

**For Sale,  
Lease or  
Build-to-Suit**

# San Antonio Commons Pad Site

IN A GROWING NE HEIGHTS TRADE CORRIDOR JUST OFF I-25

5700 San Antonio Dr. NE | Albuquerque, NM 87109



**AVAILABLE**  
Land:  $\pm 1.305$  Ac.



**SALE PRICE**  
\$16.00/SF  
Seller to provide a  
 $\pm 5,000$  SF Reme-  
diated Footprint



**LEASE RATE**  
See Advisor

- Near Journal Center with the #2 day time population area in the metro
- Near state government office complexes
- IDO Zoning: MX-M

**NAISunVista** ] **Got Space™**

**Jim Wible, CCIM**  
jimw@sunvista.com  
505 400 6857

**Randall Parish**  
randall@sunvista.com  
505 338 4110

**Keith Meyer, CCIM**  
keithmeyer@sunvista.com  
505 878 0001



**For Sale, Lease  
or Build-to-Suit**

## SAN ANTONIO COMMONS PAD SITE

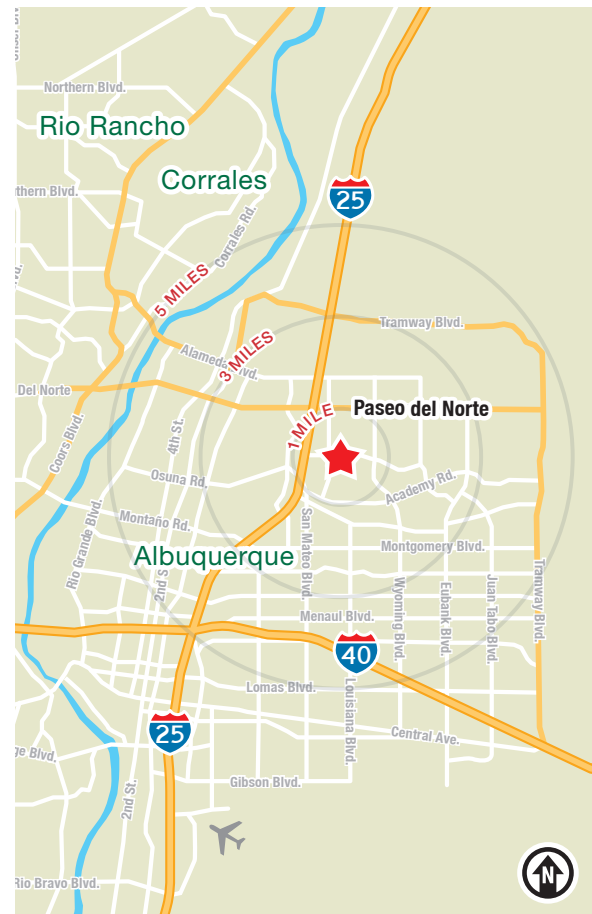
5700 San Antonio Dr. NE | Albuquerque, NM 87109



## LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,258	95,982	212,062
Average HH Income	\$82,373	\$103,893	\$105,340
Daytime Employment	14,375	79,375	154,767

2023 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857

**Randall Parish**  
[randall@sunvista.com](mailto:randall@sunvista.com)  
505 338 4110

**Keith Meyer, CCIM**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 878 0001



For Sale, Lease  
or Build-to-Suit

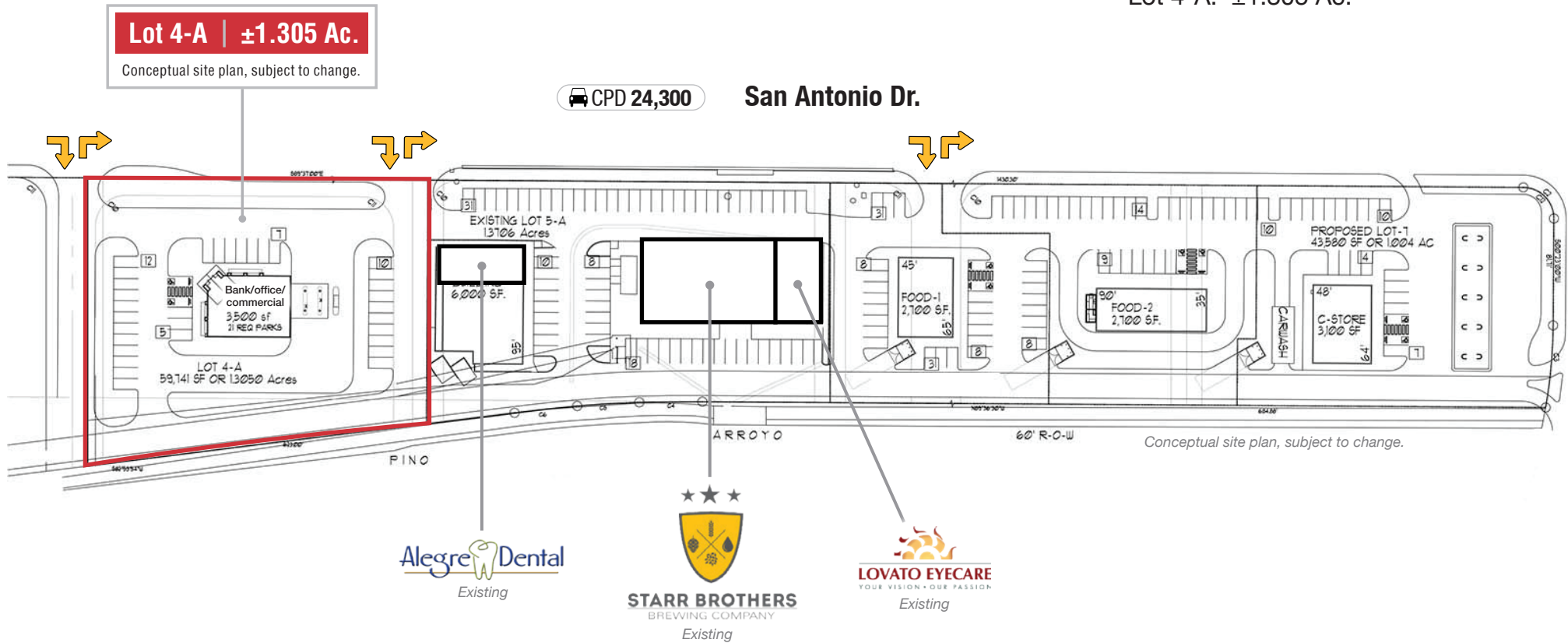
## SAN ANTONIO COMMONS PAD SITE

5700 San Antonio Dr. NE | Albuquerque, NM 87109

### SITE PLAN

**AVAILABLE**

Lot 4-A:  $\pm 1.305$  Ac.



**For Sale, Lease  
or Build-to-Suit**

## SAN ANTONIO COMMONS PAD SITE

5700 San Antonio Dr. NE | Albuquerque, NM 87109



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com) [f](#) [t](#) [in](#) [v](#)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Jim Wible, CCIM**  
[jimw@sunvista.com](mailto:jimw@sunvista.com)  
505 400 6857

**Randall Parish**  
[randall@sunvista.com](mailto:randall@sunvista.com)  
505 338 4110

**Keith Meyer, CCIM**  
[keithmeyer@sunvista.com](mailto:keithmeyer@sunvista.com)  
505 878 0001



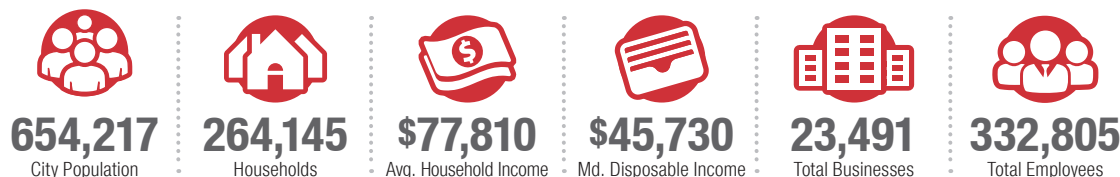
# Albuquerque

## 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 2022 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*



**936,582**  
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.