

For Ground Lease

Ground Lease Opportunity

CENTRALLY-LOCATED WITH EXCELLENT FREEWAY ACCESS

1301 Renaissance Blvd. NE | Albuquerque, NM 87107

NWC Alexander & Renaissance Blvds. NE



AVAILABLE
±4.2976 Acres



LEASE RATE
See Advisors

IDO ZONING

- MX-M, Moderate Intensity

HIGHLIGHTS

- Regional center located on ±174 acres with ±630,000 SF of surrounding retail
- Almost \$4 billion in annual retail sales within a 10-minute drive
- At the hard corner of Alexander & Renaissance Blvd.

AREA RETAILERS INCLUDE:



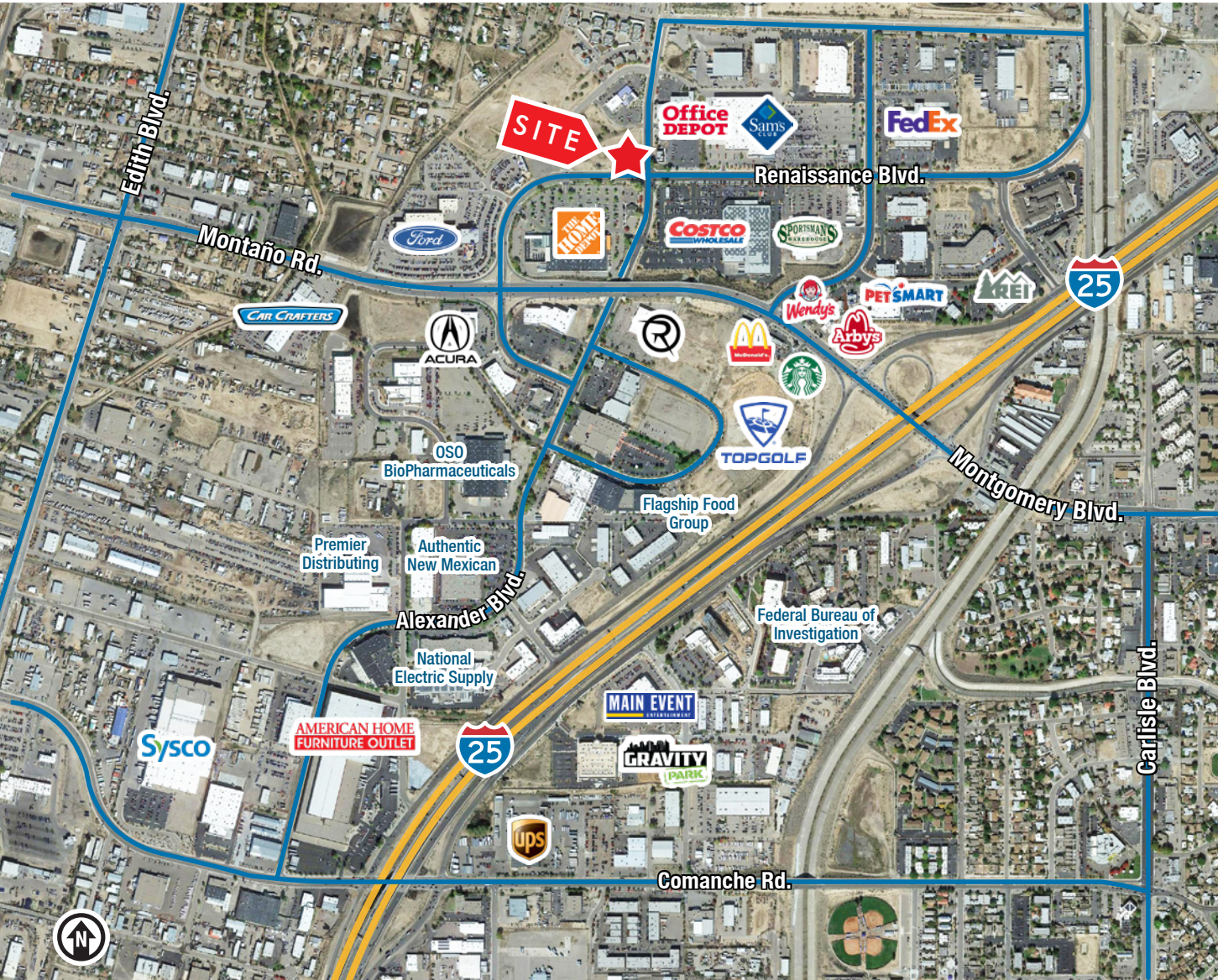
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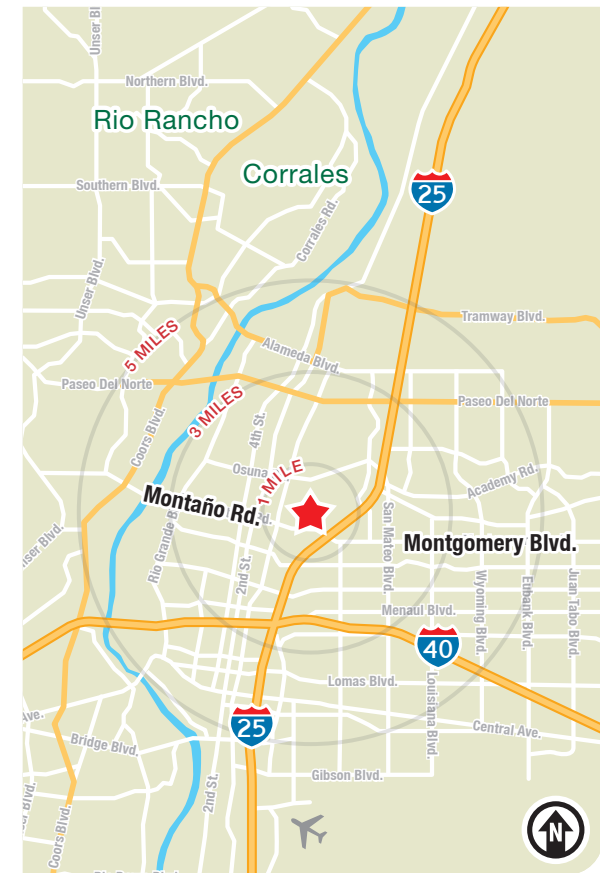
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LOCATION



2020 Demographics	1 mile	3 mile	5 mile
Total Population	4,320	80,854	253,582
Average HH Income	\$51,106	\$66,270	\$74,378
Daytime Employment	10,529	89,630	228,984

2020 Forecasted by Esri



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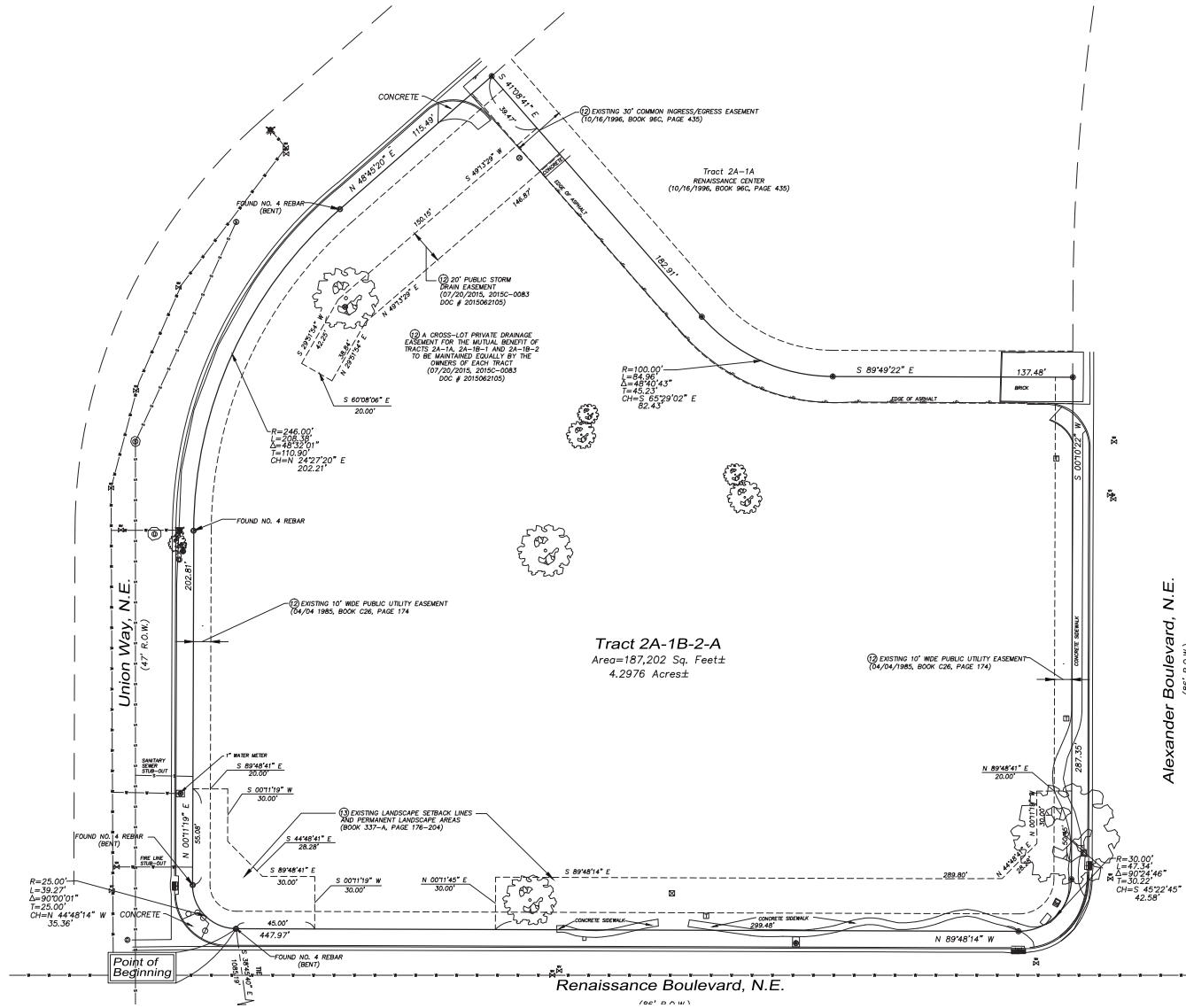
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SITE SURVEY

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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.



936,582
Albuquerque Metro Population



The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



654,217
City Population



264,145
Households



\$77,810
Avg. Household Income



\$45,730
Md. Disposable Income



23,491
Total Businesses



332,805
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*

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.