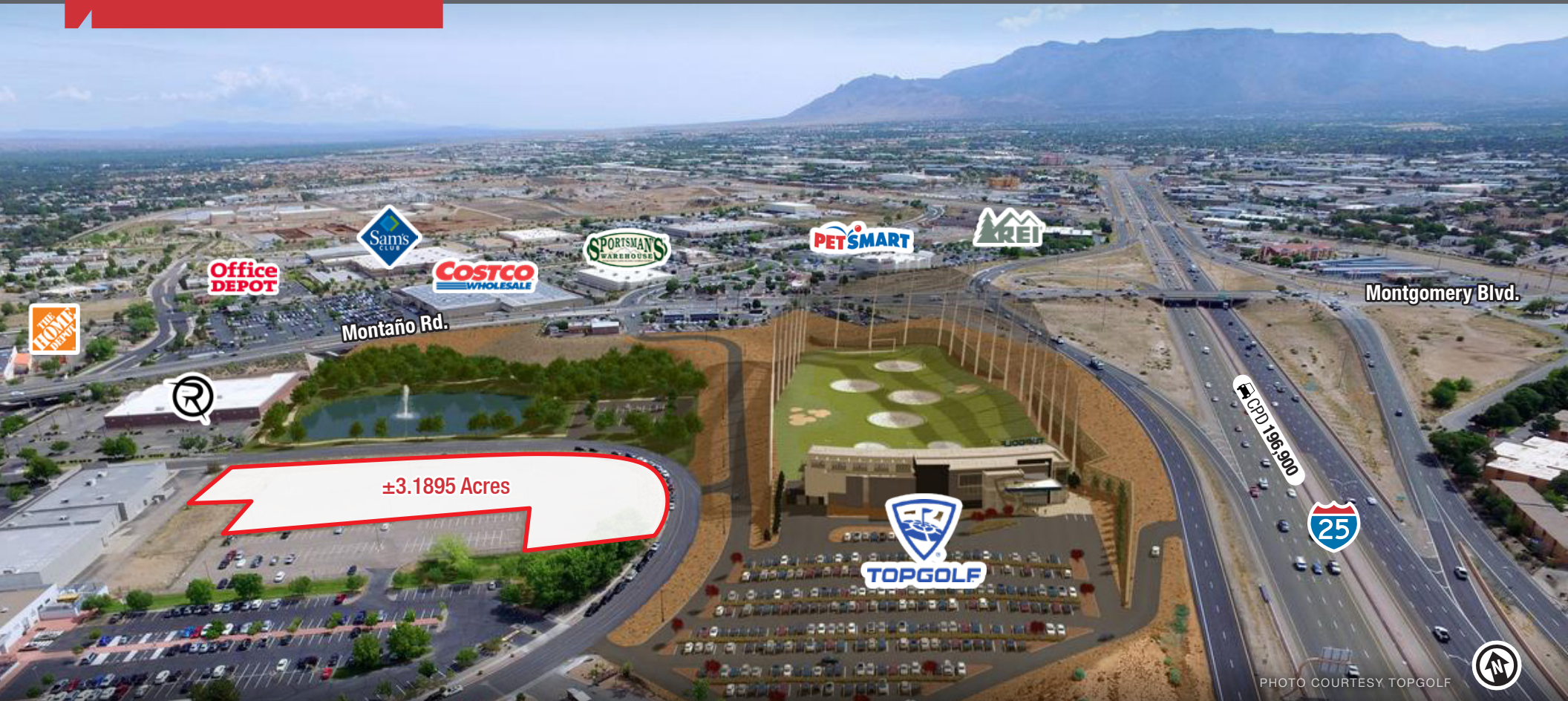


Land For Lease


Lease/Build-to-Suit Opportunity

Desert Surf Circle | Albuquerque, NM 87107





IN THE SHADOW OF  **TOPGOLF**

 Visit Our YouTube Channel to View this Property Video 

 **AVAILABLE 5/1/23**
Land: ±3.1895 Ac.
(±138,934 SF)

 **LEASE RATE**
See Advisors

 **IDO ZONING**
NR-BP.
Business Park 

- Terrific location in the I-25 corridor for office, retail, industrial or entertainment
- Easy access to I-25 from Montgomery Blvd. or Comanche Rd.

NAI SunVista

got space™

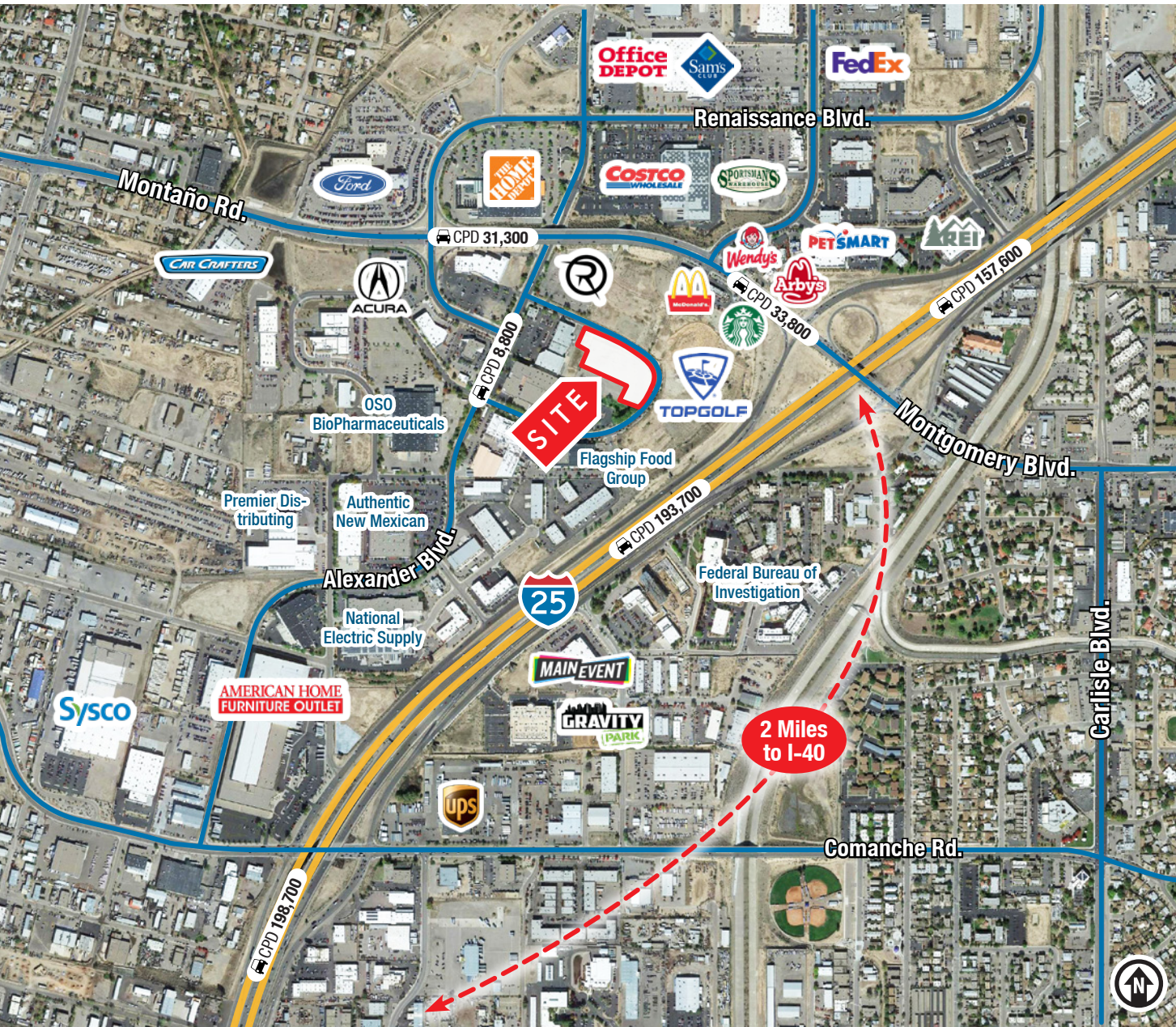
Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges
rob@sunvista.com
505 977 5094

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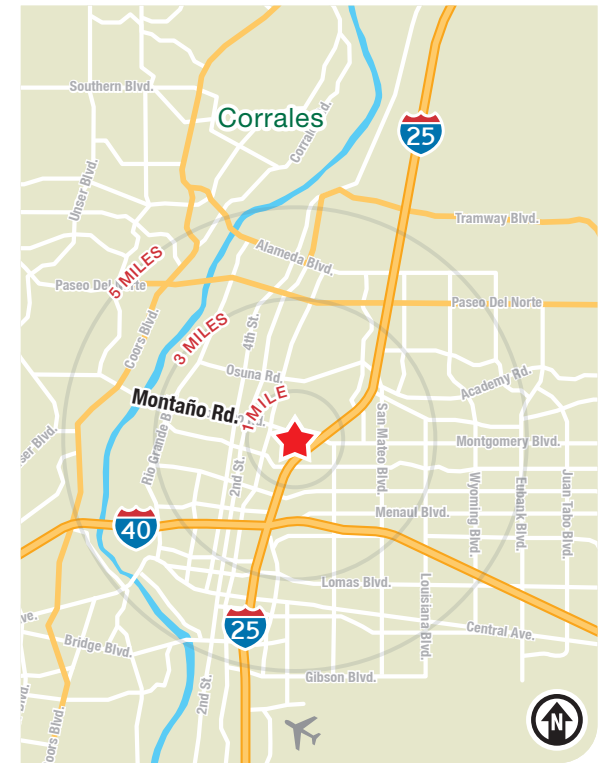
LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	7,234	83,624	258,640
Average HH Income	\$47,881	\$81,641	\$86,406
Daytime Employment	12,139	105,553	230,899

2022 Forecasted by Esri

HUB Zone For Small Companies in Historically Underutilized Business Zones

Opportunity Zone A New Way to Finance



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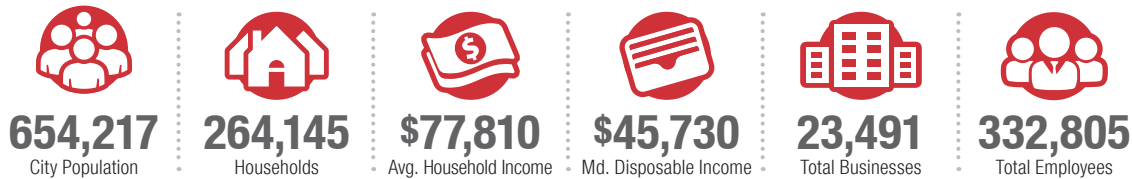
Albuquerque

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.