

For Ground Lease
or Build-to-Suit

North I-25 Corridor Land

WITH FREEWAY FRONTAGE AND EXCELLENT VISIBILITY

7021 Pan American Fwy. NE | Albuquerque, NM 87109

SWQ Pan American Fwy. & Pan American Pl. NE



AVAILABLE
Land: ±2.0 Acres



LEASE RATE
\$12,000/Mo. + NNN

IDO ZONING

- NR-LM, Light Manufacturing

PROPERTY HIGHLIGHTS

- Located at the south entrance to the Journal Center
- Great location for retail or hospitality use
- Almost 154,000 cars per day on I-25 and Pan American Fwy.
- Direct access available off of Pan American Fwy.
- All municipal utilities available
- More than 250' of freeway frontage



This property is in a **HUB Zone** For Small Companies in Historically Underutilized Business Zones



This property is located in an **Opportunity Zone** A new way to finance in underserved areas.



NAI SunVista

got space™

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0001

For Ground Lease
or Build-to-Suit

North I-25 Corridor Land

WITH FREEWAY FRONTAGE AND EXCELLENT VISIBILITY

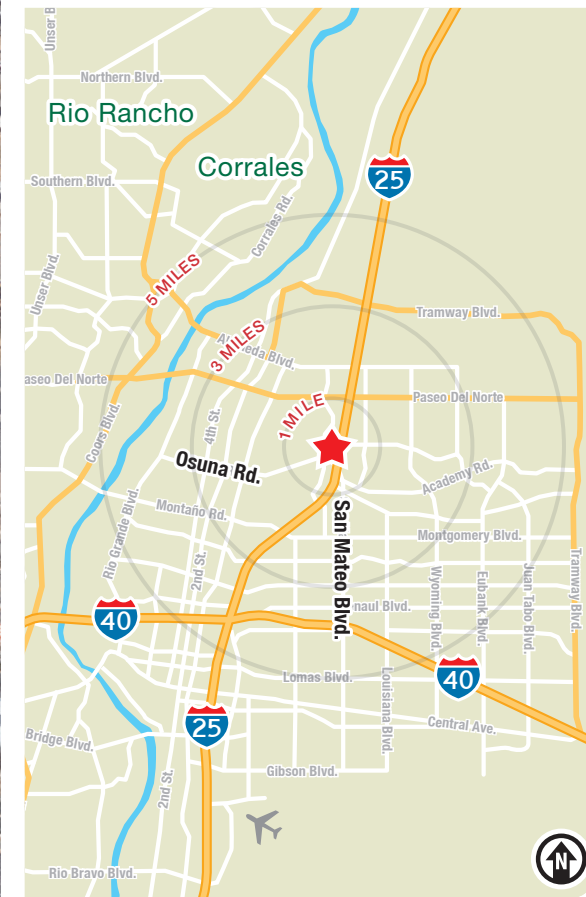
7021 Pan American Fwy. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,447	92,783	217,669
Average HH Income	\$70,167	\$80,685	\$85,582
Daytime Employment	23,713	85,447	182,947

2021 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com |
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0001

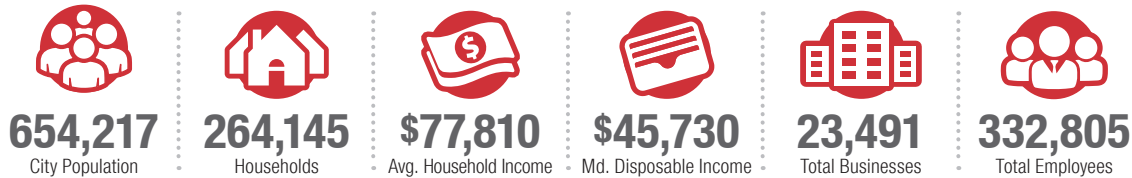
Albuquerque

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.