

For Sale

Vacant Land Near I-40 & I-25

FLEXIBLE ZONING FOR MULTIPLE USES



±0.4 Acres Available

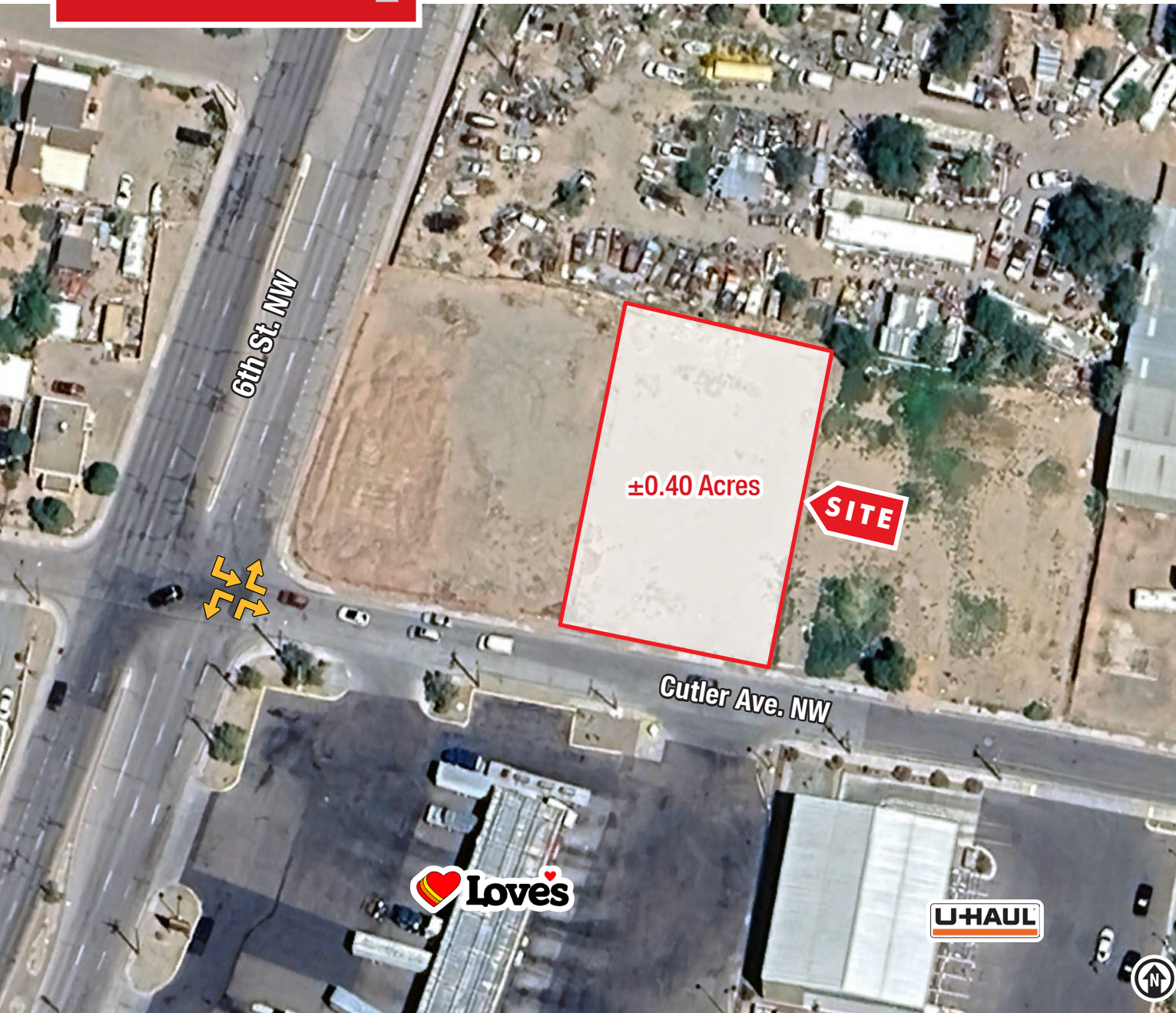
NEQ 6th St & Cutler Ave. NW | Albuquerque, NM 87102

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PROPERTY


AVAILABLE

Land: ±0.40 Acres

SALE PRICE

\$159,000 (\$9.12/SF)

IDO ZONING

- **MX-M** 
- Allows for a wide range of commercial uses

HIGHLIGHTS

- Good location with quick access to I-40 and I-25
- Ideal for owner-user, builder or investor
- Level site and ready to build with utilities in the street
- Surrounded by rooftops and other commercial activity
- Affordable entry point into the market
- Perfect for retail, vehicle-related uses, office and artisan manufacturing

LOCATION

- NWQ I-40 & 4th St. NW

For Sale

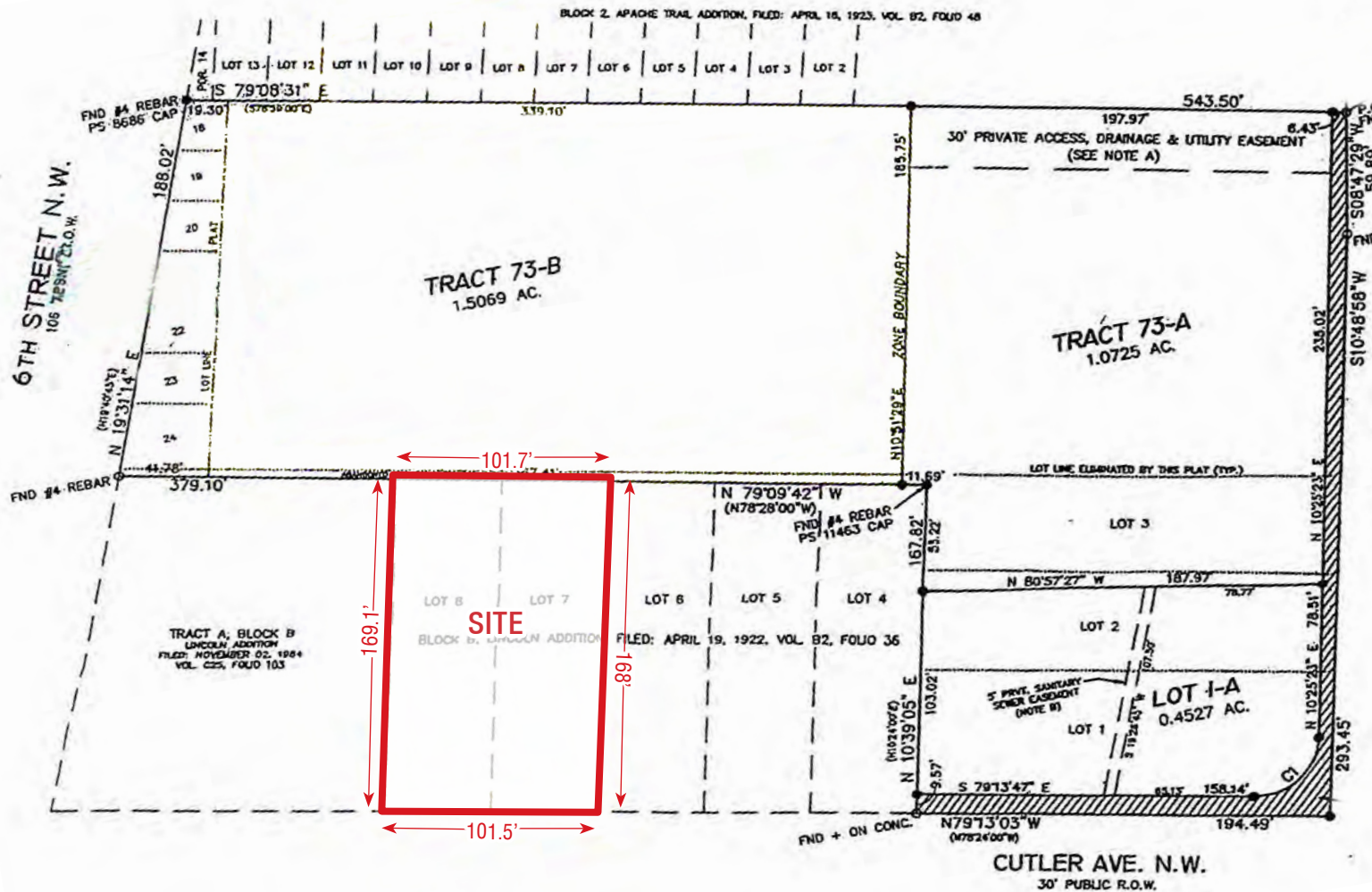
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PLAT

AVAILABLE

±0.40 Acres

Lot dimensions are conceptual and will need to be validated in the field



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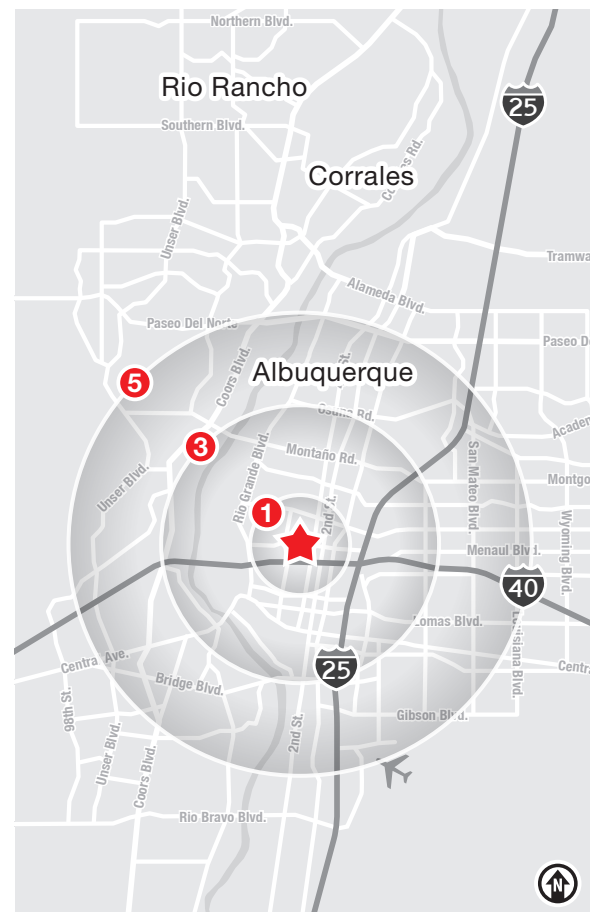


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,132	82,906	245,599
Average HH Income	\$70,921	\$82,394	\$82,687
Daytime Employment	8,222	98,424	194,084

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



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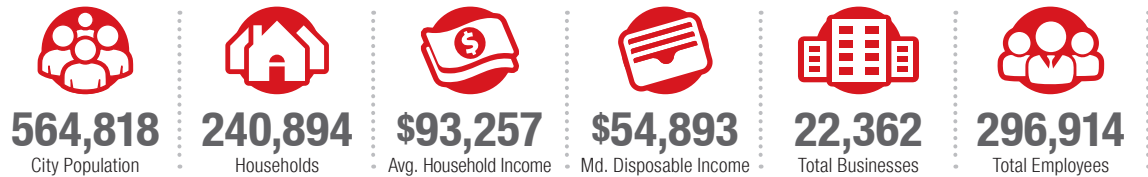
Albuquerque

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)



926,835
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.