

Ground Lease or
Build-to-Suit

Pad Site with Paseo del Norte Frontage

±1.0 ACRE WITH GREAT VISIBILITY

NEQ Paseo del Norte & Universe Blvd. NW | Albuquerque, NM 87114



AVAILABLE
Land: ±1.08 Acres



**GROUND LEASE/
BTS RATE**
See Advisor

IDO ZONING MX-M 

- Drive-thru permissive
- Great for any retailer including banks or restaurants

HIGHLIGHTS

- Highly-visible pad site fronting Paseo del Norte
- Positioned at a key, signalized intersection
- High-growth, high-income area with a demand for retail and services
- Part of a new development with Dion's and Dutch Bros
- Cross parking and cross access throughout the shopping center
- Pylon signage allowed on property
- Near multiple schools with significant student traffic
- Pad delivered rough-graded with utilities to the site

Ground Lease or Build-to-Suit

PAD SITE WITH PASEO DEL NORTE FRONTAGE

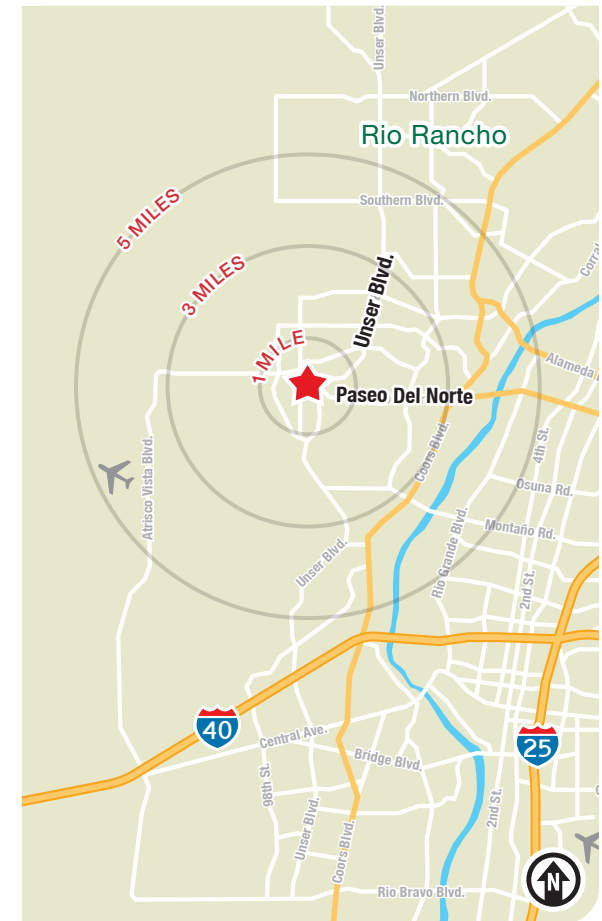
NEQ Paseo del Norte & Universe Blvd. NW | Albuquerque, NM 87114



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,205	65,906	140,157
Average HH Income	\$100,355	\$113,014	\$104,825
Daytime Employment	714	5,942	34,094

2022 Forecasted by Esri



Ground Lease or Build-to-Suit

PAD SITE WITH PASEO DEL NORTE FRONTAGE

NEQ Paseo del Norte & Universe Blvd. NW | Albuquerque, NM 87114



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.



936,582
Albuquerque
Metro
Population



**The
Largest**
City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



654,217
City Population



264,145
Households



\$77,810
Avg. Household Income



\$45,730
Md. Disposable Income



23,491
Total Businesses



332,805
Total Employees

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*

IT'S HARD TO BEAT ALBUQUERQUE'S WEST SIDE

- A Business-Friendly Location
- Low Crime Rates
- Excellent Public Education System
- Diverse Housing Options
- Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.