

For Sale

Rare, Large Downtown Parcel

LOMAS BLVD. FRONTAGE | EXISTING DRIVE-THRU

605 Lomas Blvd. NW | Albuquerque, NM 87102

NWC 6th St. & Lomas Blvd. NW



AVAILABLE

Building: ±1,441 SF
Parcel: ±1.6276 Ac.
(±70,900 SF)



SALE PRICE

\$2,000,000

- ±330 linear feet of frontage on Lomas Blvd.
- Access points from Lomas Blvd., 6th & 7th St.
- Pylon sign on 6th St. & Lomas Blvd.
- Major thoroughfare serving downtown
- Almost 26,000 cars per day at 6th St. & Lomas Blvd.
- Immediate vicinity to courthouses
- IDO Zoning: MX-M

NAISunVista

got space™

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For Sale

RARE, LARGE DOWNTOWN PARCEL ON LOMAS BLVD.

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NAI SunVista

505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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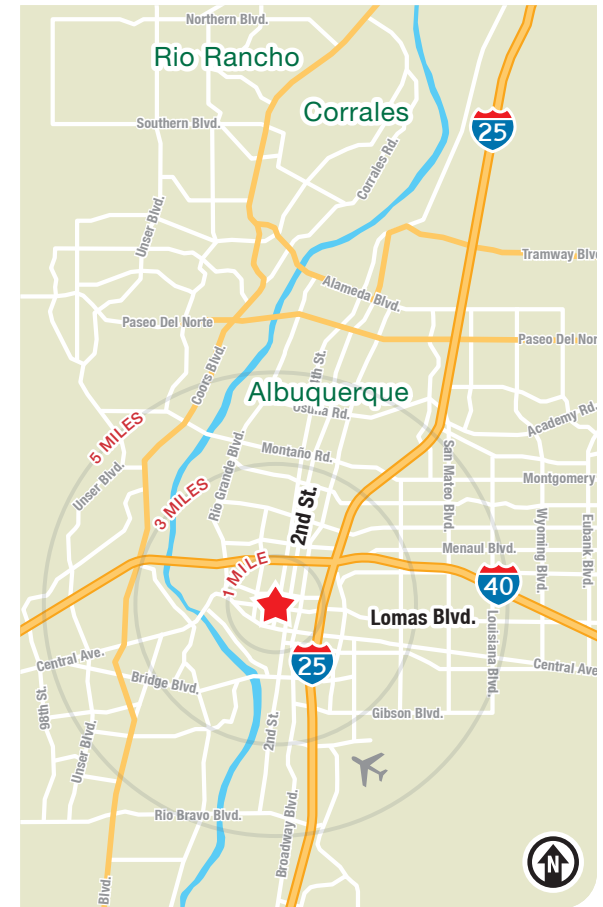
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,719	94,461	242,226
Average HH Income	\$67,908	\$76,293	\$77,732
Daytime Employment	38,607	104,880	193,133

2023 Forecasted by Esri



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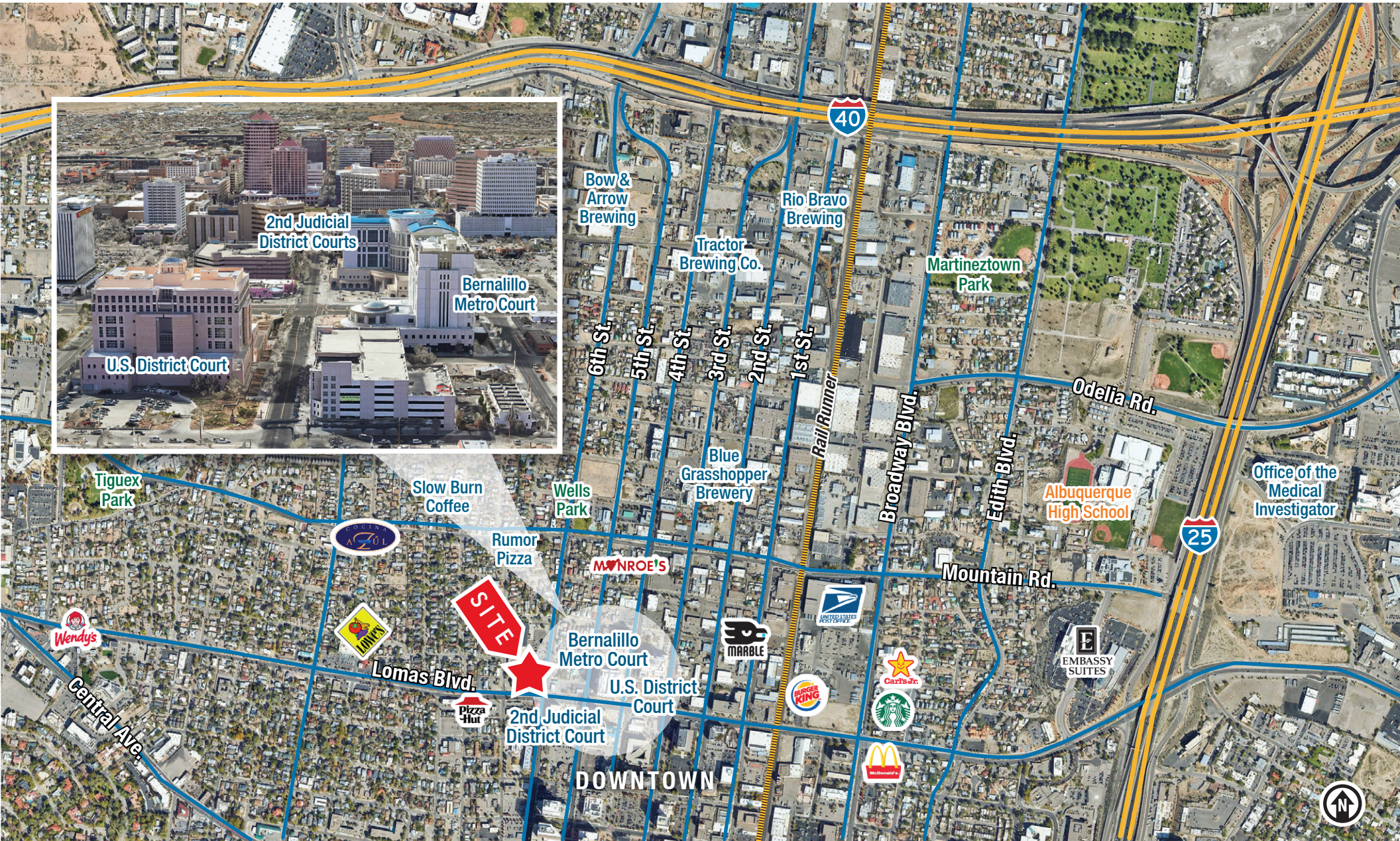
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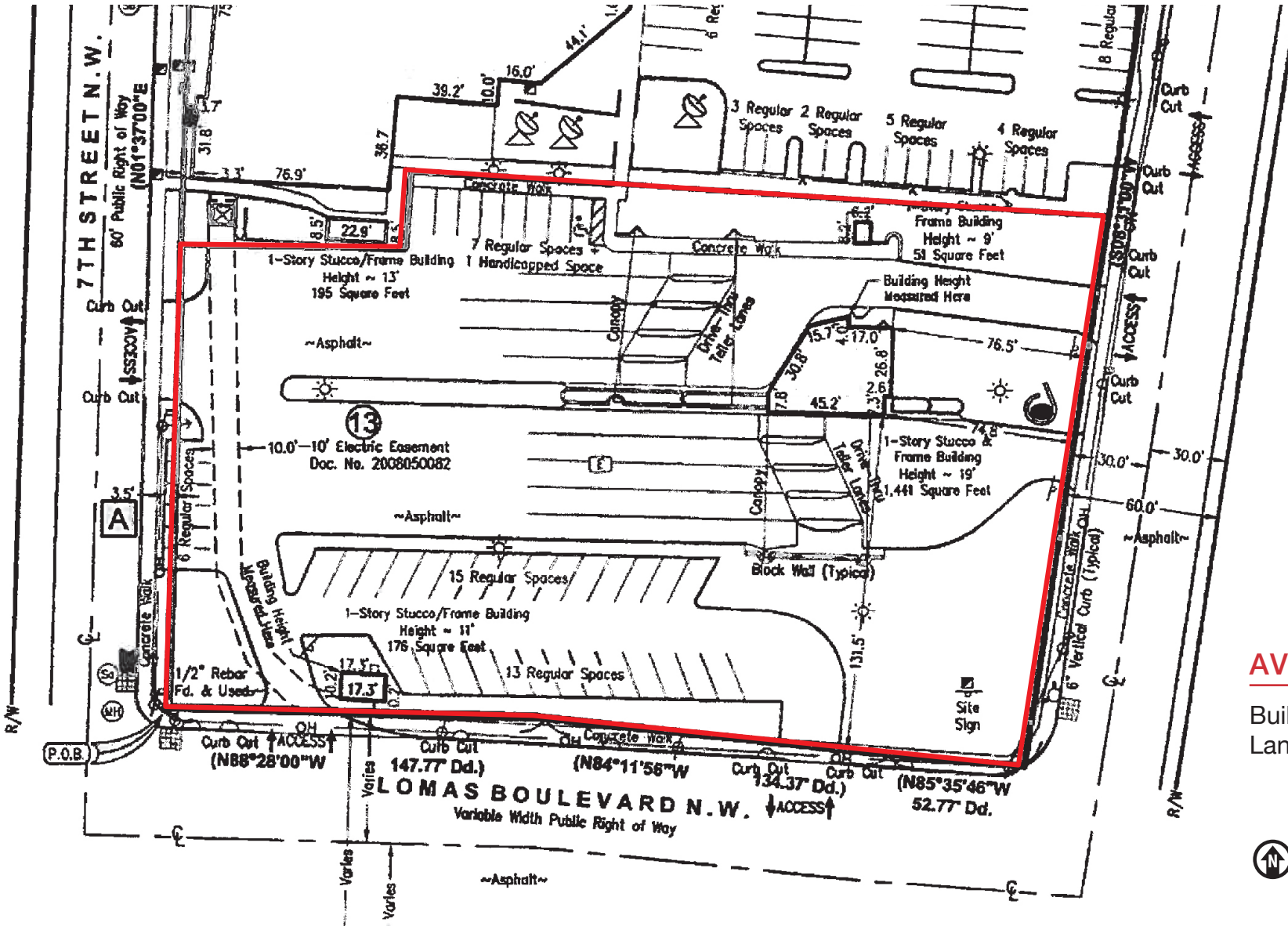
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SITE PLAN



AVAILABLE

Building: ±1,441 SF
Land: ±1.6276 Acres



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.

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