

FOR SALE
INDUSTRIAL, SELF-STORAGE,
RETAIL LAND

**CBRE** 

8.9±ACRES
PRIME DEVELOPMENT LAND



This 8.9138-acre property boasts a prime South I-25 Corridor location with **excellent access to Interstate 25**, **visibility along busy Broadway Blvd and high daytime population**. Just minutes from the newly completed Rio Bravo and I-25 interchange, it offers excellent positioning for various industrial, self-storage or retail uses. The **signalized intersection** at Rio Bravo and Broadway ensures high visibility and access, with over 32,000 vehicles passing through daily.

THE SOUTH
I-25 CORRIDOR
IS EMERGING
AS A KEY AREA
FOR GROWTH &
DEVELOPMENT.

HIGHLIGHTS



8.9138±
Acres



\$3,102,400 (\$7.99/SF)



Traffic Count
32,000
VPD



Zoning
M-2 Heavy
Manufacturing



### SUBMARKET OVERVIEW

Approximately **84,000 employees are located within 5 miles, and over 215,000 within an 8-mile radius**, establishing this area as one of the largest employment centers in the city. Key employers within the 8-mile range include UNM, Kirtland Air Force Base, Sandia National Labs, Presbyterian Hospital, UNM Hospital, Lovelace Hospital, the City of Albuquerque, and the State of New Mexico. **Additionally, new student housing projects such as Lobo Village, Valley View Villas Apartments, and University Village are increasing demand for services along this corridor.** 



## **LOCATION HIGHLIGHTS**

PROPERTY LOCATED IN
OPPORTUNITY
ZONE

PROPERTY LOCATED IN

HUBZONE

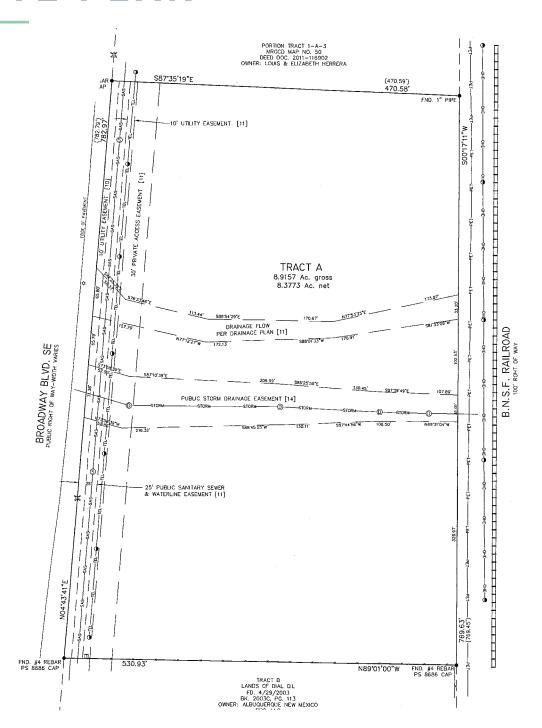
#### **5 MINUTES FROM**

- ALBUQUERQUE INTERNATIONAL AIRPORT (SUNPORT)
- · KIRTLAND AIR FORCE BASE
- · SANDIA NATIONAL LABORATORIES
- NETFLIX

## 2 MINUTES FROM

INTERSTATE 25

# SITE PLAN



# **PROPERTY** HIGHLIGHTS

#### SUBMARKET

SOUTH I-25 CORRIDOR

#### POTENTIAL DEVELOPMENT

75% COMPLETE DEVELOPMENT PLANS FOR SELF-STORAGE ARE AVAILABLE FOR SALE

#### TOPOGRAPHY

LEVEL - READY FOR DEVELOPMENT

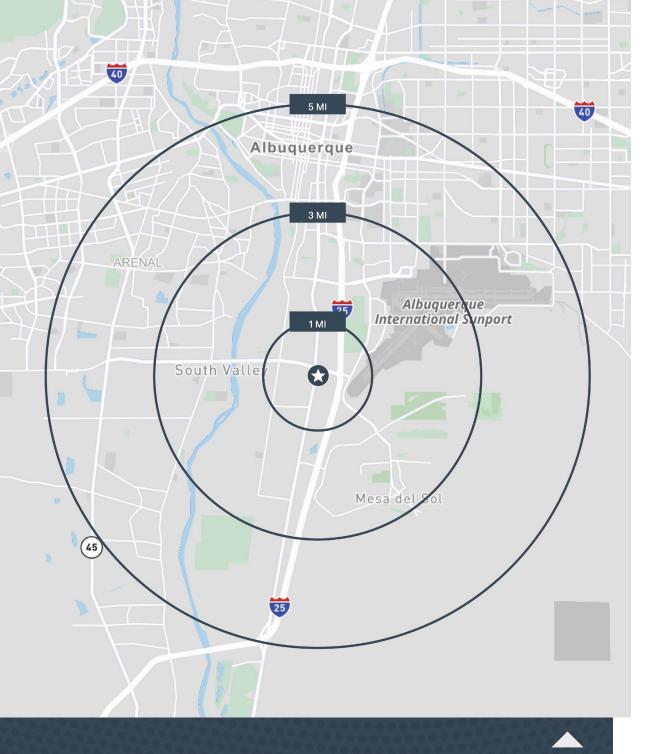
## PARKING

DEVELOPMENT PLAN INCLUDING UP TO 318 PARKING SPACES

## **POTENTIAL USES**

#### ZONED M-2 HEAVY MANUFACTURING

- SELF-STORAGE FACILITY
- COLD STORAGE/WAREHOUSING
- MANUFACTURING
- AUTOMOTIVE, REPAIR AND TRANSPORT
- GYMS. LAUNDROMATS AND VARIOUS RETAIL USES
- WHOLESALE USES



# **DEMOGRAPHICS**

**POPULATION** 

PUPULATION

1 Mile

1,553

24,098

3 Miles

117,084

5 Miles

**DAYTIME POPULATION** 

1,523

1 Mile

17,479

3 Miles

84,270

5 Miles

**#OFHOUSEHOLDS** 

515

1 Mile

8,504

3 Miles

47,367

5 Miles

**AVG HH INCOME** 

\$55,699

1 Mile

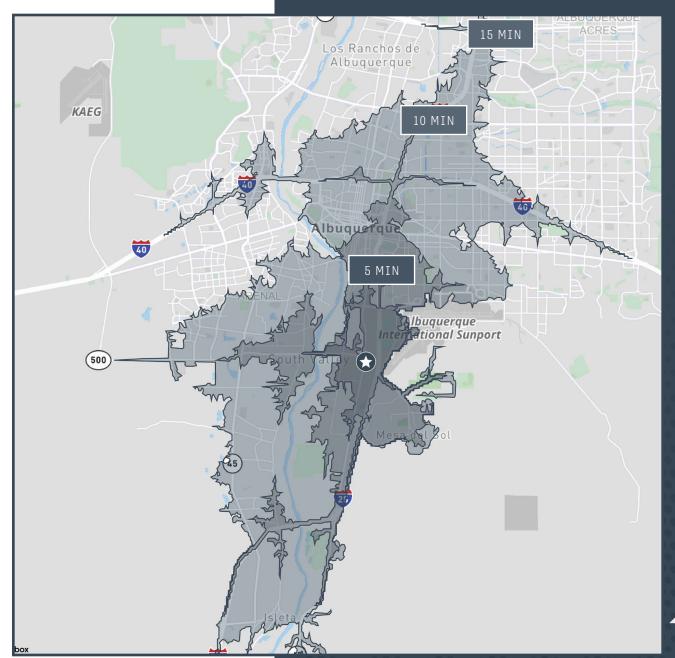
\$69,161

3 Miles

\$71,370

5 Miles

# DRIVE TIME DEMOGRAPHICS



DAYTIME POPULATION

15 MINUTE DRIVE TIME

389,963

POPULATION
15 MINUTE DRIVE TIME

309,235

POPULATION GROWTH RATE 15 MINUTE DRIVE TIME

0.85%

HOUSEHOLDS
15 MINUTE DRIVE TIME

130,778

AVERACE HH INCOME 15 MINUTE DRIVE TIME

\$74,735



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RETAIL LAND

# 8.9± ACRES PRIME LAND FOR DEVELOPMENT

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