

**For Sale  
or Lease**

# Far Northeast Heights Pad Site

**LAST PAD SITE ADJACENT TO TOP PERFORMERS**



6300 Alameda Blvd. NE | SEQ Alameda & San Pedro NE | Albuquerque, NM 87113

**±0.789 Ac. Available**

**Todd Strickland**

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**Rob Bridges CCIM**

rob@sunvista.com | 505 977 5094

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



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**SITE**

**±0.789 Ac.**

*Conceptual site plan,  
subject to change.*

**Shared Parking**

**PROPERTY**

**AVAILABLE**

Land: ±0.789 Acres

**SALE PRICE**

\$1,200,000 (\$34.89/SF)

**LEASE RATE**

\$74,000/Year (\$2.15/SF)

**ZONING**

▪ [NR-BP](#) 

**HIGHLIGHTS**

- Close proximity to I-25, Journal Center and the affluent Northeast Heights
- \$154,527 average household income within a 1-mile radius
- Highly visible to more than 26,100 cars per day
- Just 0.3 miles from I-25
- Cross access & shared parking
- Adjacent to Stone Age Climbing Gym, Whataburger and Tin Can Alley with top performing brewery and restaurants



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## CONCEPTUAL FLOOR PLANS

### 1ST FLOOR



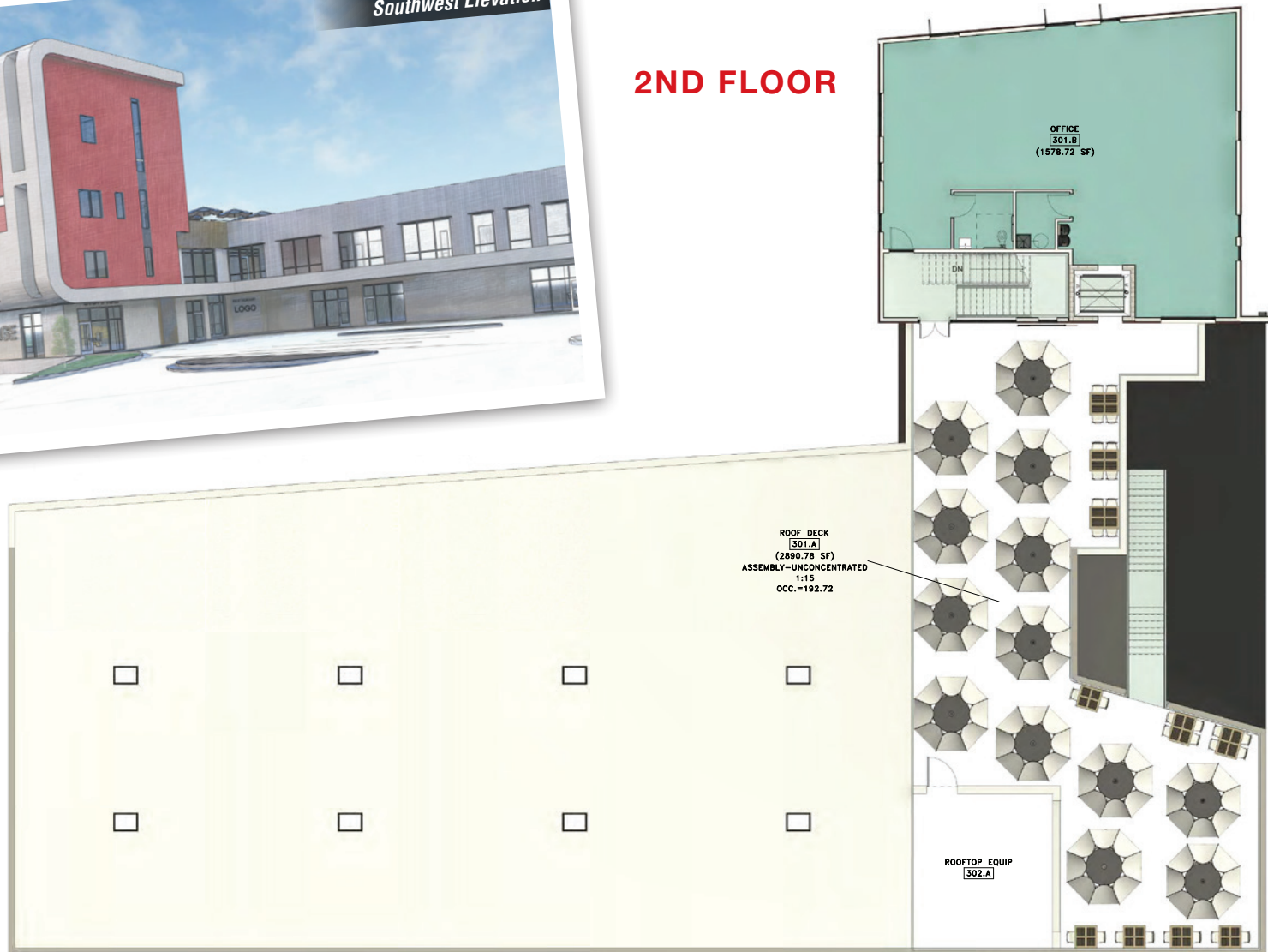
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## CONCEPTUAL FLOOR PLANS



### 2ND FLOOR





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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,714	56,254	156,873
Average HH Income	\$154,527	\$127,361	\$118,702
Daytime Employment	8,539	54,645	109,544

2025 Forecasted by Esri



**NAI SunVista**

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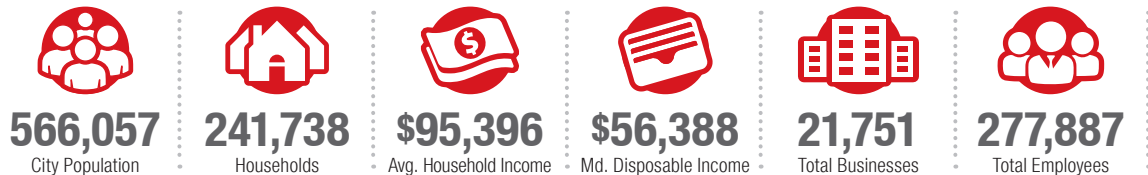
# Albuquerque

## 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.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



#### 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*



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State



#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

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