

**For Sale  
or Lease**

# NE Heights Hard-Corner Pad Site

IN AN UNDERSERVED CORRIDOR JUST OFF I-25

SEC San Antonio Dr. & San Pedro Dr. NE | Albuquerque, NM 87109



**AVAILABLE**  
Land: ±0.72 Acres



**RATES/PRICING**  
\$19.00/SF

## IDO ZONING

- MX-L

## HIGHLIGHTS

- Excellent visibility
- More than 35,000 cars per day at intersection
- ±4,500 SF building pad site compacted
- Partially remediated
- Zoning approved for drive-in and fuel uses
- Great access to dense and high income Northeast Heights trade area
- One of the last remaining Northeast Heights retail hard corners available
- Southwest corner also available – See Advisors for details



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## NE HEIGHTS HARD-CORNER PAD SITE

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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,901	96,733	214,504
Average HH Income	\$85,760	\$105,222	\$106,545
Daytime Employment	10,824	78,362	153,670

2023 Forecasted by Esri



**NAI SunVista**

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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 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



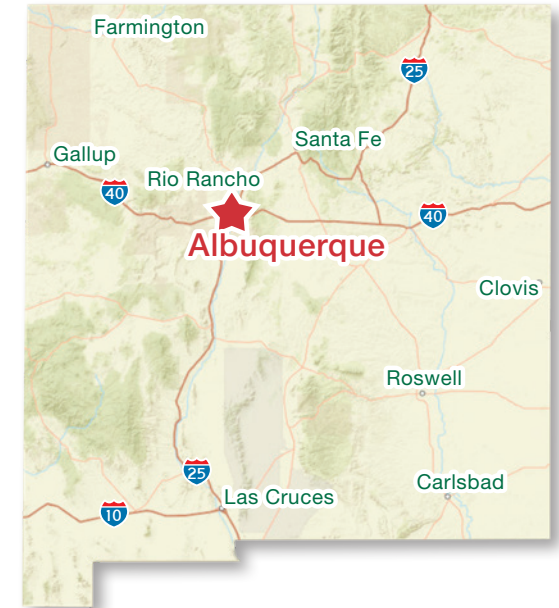
**291,840**  
Total Employees



**923,076**  
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.