

PAD SITE ON NEQ OF PASEO & WYOMING

8200 Carmel NE, Albuquerque, NM 87122

GROUND LEASE OR BUILD-TO-SUIT



4811A Hardware Drive NE Suite 5 | Albuquerque, NM 87109
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OFFERING SUMMARY

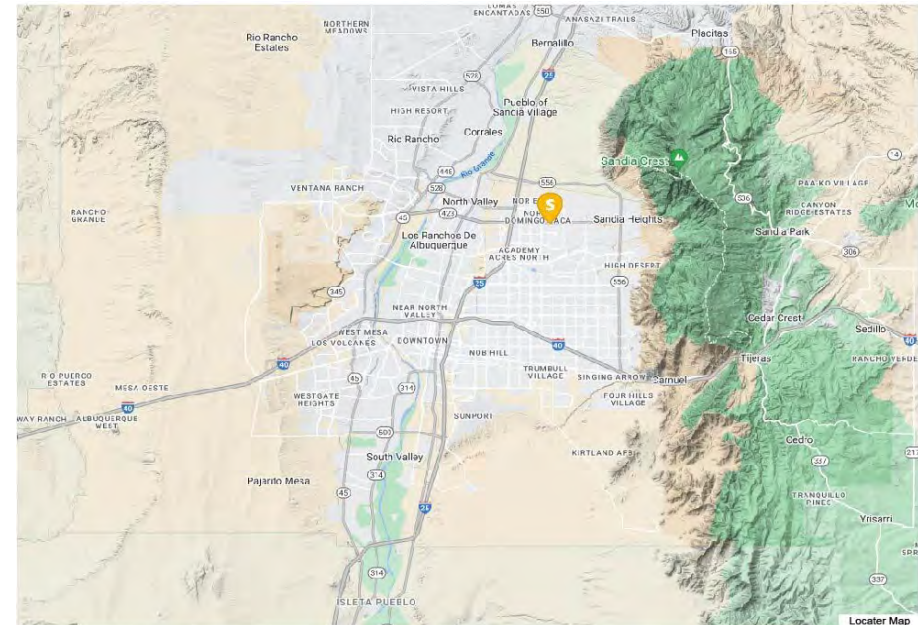
Address	8200 Carmel Avenue NE Albuquerque, NM 87122
Size	±1.77 AC ±77,101SF
Pricing	See Broker
Traffic Counts	36,244 VPD Along Paseo Del Norte Blvd.
Zoning	MX-T

Area Traffic Generators



HIGHLIGHTS

- Pad site in the NEQ of Paseo Del Norte Blvd. and Wyoming Blvd.
- For Ground Lease or Build-to-Suit
- Highly accessible - just 2 miles or 7 minutes from I-25
- 165' of frontage along Paseo Del Norte Blvd.
- Access road available for ambulance or other medical transport
- Shared parking with adjacent building: 146 surface parking, 67 parking garage



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,381	73,637	178,485



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$144,536	\$130,332	\$115,582



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,221	32,900	81,064



