

For Sale

I-40 & Atrisco Vista Blvd
Lots 122 & 123
Albuquerque, NM 87101



Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com



Terrie Hertweck, CCIM

Vice President
+1 505 228 8818
terrie.hertweck@colliers.com
Lic. No. 13730

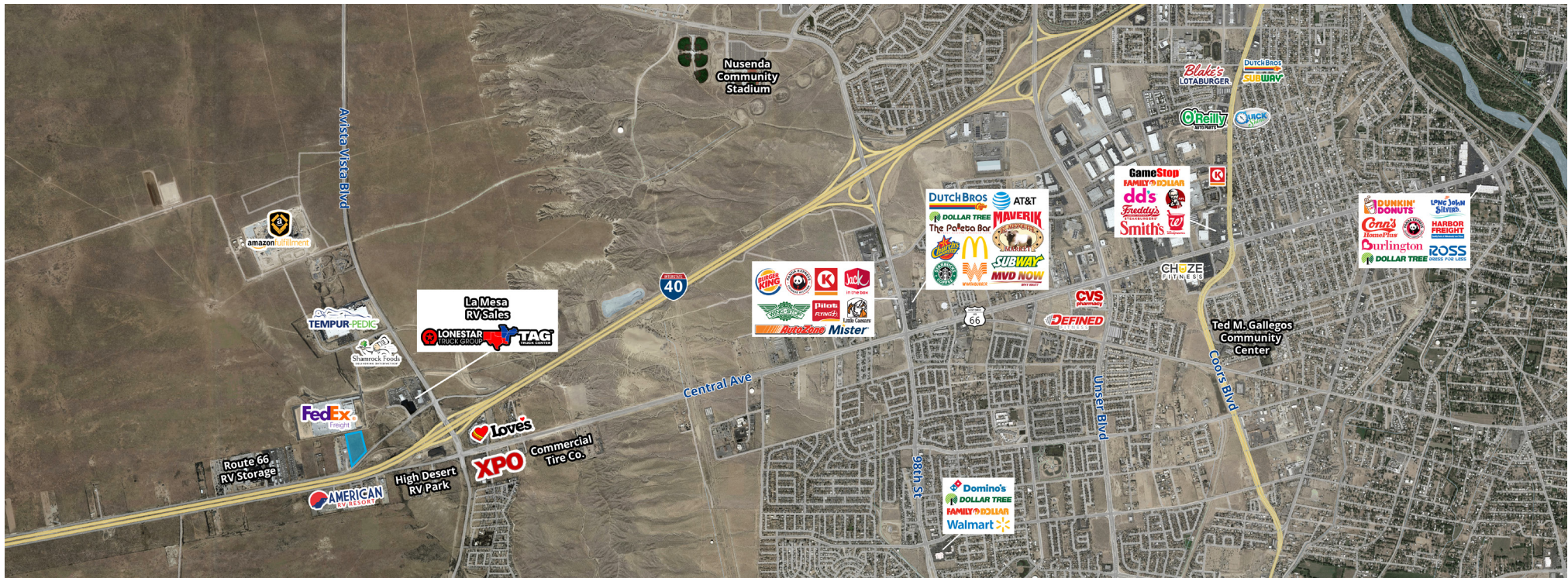
Property Profile

Details

Sale Price	\$1,895,000
Price PSF	\$6.00 PSF
Lot Size	± 7.25 Acres
Zoning	M-1
Distance from Downtown	Approx. 12 Minutes

Features

- Great visibility and access from I-40
- Adjacent to the original Westland Master Planned Development
- Near Tempur-Pedic Mattress Factory, Shamrock Foods, Amazon, and FedEx
- Rapidly growing area



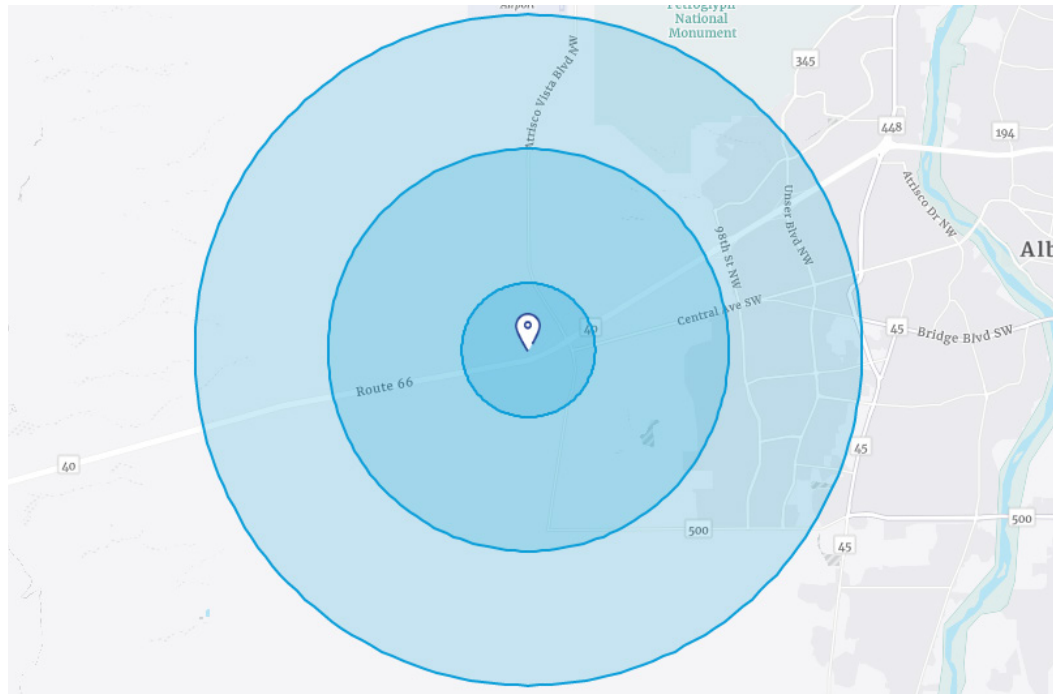
I-40 & Atrisco Vista Blvd, Lots 122 & 123 | For Sale

Intersection Aerial



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	1,035	10,889	80,830
Households	277	3,389	26,439
Median Age	26.7	32.3	32.6
Average HH Income	\$54,550	\$77,433	\$81,427
Per Capita Income	\$15,143	\$24,315	\$26,516
Daytime Population	553	6,286	50,870
College Education	16.8%	21.4%	30.7%

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025. All rights reserved.