

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

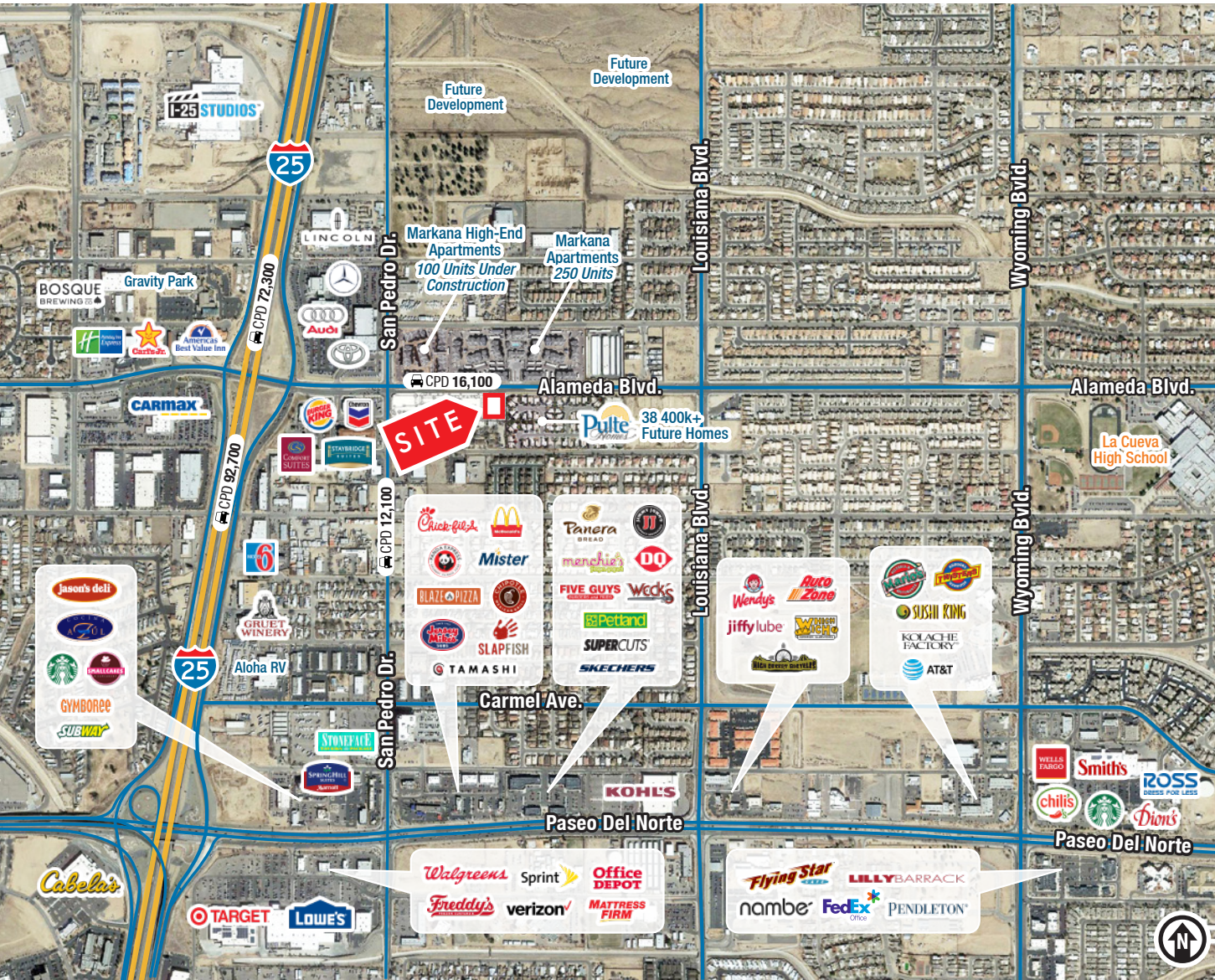
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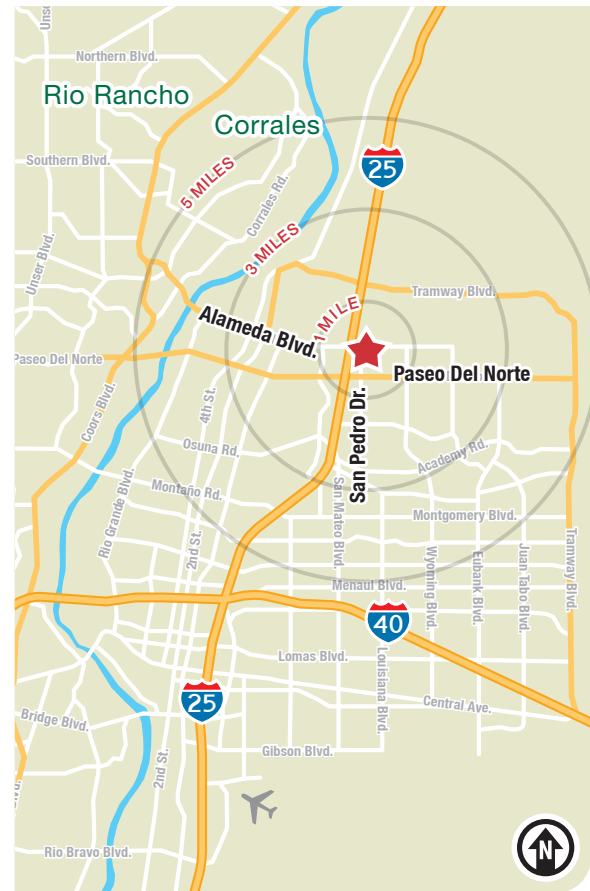
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## LOCATION



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



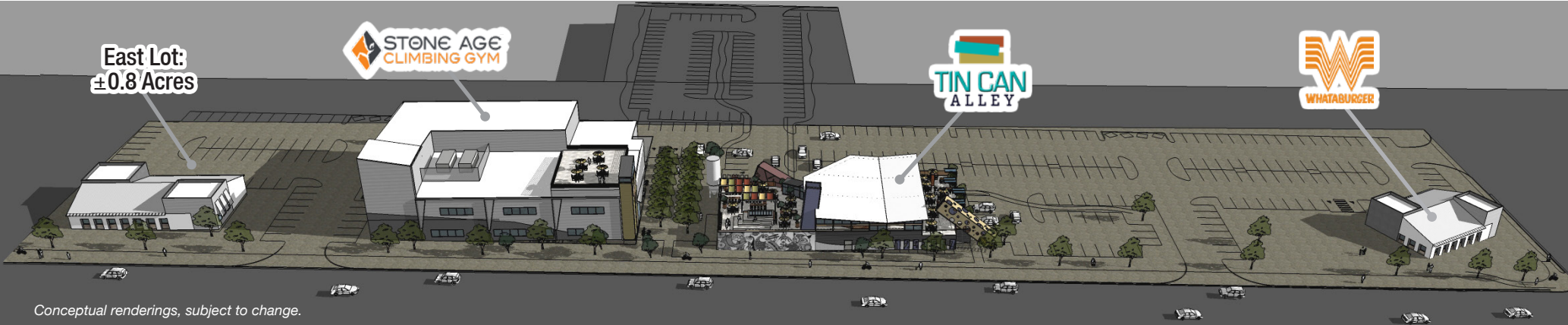
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LOCATION



Conceptual renderings, subject to change.



**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Brett Hills**  
[brett@sunvista.com](mailto:brett@sunvista.com)  
505 998 1648

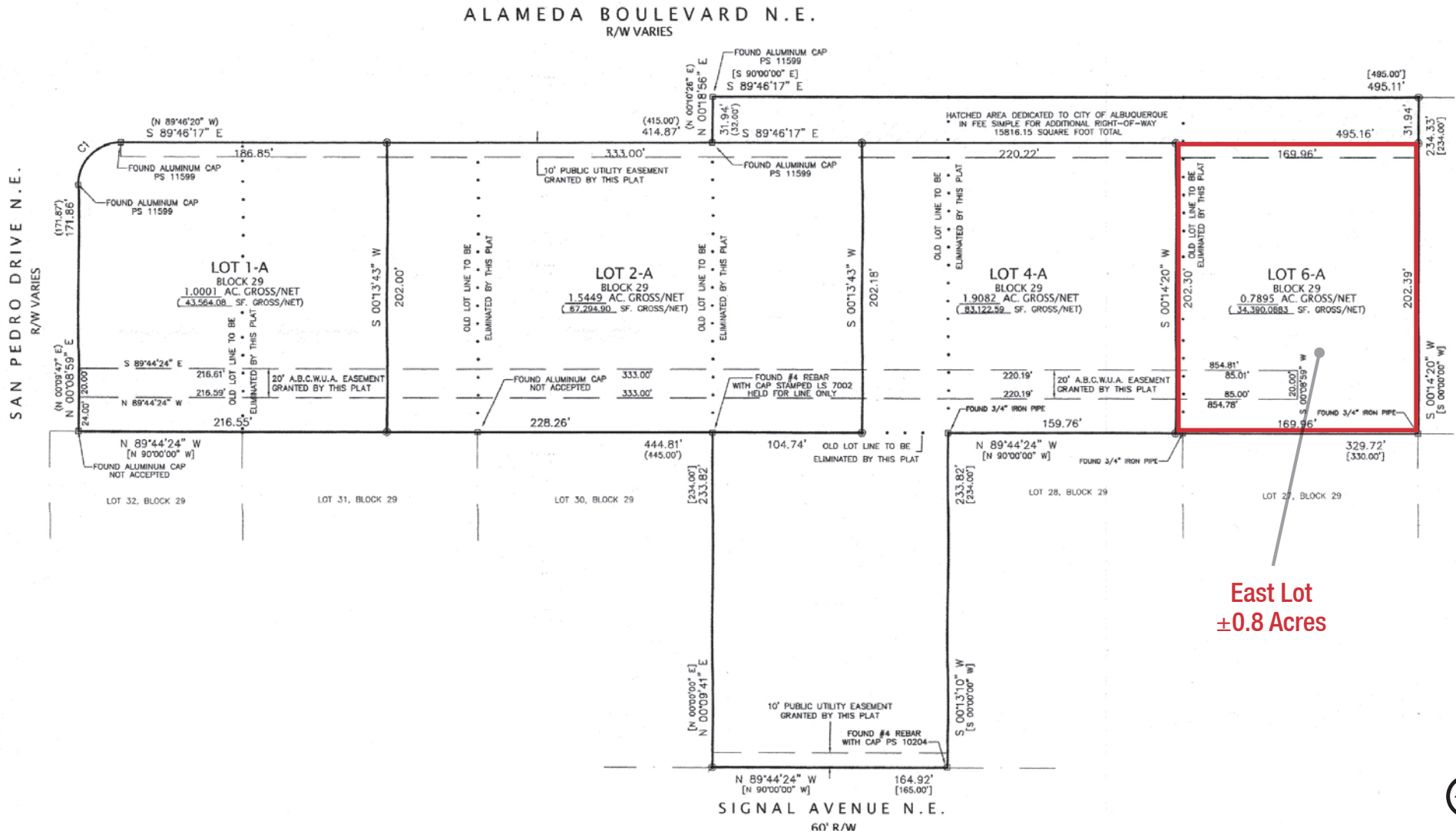
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SITE SURVEY



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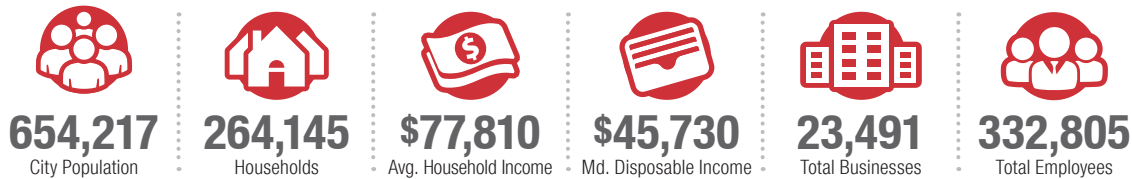
# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

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.

### ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



### 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



**936,582**  
Albuquerque Metro Population



**The Largest**  
City in the State



### 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.