For Ground Lease

Highly-Visible Land on a Signalized Corner

CENTRALLY-LOCATED IN PROVEN REGIONAL TRADE CENTER

1301 Renaissance Blvd. NE | Albuquerque, NM 87107





AVAILABLE

±4.29 Acres



IDO ZONING

■ <u>MX-M</u> ; [

HIGHLIGHTS

- In a regional center of ±174 acres with ±630,000 SF of surrounding retail
- Easy freeway access
- \$4 billion in annual retail sales within a 10-minute drive
- At the hard corner of Alexander & Renaissance Blvds.

AREA RETAILERS INCLUDE:

















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505 878 0001 | sunvista.com

For Ground Lease

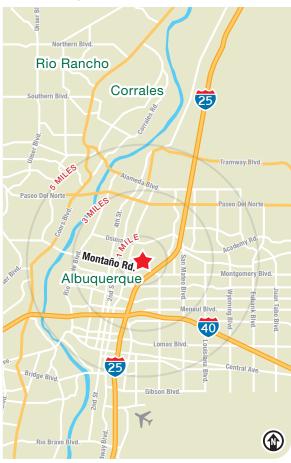
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LOCATION				
Demographics		1 mile	3 mile	5 mile
8	Total Population	5,519	79,228	248,873
(3)	Average HH Income	\$57,899	\$83,646	\$92,891
	Daytime Employment	11,572	95,550	237,310

2024 Forecasted by Esri

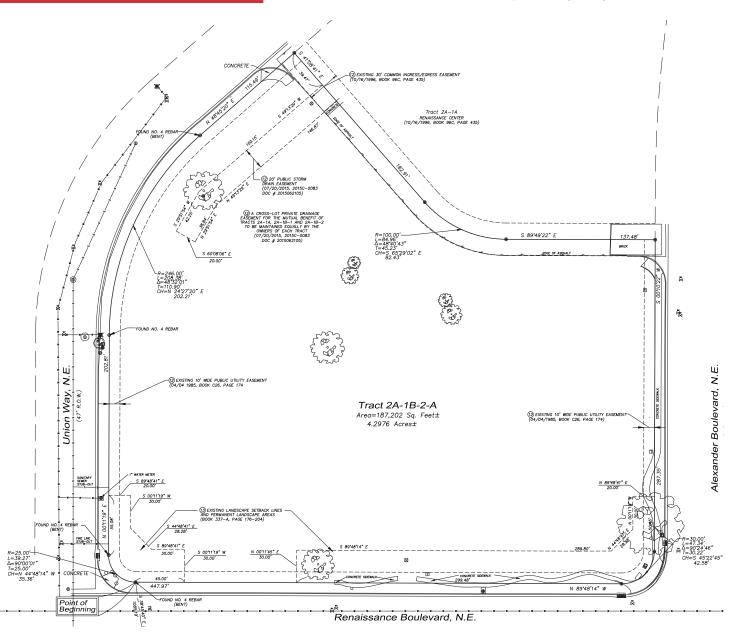




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±4.2976 Acres









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.



Metro





ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564.818 240.894







22,362





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.

505 878 0001



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no quarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs

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

Keith Meyer, CCIM, SIOR keithmeyer@sunvista.com Alex Pulliam

alex@sunvista.com 505 350 5729