# For Sale ]

# Commerical Land Near I-40 & I-25

## FLEXIBLE ZONING FOR MULTIPLE USES




**±0.40 Acres Available**

NEQ 6th St & Cutler Ave. NW | Albuquerque, NM 87102


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NAI SunVista ] Got Space™

**Opening the Door** to Commercial Real Estate Excellence

# For Sale

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## PROPERTY

### AVAILABLE

Land: ±0.40 Acres

### SALE PRICE

~~$159,000~~ $139,000 ($7.98/SF)

### ZONING

- MX-M
- Allows for a wide range of commercial uses

### HIGHLIGHTS

- Good location with quick access to I-40 and I-25
- Ideal for owner-user, builder or investor
- Level site and ready to build with utilities in the street
- Surrounded by rooftops and other commercial activity
- Affordable entry point into the market
- Perfect for retail, vehicle -related uses, office and artisan manufacturing

### LOCATION

- NWQ I-40 & 4th St. NW


NAI SunVista

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

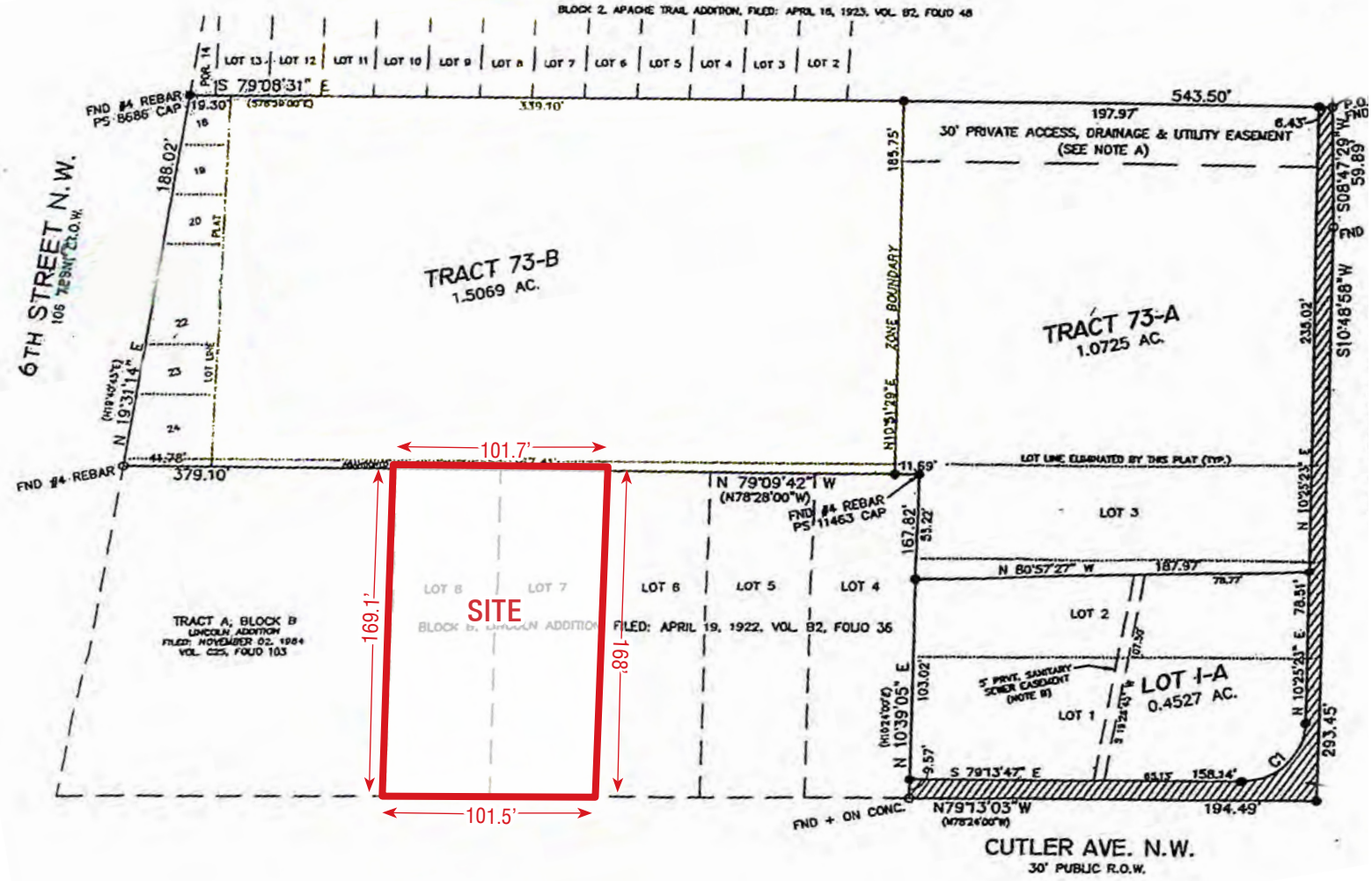
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## PLAT




## AVAILABLE

±0.40 Acres

*Lot dimensions are conceptual and will need to be validated in the field*


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# For Sale

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## LOCATION

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Total Population | 10,132 | 82,906 | 245,599 |
| Average HH Income | $70,921 | $82,394 | $82,687 |
| Daytime Employment | 8,222 | 98,424 | 194,084 |

*2024 Forecasted by Esri*

**HUB Zone** MORE INFO





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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.

**926,835**
Albuquerque Metro Population

**1**
**The Largest**
City in the State




### ALBUQUERQUE BY THE NUMBERS *(ESRI 2024 Demographics)*

| 564,818 | 240,894 | $93,257 | $54,893 | 22,362 | 296,914 |
|---|---|---|---|---|---|
| City Population | Households | Avg. Household Income | Md. Disposable Income | Total Businesses | 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*

### 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.

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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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