

**For
Sale**



Rare Signalized-Corner Opportunity

ADJACENT TO BRAND-NEW LOVE'S TRAVEL STOP



3024 Broadway Blvd. SE | Albuquerque, NM 87102

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±8,150 SF on 1.92 Ac.
Available**

Jim Hakeem

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Ethan Melvin

ethan@sunvista.com | 505 235 9347

For Sale

3024 Broadway Blvd. SE | Albuquerque, NM 87102

PROPERTY



AVAILABLE

Building: ±8,150 SF
Land: ±1.92 Acres

SALE PRICE

\$1,750,000

- Ideal redevelopment opportunity
- Benefit from the recently-completed Sunport Blvd. extension
- Less than a minute from the newly-accessible I-25 interchange
- Adjacent to a brand-new Love's Travel Stop (Opening Spring '26)
- Capture large daytime employment (Admiral Beverage, Wagner, US Foods, BNSF, ABQ Sunport)
- Over 2,600 hotel rooms in the trade area
- Flat site with multiple access points and utilities in place
- Existing industrial building with month-to-month tenants

ZONING NR-LM

LOCATION

NEC Broadway &
Sunport Blvs. SE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,360	58,575	177,611
Average HH Income	\$61,875	\$67,617	\$75,498
Daytime Employment	3,594	64,340	121,061

2025 Forecasted by Esri

HUB Zone



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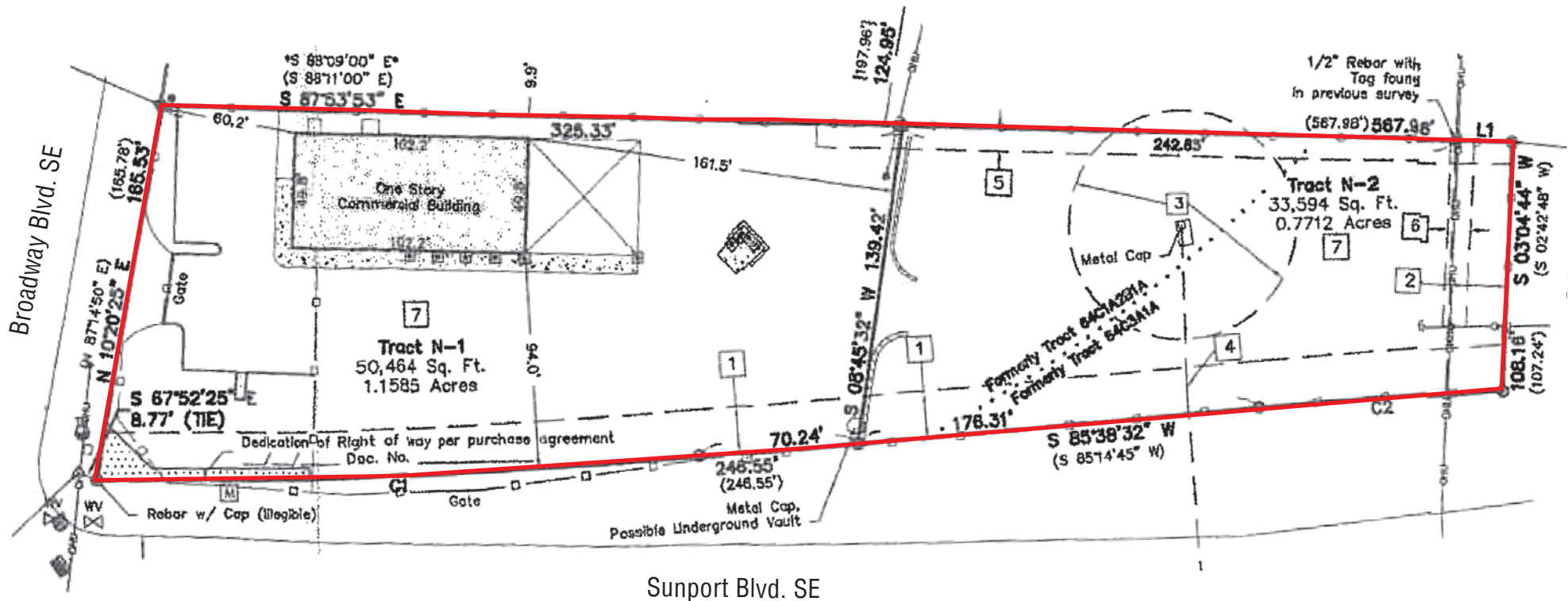
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SITE SURVEY

Building: ±8,150 SF
Land: ±1.92 Acres



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)


566,057
City Population


241,738
Households


\$95,396
Avg. Household Income


\$56,388
Md. Disposable Income


21,751
Total Businesses


277,887
Total Employees


932,477
Albuquerque Metro Population


The Largest
City in the State



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*

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.