

**For  
Sale**



# Vacant Land on Central Ave.

NEAR FOUR HILLS AND MAJOR GROCER & RETAILERS



13001 Central Ave. NE | Albuquerque, NM 87123

**±1.9497 Ac. Available**

**Clay Azar** CCIM

clay@sunvista.com | 505 480 9777

**Luke Scarpa**

luke@sunvista.com | 505 504 8883

**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



# For Sale

13001 Central Ave. NE | Albuquerque, NM 87123



## PROPERTY

### AVAILABLE

±1.9497 Ac. (±84,929 SF)

### SALE PRICE

\$549,000 (\$6.46/SF)

### HIGHLIGHTS

- Great location with easy access to I-40
- High visibility along Central Ave. to 22,400 cars per day
- Level site
- Hard to find land development opportunity in Northeast Albuquerque
- Lots of nearby amenities including: Four Hills Village, Sprouts, Smith's, Icon Cinema, and much more

**ZONING** MX-H

### LOCATION

NWQ Central Ave. & Tramway Blvd. NE

**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Clay Azar** CCIM  
[clay@sunvista.com](mailto:clay@sunvista.com)  
505 480 9777

**Luke Scarpa**  
[luke@sunvista.com](mailto:luke@sunvista.com)  
505 504 8883



# For Sale

13001 Central Ave. NE | Albuquerque, NM 87123



## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,422	76,548	163,920
Average HH Income	\$74,755	\$91,217	\$85,074
Daytime Employment	3,016	31,048	71,610

2025 Forecasted by Esri

**HUB Zone** [MORE INFO](#)

**Qualified Census Tract** [MORE INFO](#)



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Clay Azar CCIM**  
[clay@sunvista.com](mailto:clay@sunvista.com)  
505 480 9777

**Luke Scarpa**  
[luke@sunvista.com](mailto:luke@sunvista.com)  
505 504 8883



**For Sale**

13001 Central Ave. NE | Albuquerque, NM 87123



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Clay Azar** CCIM  
[clay@sunvista.com](mailto:clay@sunvista.com)  
505 480 9777

**Luke Scarpa**  
[luke@sunvista.com](mailto:luke@sunvista.com)  
505 504 8883



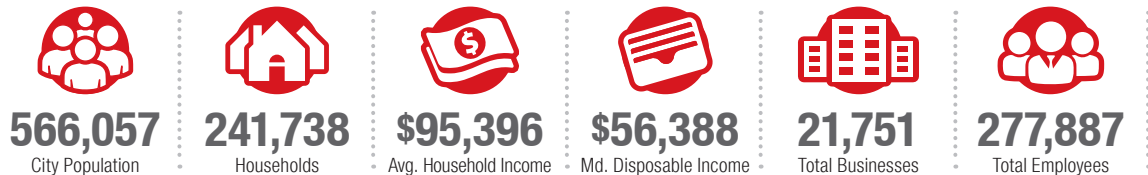
# Albuquerque

## 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

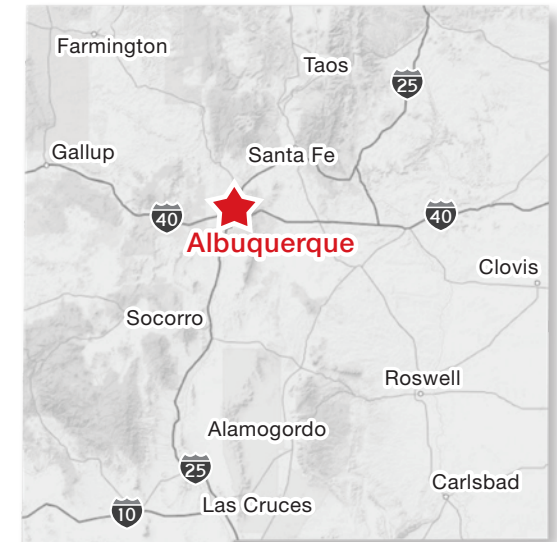
Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



**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.