

For Lease

Highly-Visible Retail Pad Site

JOIN  **DUTCH BROS COFFEE** AND OTHER NATIONAL RETAILERS

3615 Highway 528 NW | Albuquerque, NM 87114

NEQ Hwy. 528 & Ellison Dr. NW



AVAILABLE
±1.24 Acres



LEASE RATE
See Advisors

IDO ZONING

- NR-BP, Business Park

HIGHLIGHTS

- 37,000 cars per day
- Drive-thru and liquor-permissive
- Full access and right-in/right-out access available
- Pads will include full city utilities and paved access
- Area co-tenants include: Dutch Bros Coffee, Barnes & Noble, Michael's, Applebee's, Mister Car Wash, Discount Tire, Midas, O'Reilly Auto Parts, Panda Express, Mattress Firm and Circle K

 SunVista

got space™

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For Lease

HIGHLY-VISIBLE RETAIL PAD SITE

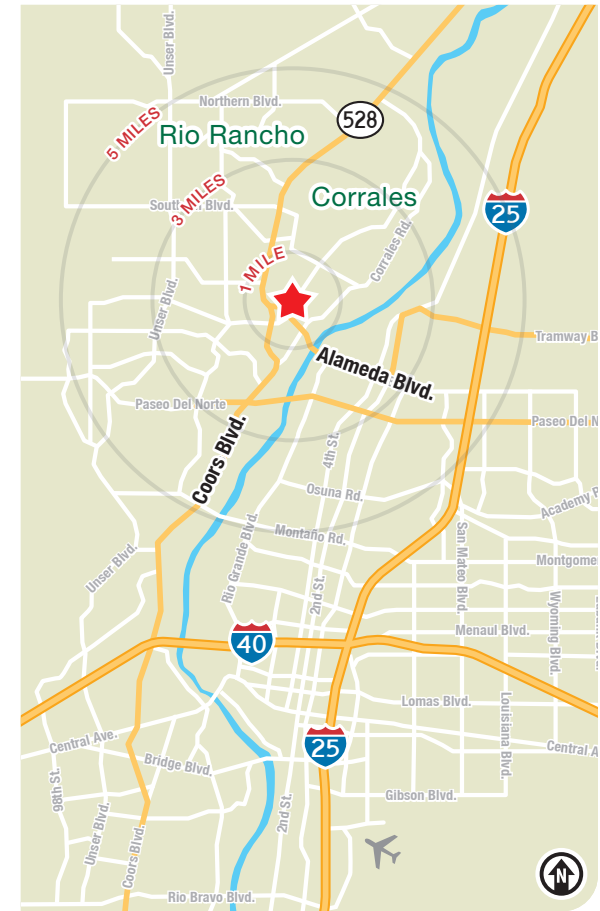
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	7,818	70,148	167,565
Average HH Income	\$89,142	\$111,807	\$109,815
Daytime Employment	7,645	28,735	82,505

2023 Forecasted by Esri



NAI SunVista

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HIGHLY-VISIBLE RETAIL PAD SITE

3615 Highway 528 NW | Albuquerque, NM 87114



SITE

±1.24 Acres
Drive-Thru and
Liquor Permissive
Conceptual site plan,
subject to change.



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.



923,076
Albuquerque Metro Population



The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



566,387
City Population



241,133
Households



\$92,972
Avg. Household Income



\$52,179
Md. Disposable Income



21,085
Total Businesses



291,840
Total Employees

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*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

- ↑ A Business-Friendly Location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.