

For Sale
or Lease

NE Heights Hard-Corner Pad Site

IN AN UNDERSERVED CORRIDOR JUST OFF I-25

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



AVAILABLE
Land: ±2.04 Acres



RATES/PRICING
See Advisors

IDO ZONING

- MX-L

HIGHLIGHTS

- Excellent visibility
- More than 35,000 cars per day at intersection
- 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
- Southeast corner also available – See Advisors for details

NA SunVista

got space™

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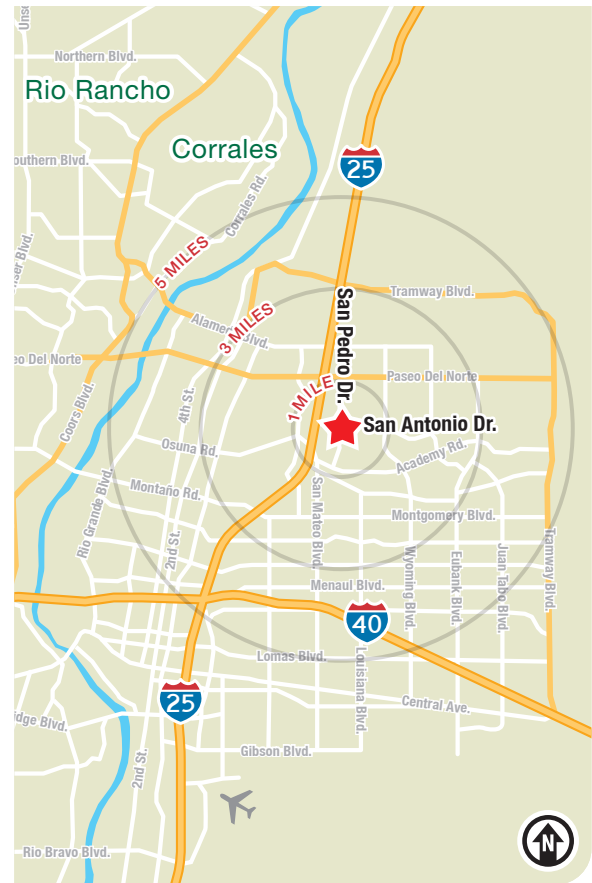
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LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	12,970	95,601	212,845
Average HH Income	\$75,345	\$88,946	\$88,274
Daytime Employment	10,732	78,158	154,999

2021 Forecasted by Esri



NAI SunVista

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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 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.