For Sale or Lease

Retail Pad Site Available

IN THE SOUTHEAST HEIGHTS NEAR SANDIA LABS/KIRTLAND AFB

10221 Central Ave. NE | Albuquerque, NM 87103

NWQ Central Ave. & Eubank Blvd. NE





AVAILABLE

Land: ±0.43 Acres



IDO ZONING MX-H

HIGHLIGHTS

- Near the busiest Sandia Labs/Kirtland AFB entrance
- Great visibility to ±27,300 cars per day
- Monument and suite signage along Central Ave.
- Multiple full-access points from Central Ave.
- Surrounded by strong local/ national fast food and big box retailers
- Ready for development
- 1 mile from I-40



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| LOCATION | | | | |
|-----------------------|----------|----------|----------|--|
| Demographics | 1 mile | 3 mile | 5 mile | |
| Total Population | 15,553 | 120,032 | 223,318 | |
| Average HH Income | \$76,012 | \$75,612 | \$86,679 | |
| Daytime Employment | 12,607 | 50,604 | 99,035 | |

| 2023 Forecasted by Esri | |
|-------------------------|-----------|
| HUB Zone | MORE INFO |



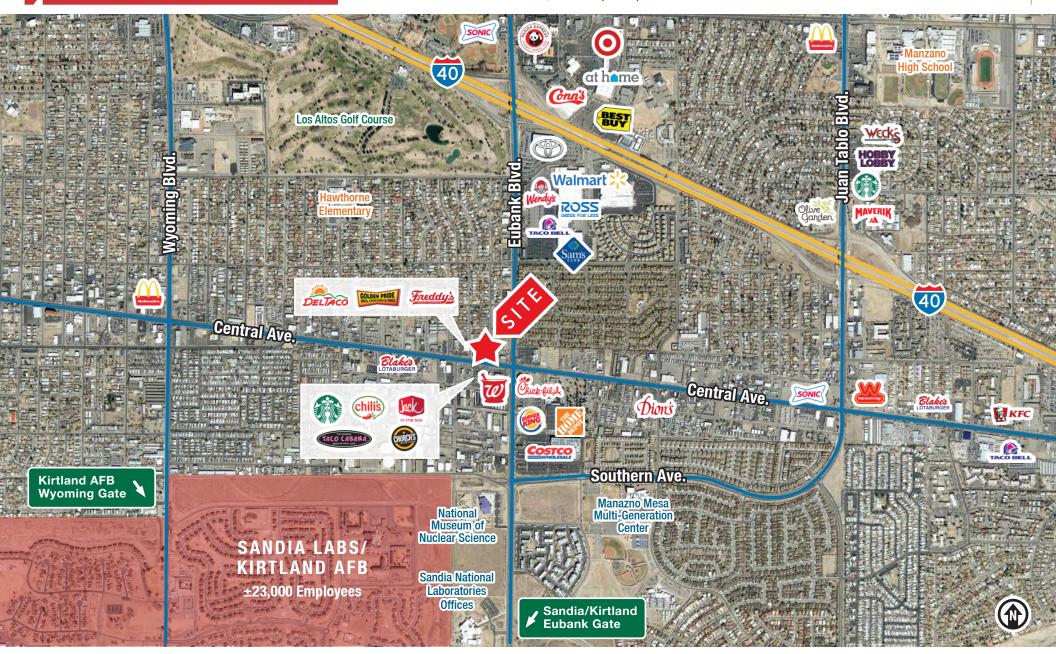


505 998 5734

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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.

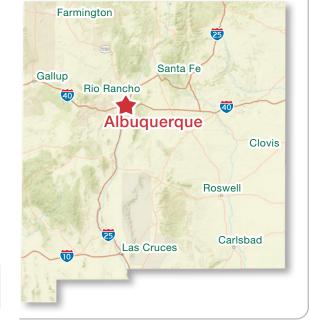


923,070 Albuquerque

Albuquerqu Metro Population



The Largest City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



566,387



241,133



\$92,972



\$52,179



21,085Total Rusinesses



291,840

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.



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, 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.

Randall Parish

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