

For Sale

West I-40 Commercial/Industrial Land

HIGHLY VISIBLE FROM INTERSTATE 40



NWQ I-40 W. Frontage Rd. & Atrisco Vista Blvd. | Tract 121 | Albuquerque, NM 87121



AVAILABLE

Land: ±2.74 Acres



SALE PRICE

\$954,835

- Join FedEx, Amazon, Shamrock Foods, Tempurpedic, Camping World and more
- Only 1/2-mile to the I-40 Exit – Adjacent to the Cordero Mesa Industrial Park

NA SunVista

got space™

Alex Pulliam
alex@sunvista.com
505 350 5729

Genieve Posen
genieve@sunvista.com
505 998 1568

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

For Sale

WEST I-40 COMMERCIAL/INDUSTRIAL LAND

NWQ I-40 W. Frontage Rd. & Atrisco Vista Blvd. | Tract 121 | Albuquerque, NM 87121



SITE

AVAILABLE

Land: ±2.74 Acres

HIGHLIGHTS

- Join FedEx, Amazon, Shamrock Foods, Tempurpedic, Camping World and more
- High-growth area
- Only 1/2-mile to the I-40 Exit
- Adjacent to the Cordero Mesa Industrial Park
- Existing new development immediately adjacent
- Utilities nearby

ZONING

- SD-UP-IP - West Central Sector Development Plan Light Industrial

NAI SunVista

505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Alex Pulliam
alex@sunvista.com
505 350 5729

Genieve Posen
genieve@sunvista.com
505 998 1568

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

For Sale

WEST I-40 COMMERCIAL/INDUSTRIAL LAND

NWQ I-40 W. Frontage Rd. & Atrisco Vista Blvd. | Tract 121 | Albuquerque, NM 87121



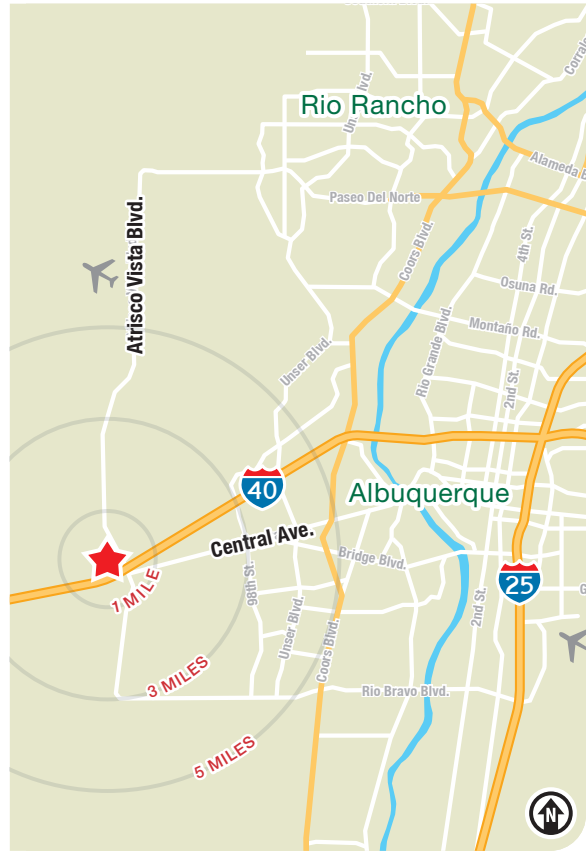
**FUTURE SANTOLINA COMMUNITY
MIXED-USE DEVELOPMENT**
13,700 acres with projected population of 96,000

LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	283	17,307	92,564
Average HH Income	\$58,403	\$85,179	\$80,219
Daytime Employment	210	1,452	11,191

2024 Forecasted by Esri

Opportunity Zone [MORE INFO](#)



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

Alex Pulliam
alex@sunvista.com
505 350 5729

Genieve Posen
genieve@sunvista.com
505 998 1568

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

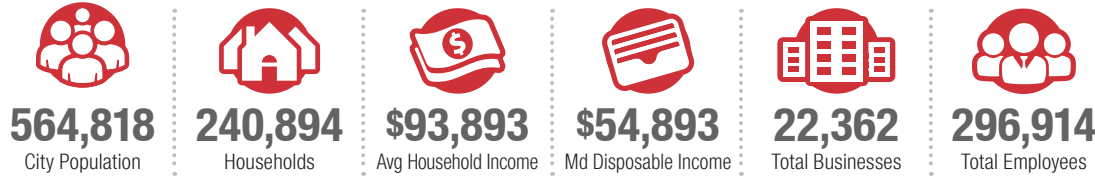
Albuquerque


TRADE AREA ANALYSIS

ALBUQUERQUE | A REGIONAL INDUSTRIAL HUB

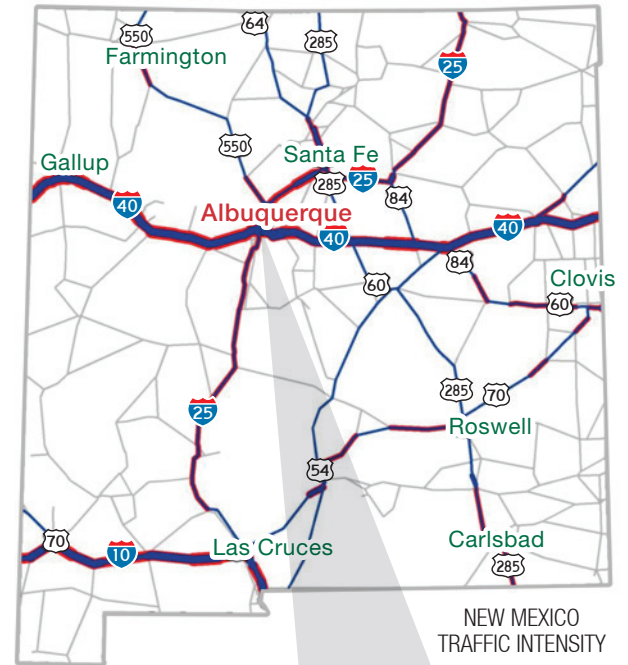
Located near the geographic center of New Mexico at the intersection of I-25 and I-40, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. 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 2024 Demographics)




926,835
Albuquerque
Metro Population


The Largest
City in the State



The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.



THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

