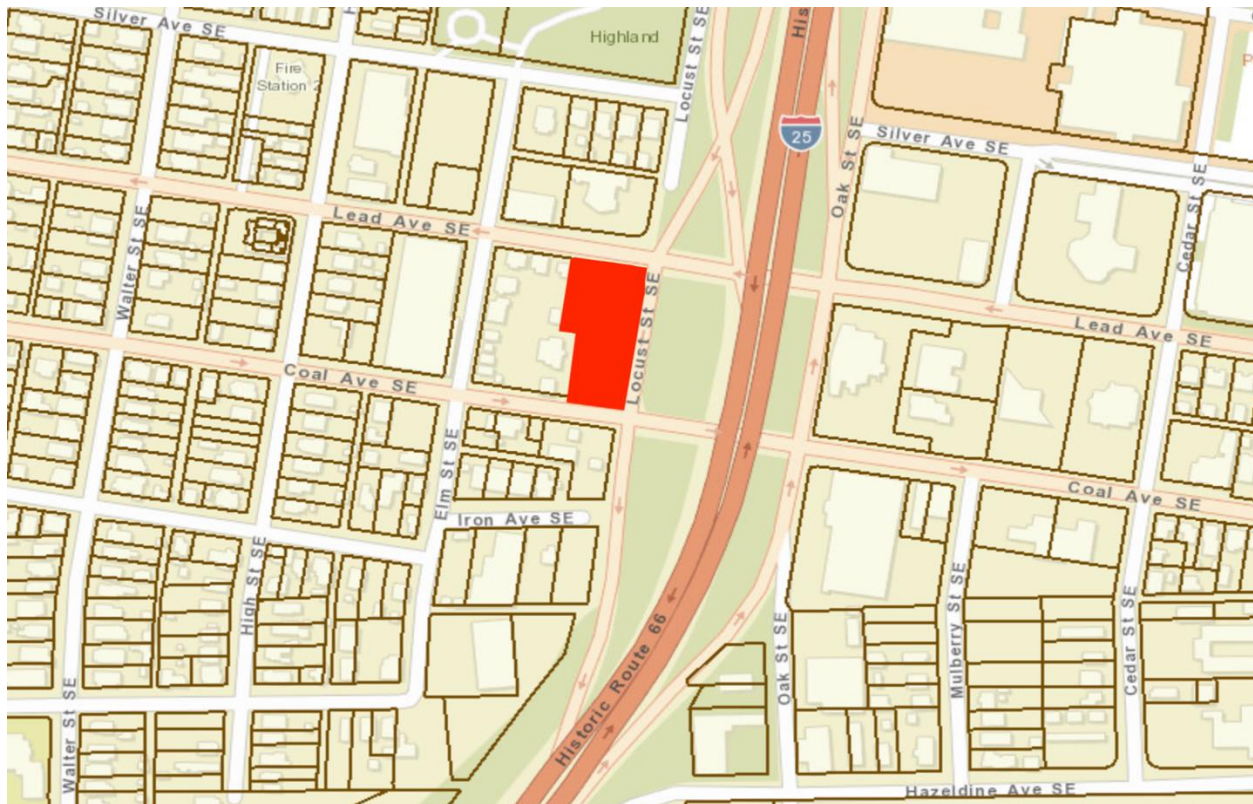
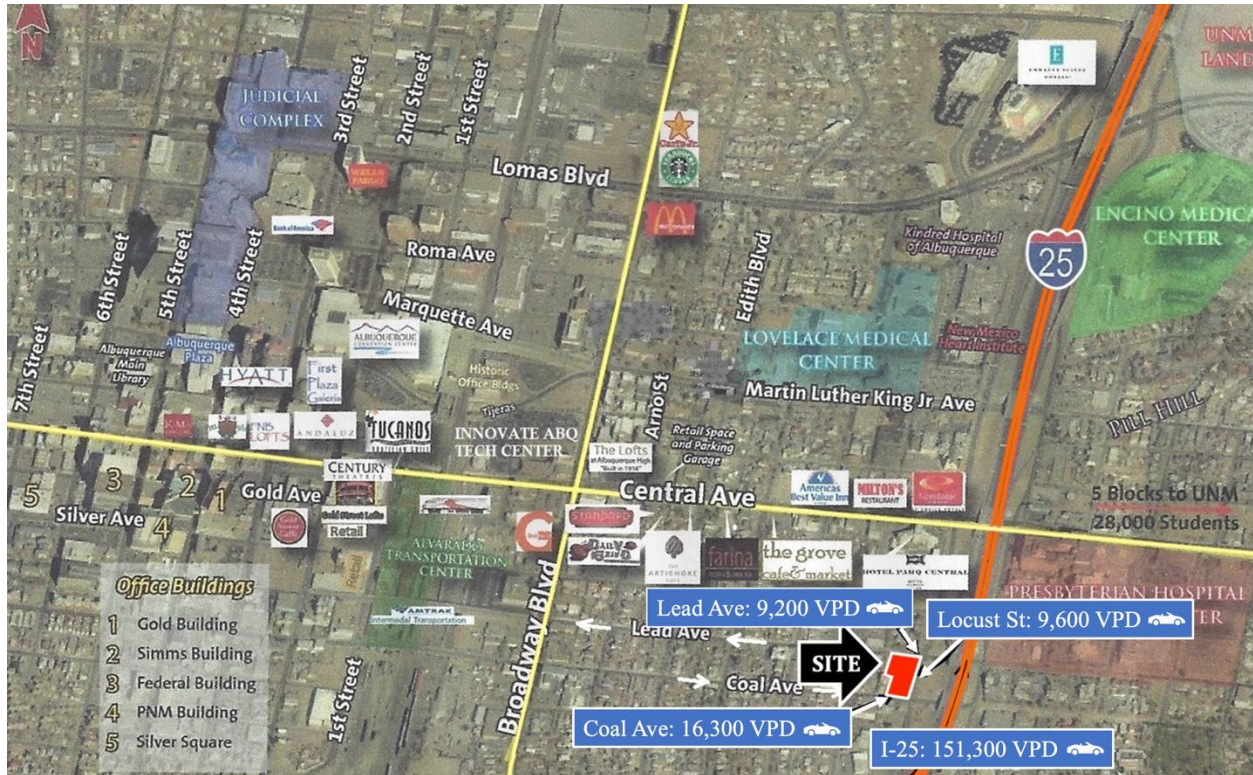


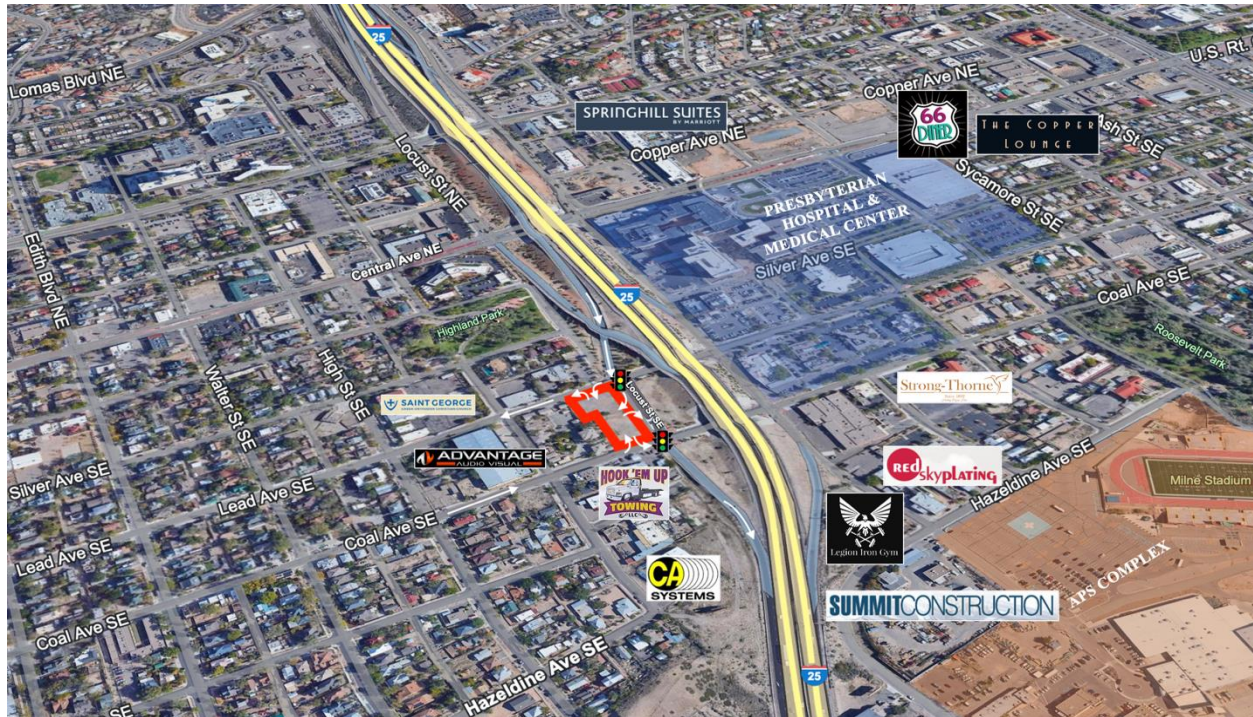
# HIGH PROFILE I-25 PAD SITE

## INTERSTATE 25 & LEAD/COAL EXIT

### FRONTAGE ALONG 3 STREETS w/ 2 SIGNAL LIGHTS







- High Profile Commercial Tract Entailing Over 35,000 SF (0.8043 AC)
- Tremendous Traffic Counts with Over 151,000 Cars/Day Along I-25
- Easy I-25 Access via West Frontage Road (aka Locust Street)
- Close to 200' of Locust Frontage & 140' of Lead Frontage with Close to 100' of Coal Frontage
- MX-L Zoning, Which Allows for a Variety of Uses Including Retail, QSR, Medical Office, Office, Institutional, Mixed Use or Multi-Family
- Site Lies in Close Proximity to ABQ's Main Hospital Hub, East Downtown, ABQ Innovate, UNM & CNM Main Campuses in the Long Established Huning Highland Residential Neighborhood
- HUB Zoned Designation & Qualified Census Tract (QCT)
- No Further Action (NFA) Letter Coming from NM Environmental Dept
- Ground Lease or BTS Considered for Qualified Parties

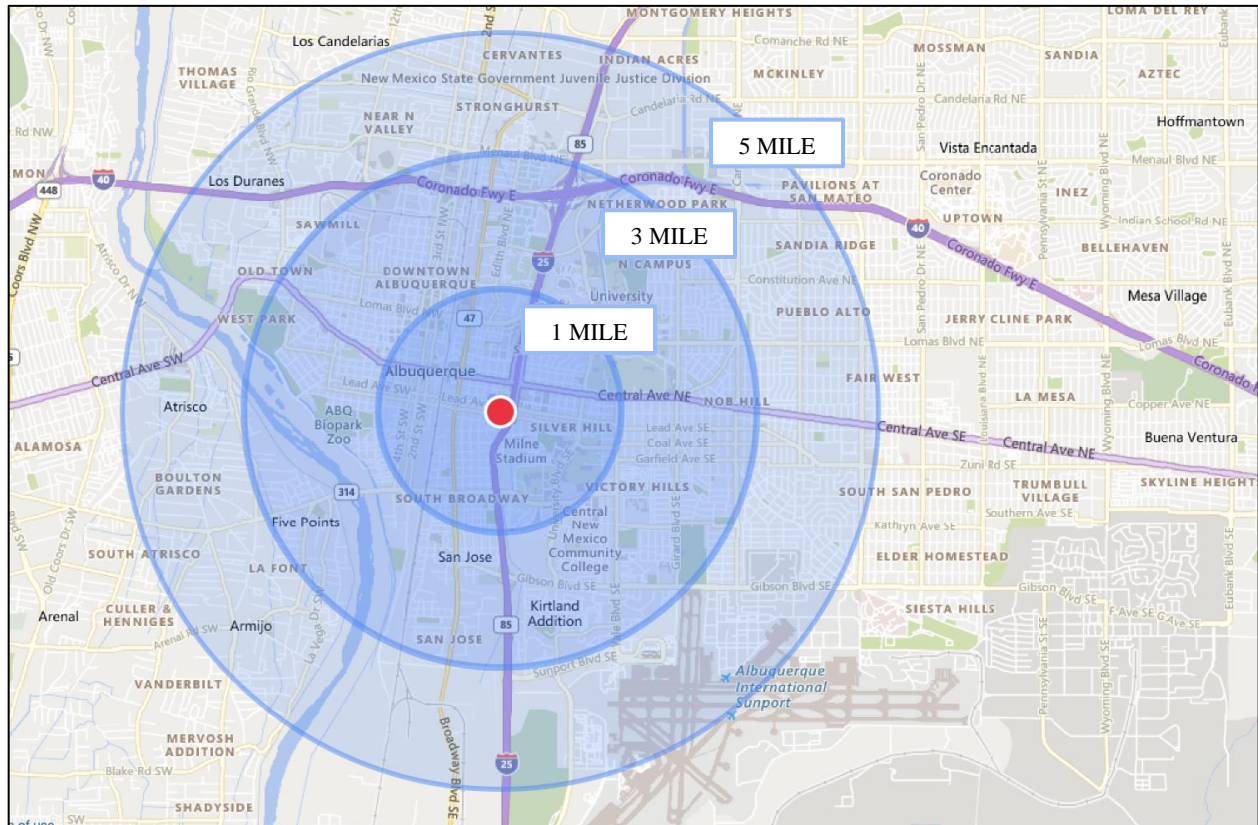
**Contact:**  
**Mark or Mariah Edwards**



**Leasing ♦ Brokerage ♦ Development**  
 Executive West Bldg. 2929 Coors Blvd. NW Ste, #202  
 Albuquerque, NM 87120  
 505-998-7298 Cell 505-350-8211 Fax 505-998-7299  
[Mark.Edwards@EdwardsCommercialRealty.com](mailto:Mark.Edwards@EdwardsCommercialRealty.com)

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change

# DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
14,000	91,496	238,682



AVG  
HOUSEHOLD  
INCOME

1 MILE	3 MILE	5 MILE
\$47,940	\$67,617	\$62,190



DAYTIME  
EMPLOYMENT

1 MILE	3 MILE	5 MILE
30,157	108,818	186,140



TRAFFIC

Locust St SE	8,624 VPD
I-25	12, 776 VPD