

# For Sale

## Prime Retail Pad Site

DRIVE-THRU PERMISSIVE IN A HIGH-TRAFFIC RETAIL CORRIDOR

NWQ Eubank Blvd. & Chico Rd. NE | Albuquerque, NM 87123

SWQ I-40 & Eubank Blvd. NE



**AVAILABLE**  
±0.32 Acres



**SALE PRICE**  
\$300,000

- On the “going-to-work” side of Eubank Blvd. with 33,000 cars per day
- Across from a large shopping center with 4.3 million visits from 8/21 to 9/22

- MX-L zoning allows for many retail options including cannabis
- Drive-thru permissive
- Less than a half-mile from I-40

**NA** SunVista

got space™

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# For Sale

## PRIME RETAIL DRIVE-THRU PERMISSIVE PAD SITE

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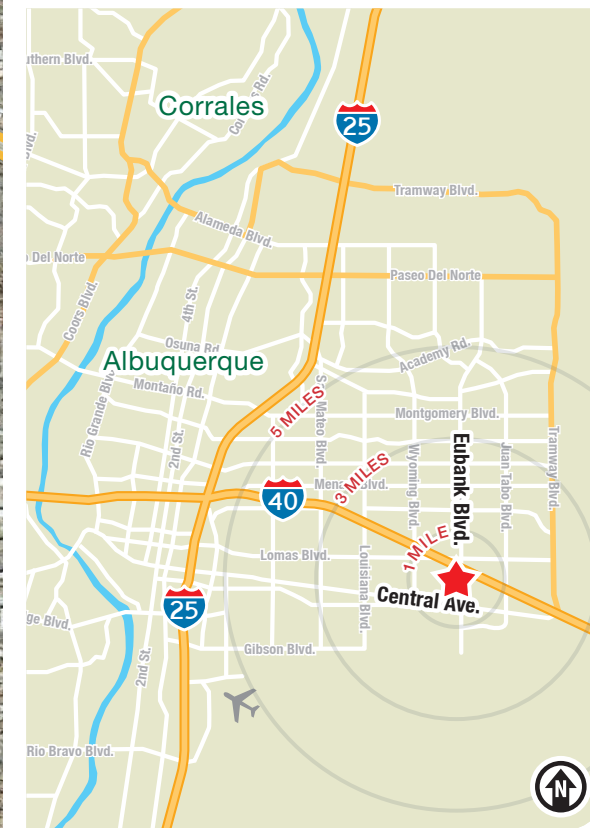


### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,632	127,314	233,831
Average HH Income	\$74,106	\$74,461	\$82,715
Daytime Employment	7,187	51,334	113,650

2022 Forecasted by Esri

**HUB Zone** For Small Companies in Historically Underutilized Business Zones



**SANDIA LABS/  
KIRTLAND AFB**  
±23,000 Employees

National  
Museum of  
Nuclear Science

Sandia National  
Laboratories  
Offices

Sandia/Kirtland  
Eubank Gate

**NAI SunVista**

505 878 0001 | [suvista.com](http://suvista.com)

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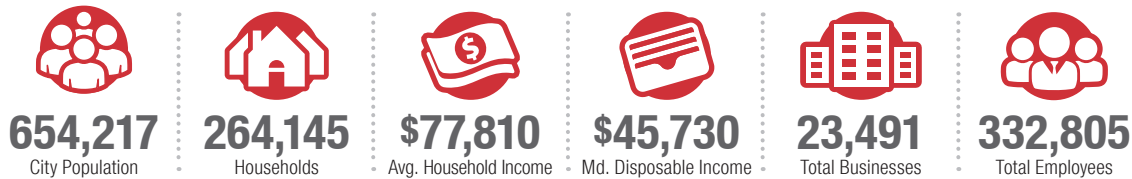
# Albuquerque

# 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.