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HIGH-VISIBILITY, BUILD-READY LAND ON ALAMEDA BLVD.



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For Sale

8640 President Pl. NE | Albuquerque, NM 87113



PROPERTY

AVAILABILITY & PRICE

- ±1.025 Acres
\$1,397,514 (\$31.30/SF)
- ±2.05 Acres
\$2,795,000 (\$31.30/SF)

ZONING

- NR-LM 
- Drive-thru Permissive

HIGHLIGHTS

- On a highly-traveled, river-crossing commuter route
- Over 28,000 cars per day
- On a hard corner at President Pl. and Alameda Blvd.
- Left-in, Left-out access off of Alameda Blvd.
- Lot can be demised, see Advisor for details
- High-income, low-crime demographic

LOCATION

SWQ Alameda Blvd. & Jefferson St NE.

For Sale

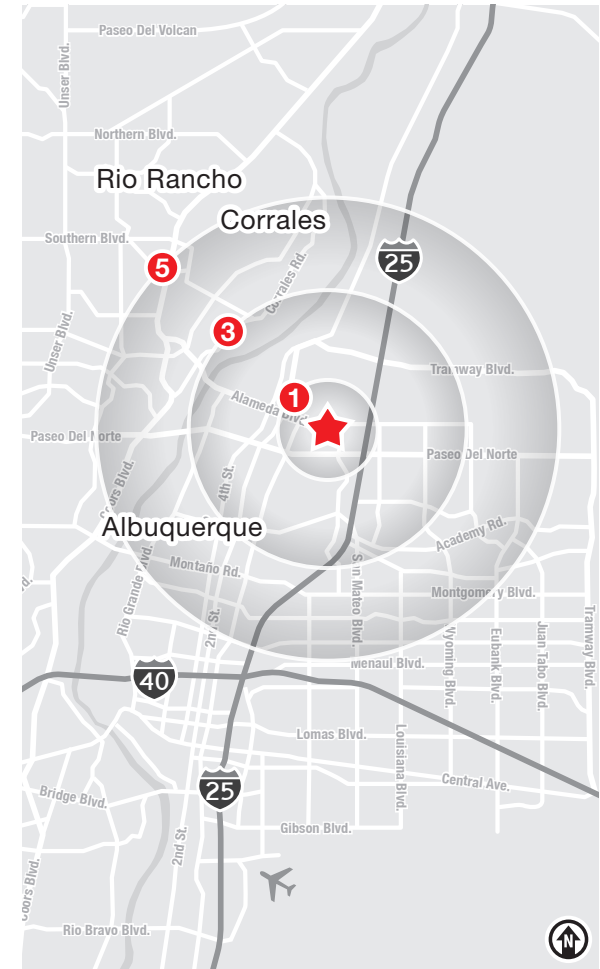
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,254	52,667	166,443
Average HH Income	\$80,454	\$116,917	\$111,670
Daytime Employment	11,886	56,443	122,267

2025 Forecasted by Esri



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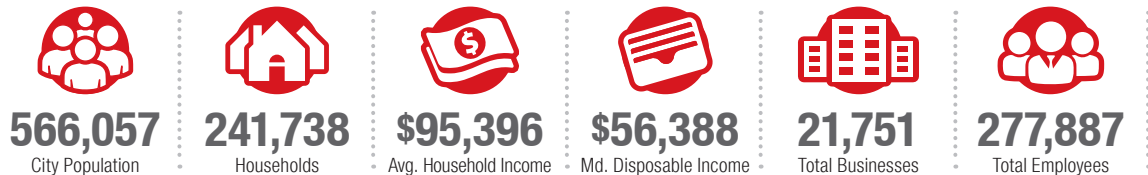
Albuquerque

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

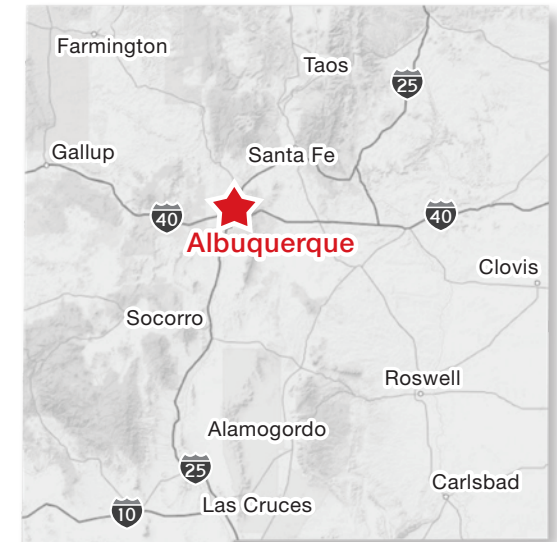
Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



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.