

For Sale

# Sawmill District Development Site

VACANT LAND IN AN ENTERTAINMENT/TOURIST DISTRICT



2000 Zearing Ave. NW | Albuquerque, NM 87104

*SEQ Rio Grande Blvd. & Zearing Ave. NW*



**AVAILABLE**  
±1.38 Acres  
(±60,380 SF)



**SALE PRICE**  
See Advisors

- Level parcel with full municipal utility access
- Zoning allows for a vast range of uses including retail and commercial

- Adjacent to the Sawmill Market
- Just a short walk to Hotel Chaco and historic Old Town
- IDO Zoning: [NR-LM](#)

**NA**SunVista

got space™

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505 878 0001

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**NAI**SunVista

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Rio Grande Flooring  
Distributors

Zearing Ave. NW

±1.38 Acres  
(±60,380 SF)

DreamSpring

Convention Services  
of the Southwest

SAWMILL MARKET

**PROPOSED  
REPLAT**

±1.38 Acres  
(±60,380 SF)

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505 878 0001 | [sunvista.com](http://sunvista.com) | [f](#) [X](#) [in](#) [v](#)  
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SAWMILL DISTRICT DEVELOPMENT SITE

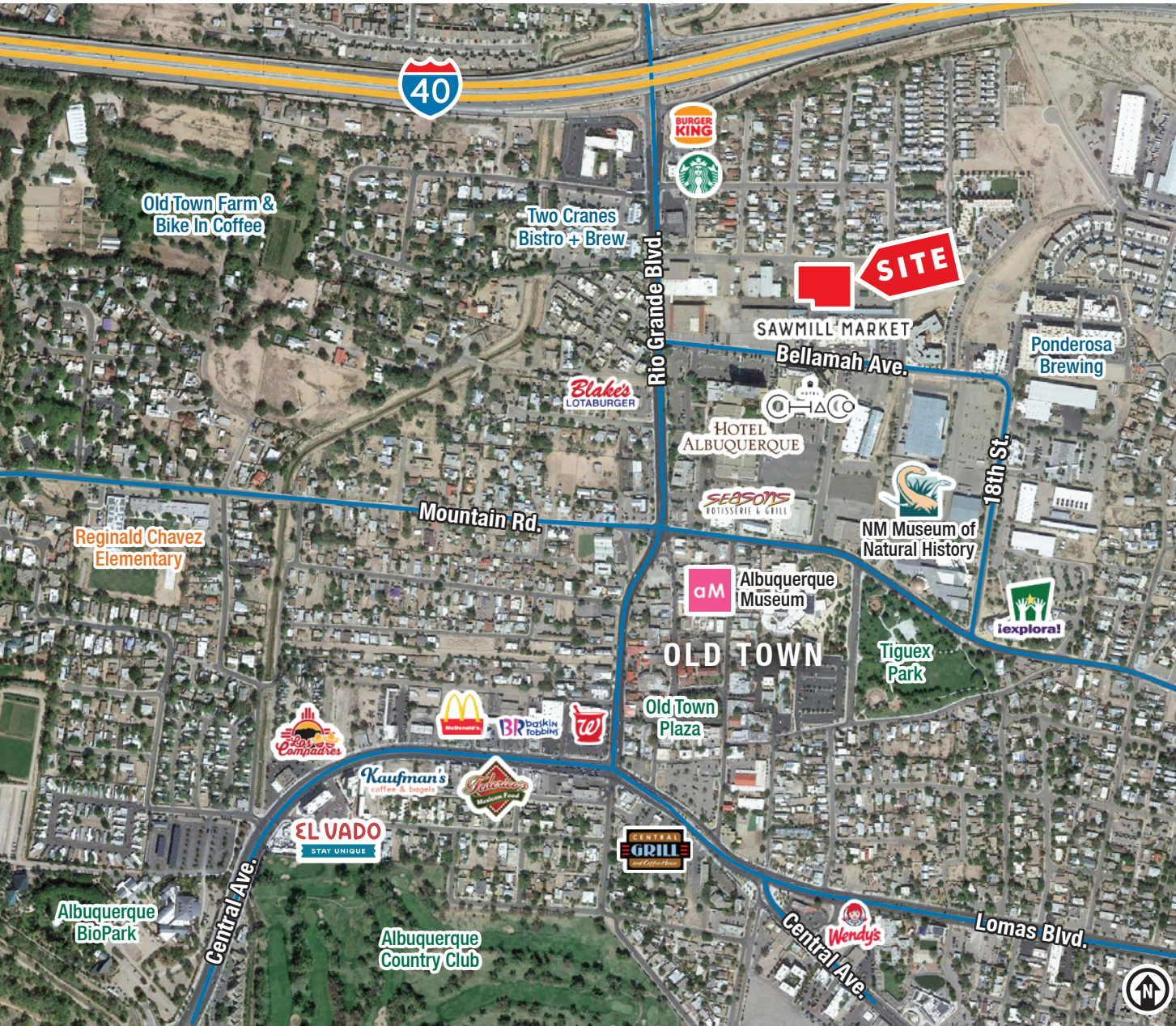
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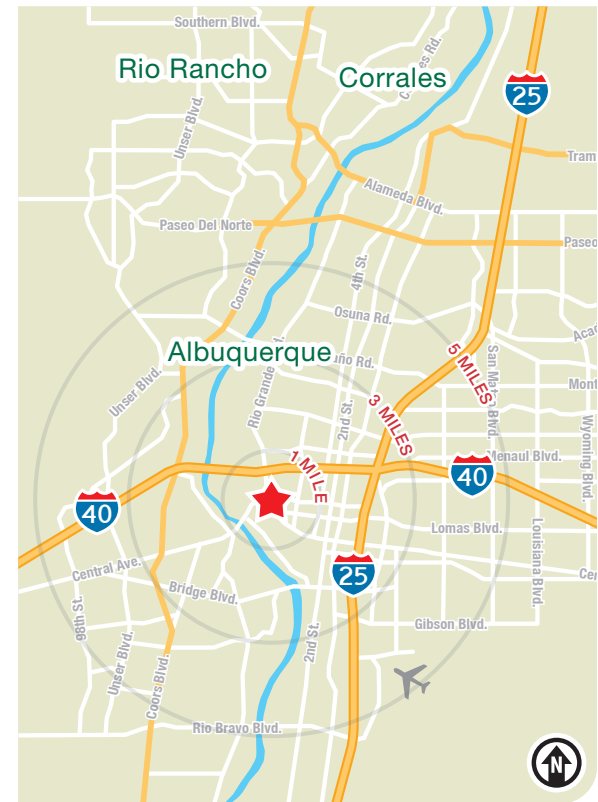
### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,286	93,106	244,869
Average HH Income	\$86,763	\$75,665	\$83,106
Daytime Employment	7,033	99,827	169,383

2023 Forecasted by Esri

**HUB Zone** [MORE INFO](#)

**Opportunity Zone** [MORE INFO](#)



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### HISTORIC OLD TOWN | ALBUQUERQUE

**O**ld Town was Albuquerque's first neighborhood. More than 300 years after its founding, it remains a center for culture, architecture, shopping, art and cuisine.

Old Town was established in 1706, when a group of Spanish families settled here, not far from the Rio Grande. The settlers organized their new town in the traditional Spanish colonial way, with a central plaza anchored by a church.

When the original adobe church collapsed after the long, rainy summer of 1792, the townspeople rebuilt, and in 1793 the San Felipe de Neri Church was completed. Today this adobe church, with walls that are five feet thick, is the oldest in Albuquerque; its white towers mark Old Town from a distance. San Felipe de Neri remains a functioning Catholic church. As you wander around the neighborhood, you may see couples posing for wedding pictures in the plaza's gazebo.

Most of the architecture in Old Town is adobe, in the Pueblo-Spanish style. These traditional buildings have flat roofs and stuccoed walls with rounded edges, and their ceilings are supported with heavy wooden beams called vigas. The arrival of the railroad in 1880 brought new architectural styles, and you will find numerous Victorian buildings that house shops, offices and bed and breakfasts. Despite centuries of change, Old Town has retained its charming, walkable character.



Historic Old Town has been the heart of Albuquerque since the city was founded. Today, with 1.5 million visitors annually, Old Town is the city's cultural center with numerous museums, shops, galleries and restaurants.

Founded In  
**1706**  
by Governor  
Francisco  
Cuervo y Valdez

More than  
**100**  
Shops &  
Galleries

There are  
**6**  
Museums  
In Old Town

There are  
**11**  
Restaurants  
In Old Town

Source: [visitalbuquerque.org](http://visitalbuquerque.org) and [albuquerqueoldtown.com](http://albuquerqueoldtown.com)

**NAI**SunVista

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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