

For Lease

Vacant Land Along I-40

QUICK ACCESS TO FREEWAY FROM ATRISCO VISTA BLVD.

SWQ Central Ave. & Atrisco Vista Blvd. SW | Albuquerque, NM 87121



 **AVAILABLE**
±3.69- 11.07 Acres

 **LEASE RATE**
\$1,000/Acre Monthly

ZONING
▪ A1, Bernalillo County 

- HIGHLIGHTS**
- Interstate frontage along I-40 with good visibility
 - Access along I-40 Frontage Road/Central Ave. SW
 - Multiple-sized land lease parcels available
 - Tenant responsible for all improvements to the property as needed
 - Great location for a tenant needing term flexibility
 - Owner would participate in zoning change to qualified tenants

For Lease

VACANT LAND ALONG I-40 NEAR ATRISCO VISTA BLVD.

SWQ Central Ave. & Atrisco Vista Blvd. SW | Albuquerque, NM 87121



±3.69 Ac.

±3.69 Ac.

±3.69 Ac.

SITE | ±3.69-11.07 Ac.

Central Ave./Frontage Rd. SW



CPD 34,000

Central Ave./Frontage Rd. NW

Route 66 RV Storage

Albuquerque RV



Albuquerque
3 Miles ↓



For Lease

VACANT LAND ALONG I-40 NEAR ATRISCO VISTA BLVD.

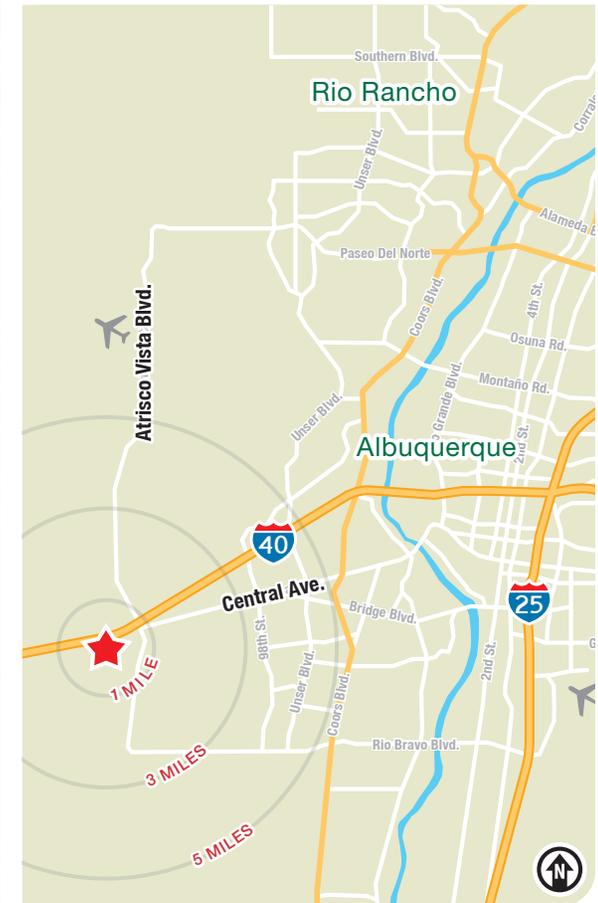
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	70	6,001	73,410
Average HH Income	\$86,466	\$77,948	\$79,208
Daytime Employment	33	587	4,565

2023 Forecasted by Esri



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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.



923,076
Albuquerque
Metro
Population



**The
Largest**
City in the State



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

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*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

- ↑ A Business-Friendly Location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.