

# COMMERCIAL PAD SITE near ISLETA & I-25 INTERCHANGE

*7624 Isleta Blvd SW Albuquerque, NM 87105*







- 0.86 AC Commercial Land Tract Just North of Isleta & I-25 Interchange
- C-1, Neighborhood Commercial Zoning in Bernalillo County, just Outside of ABQ City Limits
- 210'+ of Frontage Along East Side of Isleta Blvd.
- Site has Full Access Along Isleta & Easy Access to Diamond Interchange
- Site Lies in the Heart of Commuter Corridor from Los Lunas to ABQ
- Neighboring Users include Chevron Station & Dollar General Store
- Flexible Zoning & Proximity to Freeway Allows for a Variety of Uses
- Site Lies within a Qualified HUB Zone
- Ground Lease or BTS Considered for Qualified Parties
- Owner Will Also Consider Selling

**Contact:**  
**Mark or Mariah Edwards**



**Leasing ♦ Brokerage ♦ Development**

Executive West Bldg. 2929 Coors Blvd. NW Ste. #202  
 Albuquerque, NM 87120

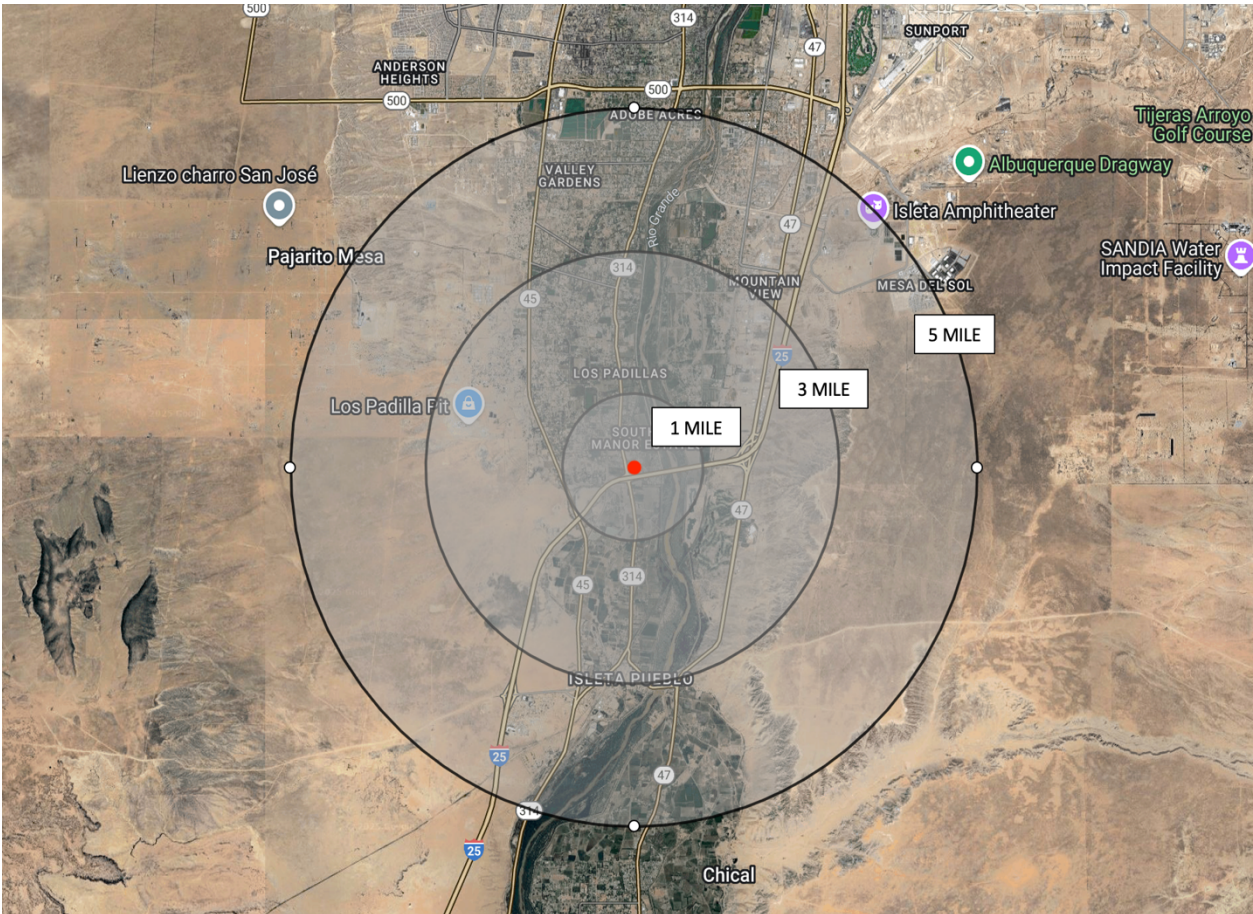
505-998-7298 Cell 505-350-8211 Fax 505-998-7299

Mark.Edwards@EdwardsCommercialRealty.com

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change



# DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
1,536	7,133	20,214



AVG  
HOUSEHOLD  
INCOME

1 MILE	3 MILE	5 MILE
\$90,947	\$79,162	\$77,423



DAYTIME  
EMPLOYMENT

1 MILE	3 MILE	5 MILE
171	3,066	5,702



TRAFFIC

I-25	46,100 VPD
Isleta Blvd SW	11,100 VPD