

For Sale
or Lease

NE Heights Hard-Corner Pad Site

IN AN UNDERSERVED CORRIDOR JUST OFF I-25

SEC San Antonio Dr. & San Pedro Dr. NE | Albuquerque, NM 87109



AVAILABLE
Land: ±0.72 Acres



RATES/PRICING
\$19.00/SF

IDO ZONING

- MX-L

HIGHLIGHTS

- Excellent visibility
- More than 35,000 cars per day at intersection
- ±4,500 SF building pad site compacted
- Partially remediated
- Zoning approved for drive-in and fuel uses
- Great access to dense and high income Northeast Heights trade area
- One of the last remaining Northeast Heights retail hard corners available
- Southwest corner also available – See Advisors for details

NAI SunVista

got space™

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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,901	96,733	214,504
Average HH Income	\$85,760	\$105,222	\$106,545
Daytime Employment	10,824	78,362	153,670

2023 Forecasted by Esri



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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 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



923,076
Albuquerque Metro Population



The Largest
City in the State



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.