

For Sale

Prime Retail Pad Site

LOCATED IN A HIGH-TRAFFIC RETAIL CORRIDOR



NWQ Eubank Blvd. & Chico Rd. NE | Albuquerque, NM 87123

NAI SunVista] Got Space™

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PROPERTY

AVAILABLE

Land: ±0.32 Acres

SALE PRICE

\$300,000

IDO ZONING

- **MX-L**
- Allows for many retail options including cannabis

HIGHLIGHTS

- On the “going-to-work” side of Eubank Blvd. with 36,770 cars per day
- Drive-thru permissive
- Across from a large shopping center with ±4.5 million visits annually
- Less than a half-mile from I-40

LOCATION

SWQ I-40 & Eubank Blvd. NE

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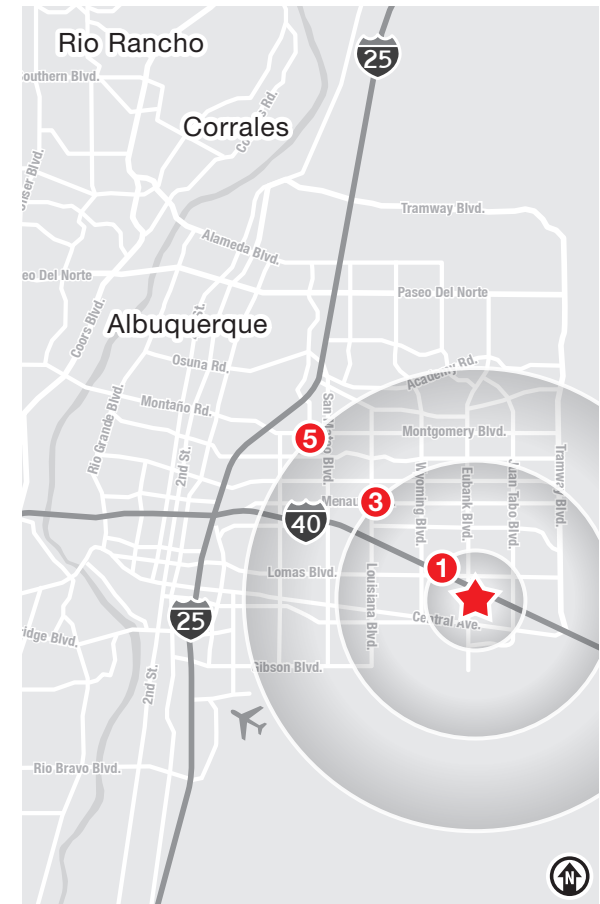


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,294	126,056	232,114
Average HH Income	\$76,712	\$78,540	\$88,289
Daytime Employment	6,673	55,396	107,016

2024 Forecasted by Esri

HUB Zone



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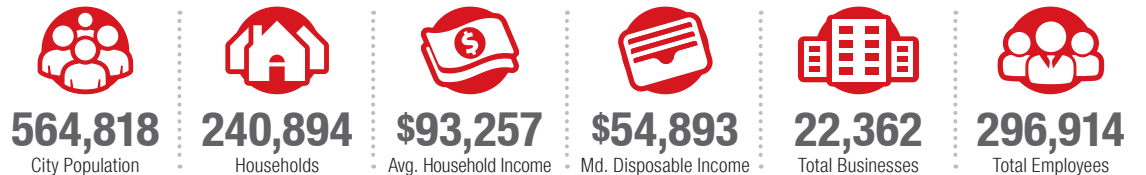
Albuquerque

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 2024 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*



926,835
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.