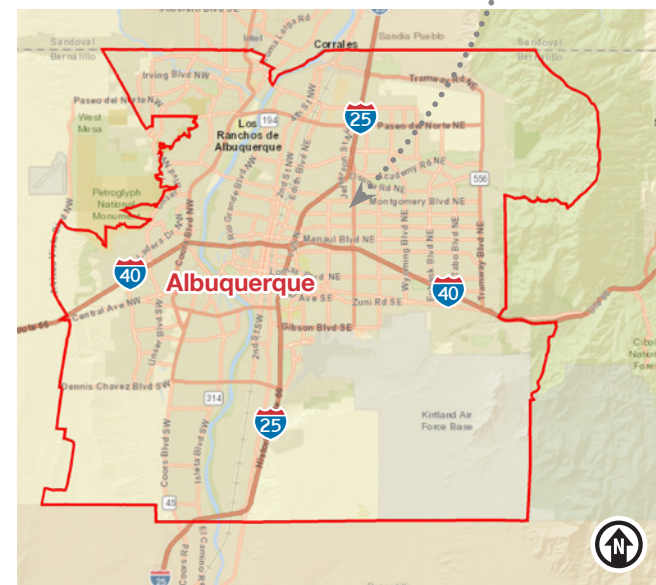
Albuquerque  
Metro  
Population

**#1**

**The  
Largest**  
City in  
the State



### 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

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.