



Commercial Corner Available

.93+- acre parcel at signalized intersection

**6600 EDITH BLVD NW
ALBUQUERQUE, NM 87113**



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OFFERING SUMMARY

Asking Price	\$895,000
Price PSF Land	\$22.14
Property Size	+/- 40,424 sf (approx .93 acres)
Frontage Feet	+/- 175' along Osuna +/- 230' along Edith
Submarket	North Valley/I-25

PROPERTY HIGHLIGHTS

- Traffic count: +/- 34,268 vpd at the intersection
- Excellent visibility and accessibility
- Located between the North Valley residential area and the I-25 business corridor
- High daytime employment with an est. 80,321 employees in a 3-mile radius
- Underserved retail and restaurant trade area

PROPERTY OVERVIEW

The immediate trade area (3 mile radius) surrounding 6600 Edith NW includes approximately 64,961 residents, 80,321 employees, and over 5,784 businesses. Residents in the area have a median household income of \$61,933, with a wide age range of 25 to 74 years. This strong combination of residential and employment density presents a compelling opportunity for retailers and service providers.

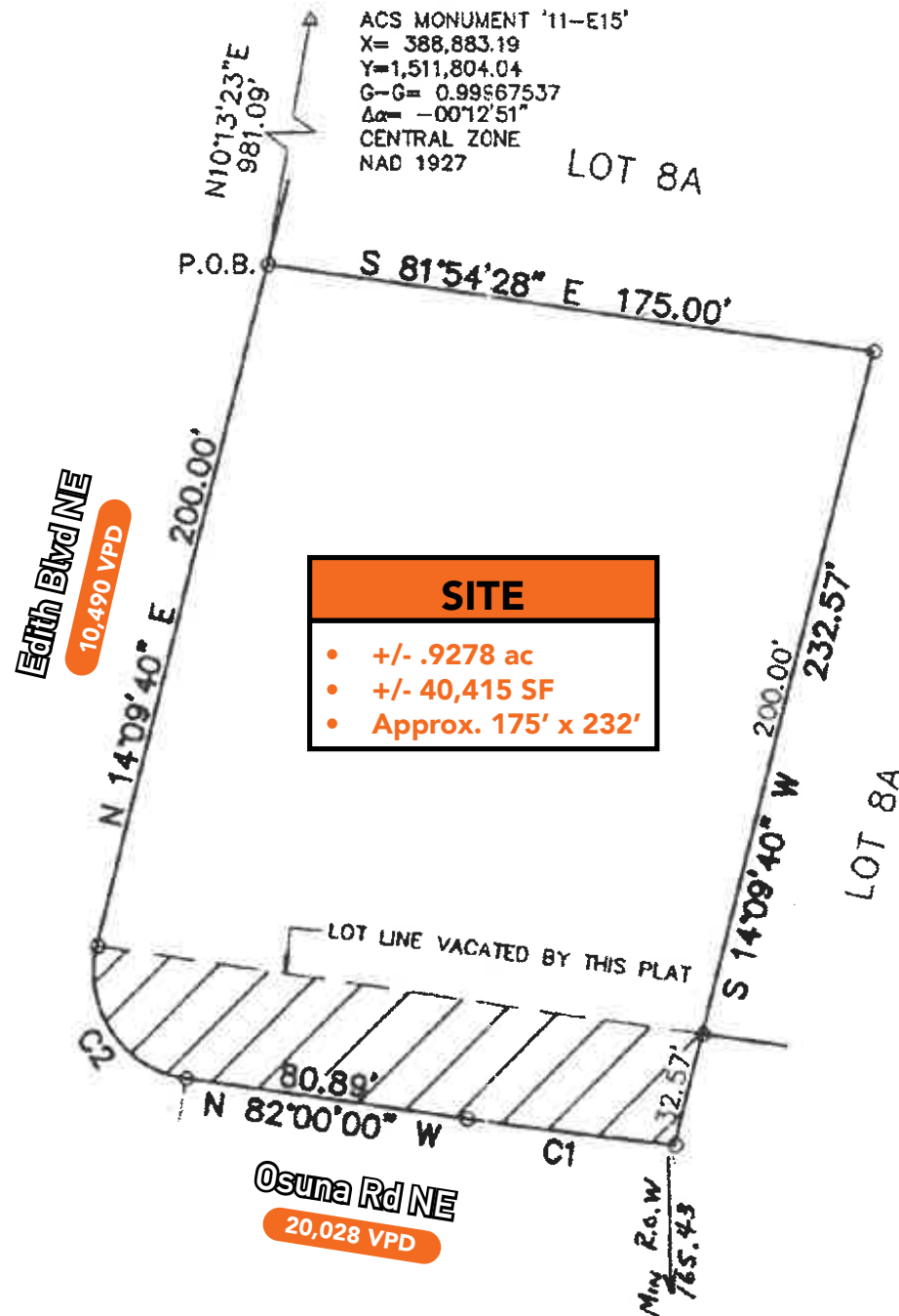
Positioned just west of Interstate 25 and on the edge of the North Valley sub-market, the property benefits from the combination of business and residential density. The I-25 corridor has concentrations of logistics, professional offices, and light industrial users. Nearby, the Journal Center is home to major employers in technology, finance, and healthcare.

Given the area's significant daytime population and commuter traffic, the corridor remains underserved by retail, food, and consumer service businesses. This creates an ideal opportunity for a business to fill this demand and capture steady traffic from workers and residents alike.

The site is zoned MX-L (Mixed-Use Low Intensity), which allows for a range of low-density commercial, office, retail, and residential uses. This zoning supports neighborhood-scale development and encourages walkable, mixed-use configurations while maintaining compatibility with surrounding residential areas.

PLAT MAP

Plat of 6600 Edith NW, 1992



CLOSE-IN AERIAL



MEDIUM HEIGHT AERIAL



HIGH-UP AERIAL

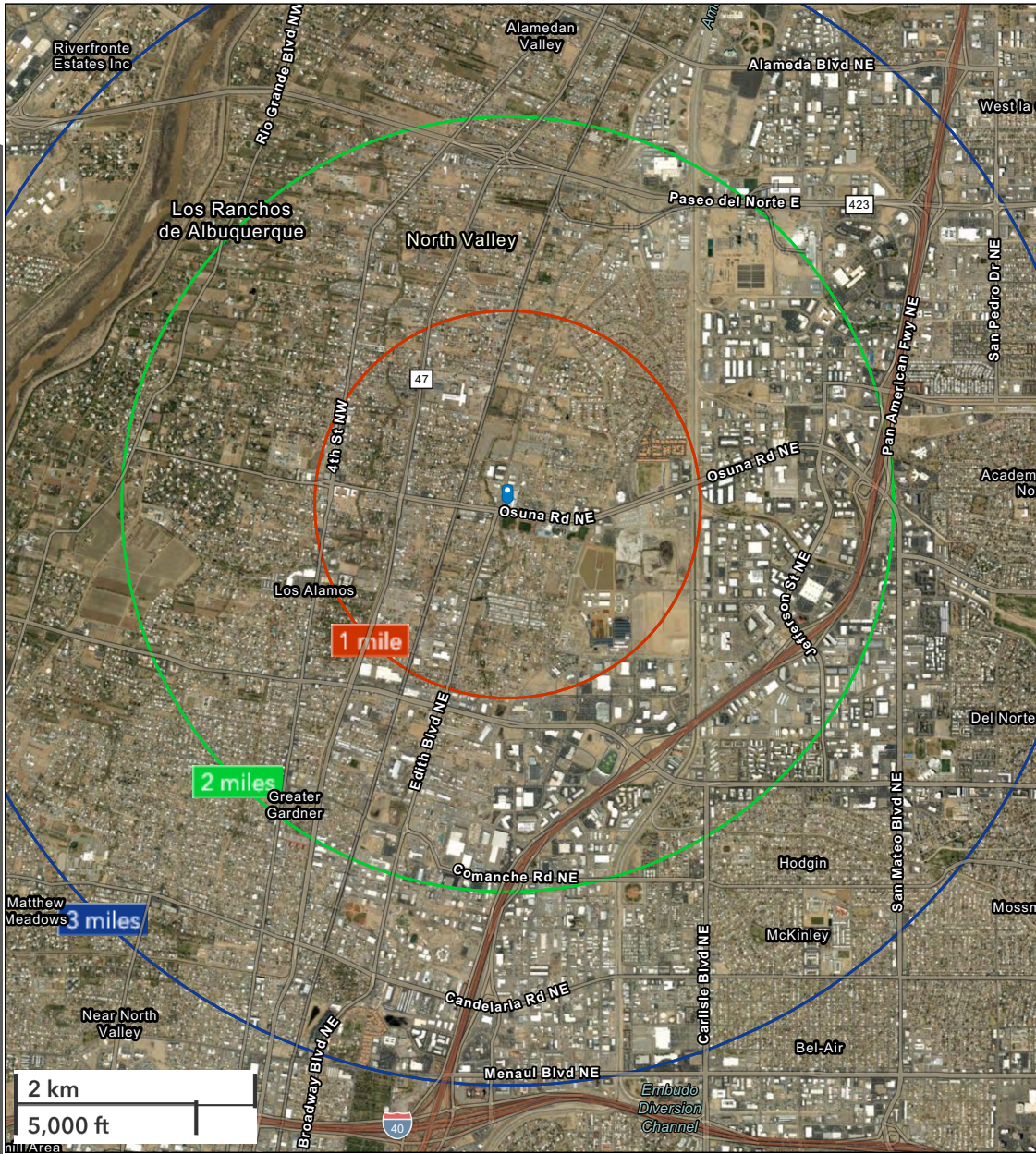


DEMOGRAPHIC DATA

	1 mile	2 miles	3 miles
Census 2020 Summary			
Population	7,085	23,999	65,690
Households	3,220	10,431	29,722
Average Household Size	2.20	2.29	2.18
2025 Summary			
Population	6,980	23,645	64,961
Households	3,212	10,415	30,013
Families	1,878	5,849	15,477
Average Household Size	2.17	2.26	2.14
Owner Occupied Housing Units	2,402	6,367	16,674
Renter Occupied Housing Units	810	4,048	13,339
Median Age	46.6	41.9	41.4
Median Household Income	\$72,409	\$63,966	\$61,933
Average Household Income	\$95,907	\$93,241	\$87,056
2030 Summary			
Population	6,920	23,466	65,147
Households	3,225	10,470	30,444
Families	1,856	5,778	15,394
Average Household Size	2.14	2.23	2.12
Owner Occupied Housing Units	2,427	6,454	16,989
Renter Occupied Housing Units	798	4,016	13,454
Median Age	47.7	42.9	42.7
Median Household Income	\$80,349	\$70,945	\$68,112
Average Household Income	\$107,712	\$104,629	\$97,682
Trends: 2025-2030 Annual Rate			
Population	-0.17%	-0.15%	0.06%
Households	0.08%	0.11%	0.29%
Families	-0.24%	-0.24%	-0.11%
Owner Households	0.21%	0.27%	0.38%
Median Household Income	2.10%	2.09%	1.92%

ESRI Data

DEMOGRAPHIC AERIAL



ESRI Data



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