

For Sale

# Industrial Land at Ladera Business Park

OFF UNSER BLVD. ONLY ONE MILE FROM I-40



7411 La Morada Place NW | Albuquerque, NM 87120

NEQ Unser Blvd. & Ladera Dr. NW



**AVAILABLE**  
Land: ±2.09 Acres



**SALE PRICE**  
\$546,822  
(\$6.00/SF)

- Ideal for day care, veterinary hospital, self storage, office, or contractor facility
- Great access from Unser Blvd.
- Located in a growing trade area

**NA** SunVista

got space™

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# For Sale

## INDUSTRIAL LAND AT LADERA BUSINESS PARK

7411 La Morada Place NW | Albuquerque, NM 87120



### SITE

#### AVAILABLE

Land: ±2.09 Acres

#### IDO ZONING

▪ NR-C 

#### HIGHLIGHTS

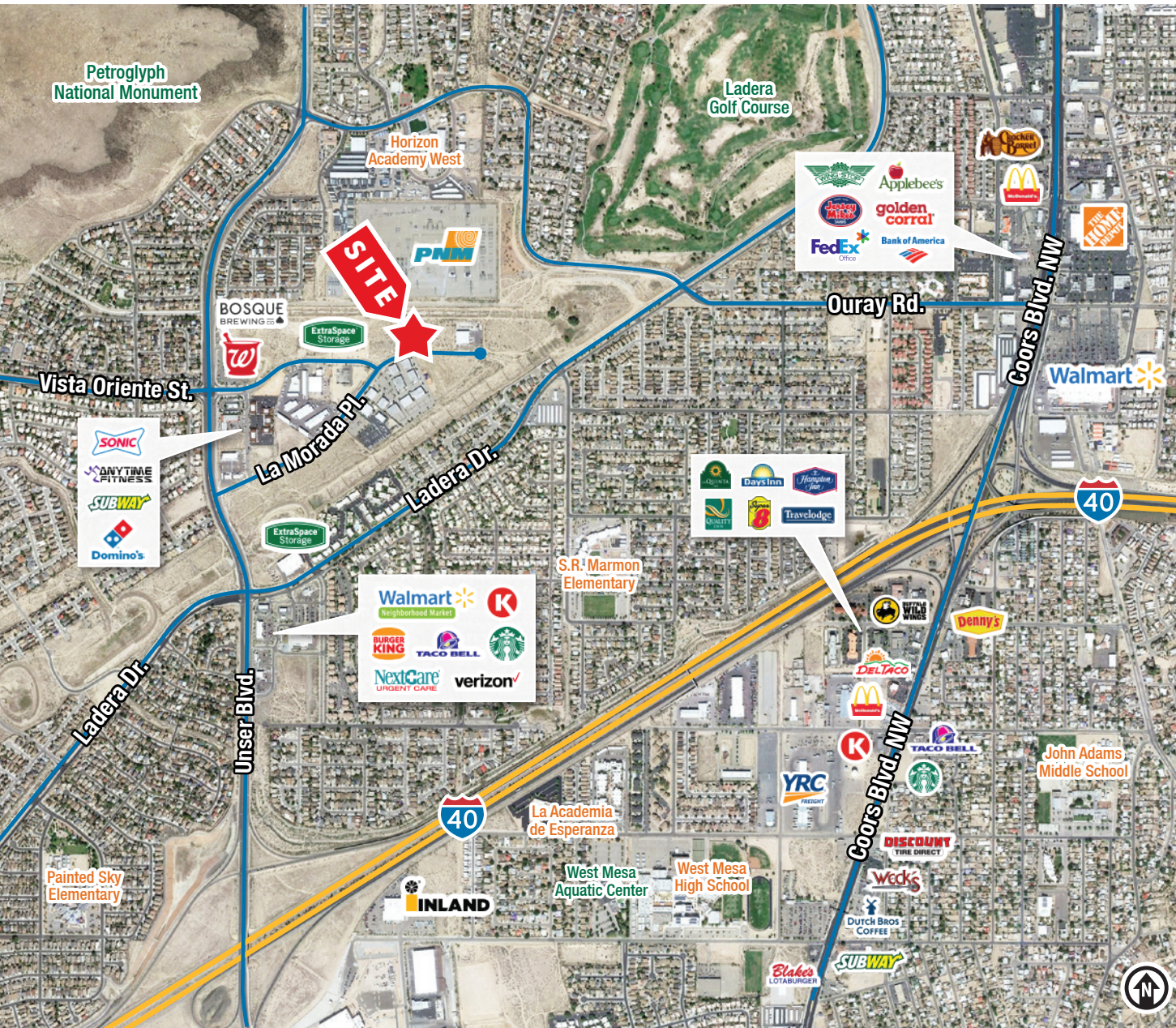
- Ideal for day care, veterinary hospital, self storage, office, or contractor facility
- Great access from Unser Blvd.
- Only one mile from I-40
- Located in a growing trade area
- Near strong national and local businesses
- All utilities are to the property lines



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## INDUSTRIAL LAND AT LADERA BUSINESS PARK

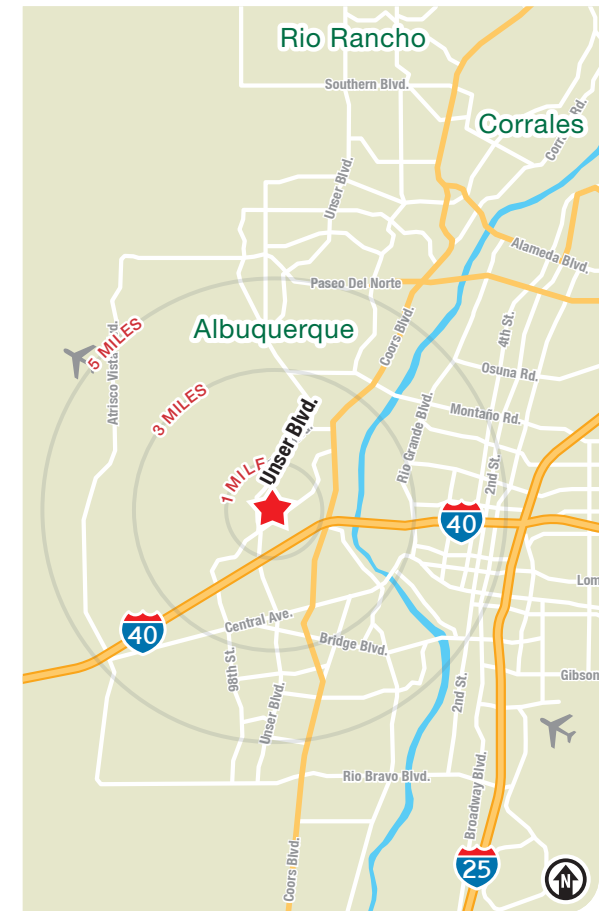
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,427	78,000	188,711
Average HH Income	\$95,392	\$89,778	\$87,413
Daytime Employment	2,250	18,628	76,444

2024 Forecasted by Esri

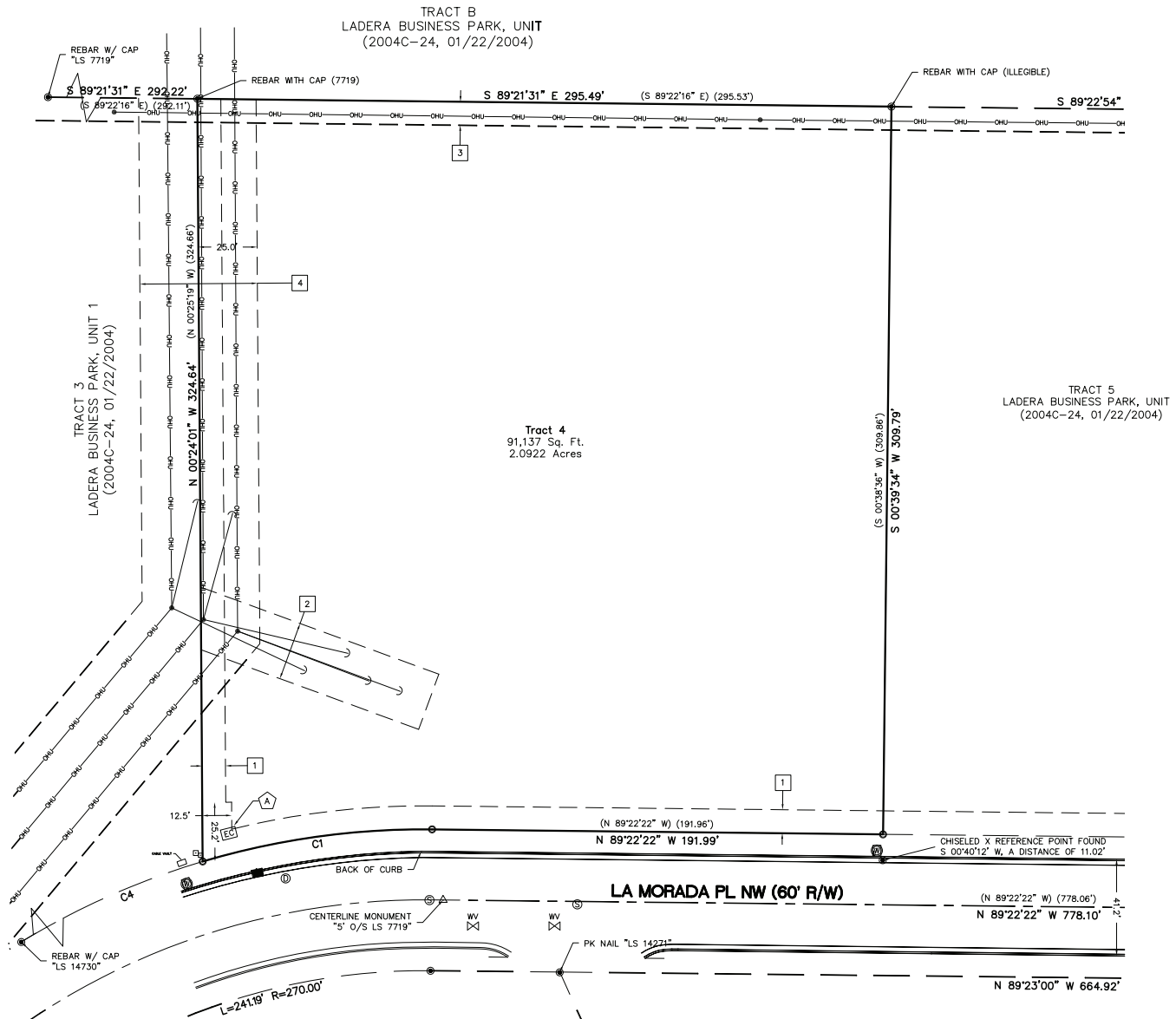




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### SITE SURVEY

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