



DOWNTOWN
ALBUQUERQUE



2.70±
ACRES

FOR SALE OR GROUND LEASE

I-25 FRONTAGE

VACANT LAND READY FOR DEVELOPMENT IN ALBUQUERQUE'S RESTAURANT ROW



CBRE

5401 PAN AMERICAN FREEWAY NE
ALBUQUERQUE, NM



THE OFFERING

This is a rare, first-time opportunity to acquire a 2.70-acre trophy commercial parcel at the intersection of Interstate 25 and Jefferson St in Albuquerque, NM – one of the city's most dynamic and high-traffic corridors.

- Development ready land with 157,300 VPD passing on I-25 daily
- Surrounded by national tenants and multiple high volume restaurants
- Easy access to Interstate 25 and all quadrants of the city
- 5-mile trade area boasting 204,612 daytime workers and an average household income of \$105,334, the site offers an unmatched commercial environment.
- NR-BP zoning accommodates a wide range of uses including dining, hospitality, and medical
- Cross access easement in place for adjacent restaurants and office park
- Major interchange improvements at Montgomery Blvd and I-25 completed Spring 2027

PROPERTY OVERVIEW

±2.70
Acres



SALE PRICE
Inquire with
Broker



**NORTH I-25
CORRIDOR**
Submarket



157,300 VPD
I-25 Traffic Counts



NR-BP
City of Albuquerque
Zoning



**FOR SALE
GROUND LEASE**





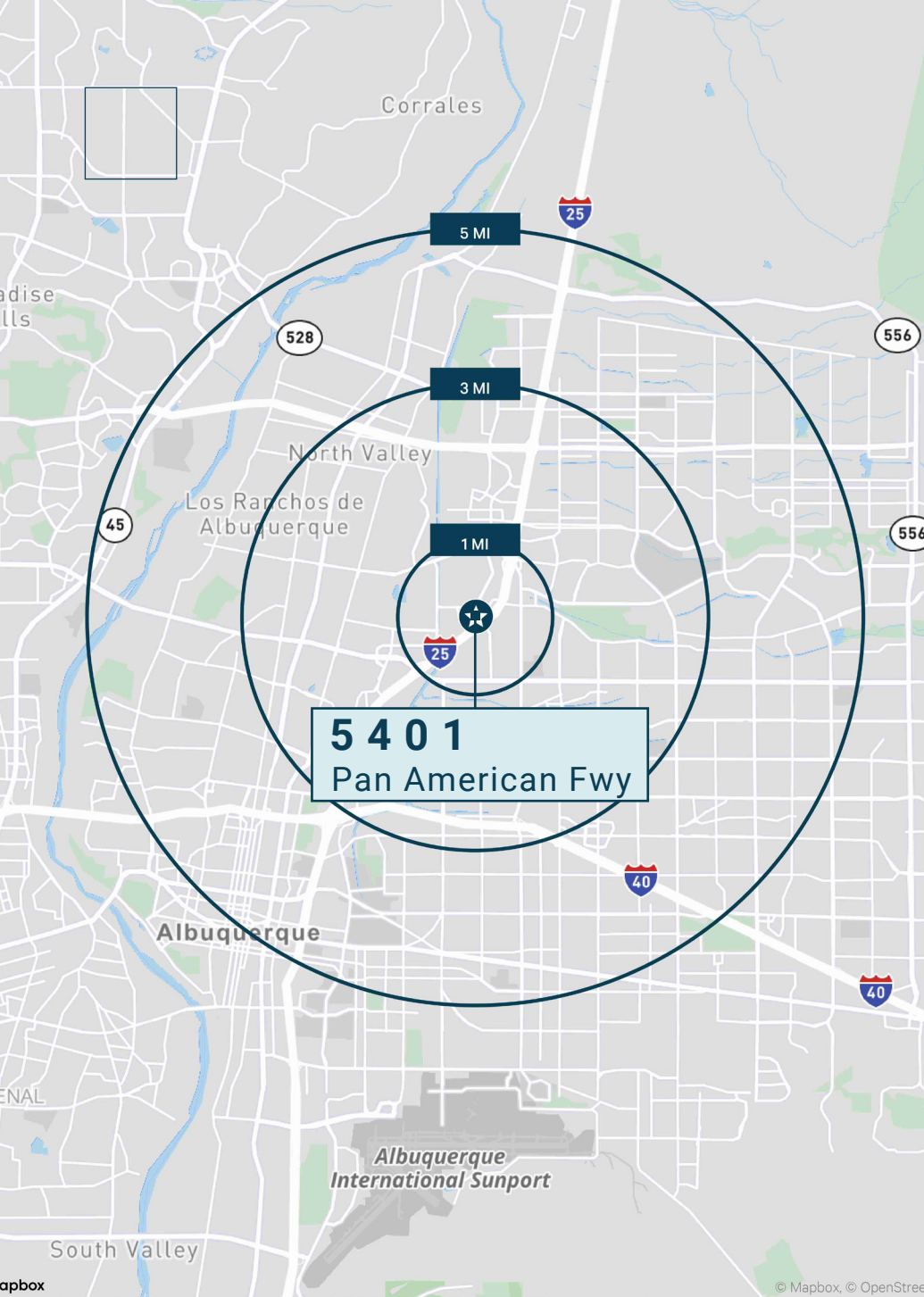
SURROUNDING AREA



2.70±
ACRES

JEFFERSON ST

RIGHT LANE
MUST
TURN RIGHT



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	8,418	88,080	249,215
2030 Population - Five Year Projection	8,311	87,872	249,105
HOUSEHOLDS			
2025 Households - Current Year Estimate	4,128	41,167	115,237
2030 Households - Five Year Projection	4,125	41,469	116,250
2025-2030 Annual Household Growth Rate	-0.01%	0.15%	0.18%
2025 Average Household Size	2.02	2.12	2.11
HOUSEHOLD INCOME			
2025 Average Household Income	\$66,332	\$92,418	\$105,334
2030 Average Household Income	\$77,437	\$107,261	\$121,986
2025 Median Household Income	\$47,752	\$65,443	\$71,834
2030 Median Household Income	\$52,172	\$76,417	\$83,865
EDUCATION			
Bachelor's Degree or Higher	35.5%	41.4%	47.7%
PLACE OF WORK			
2025 Employees	19,624	104,287	204,612

ALBUQUERQUE HIGHLIGHTS



1,063,552

POPULATION

Population within
a 60-minute drive
time of I-40/I-25
Interchange
(Esri 2025)



62%

DIVERSE POPULATION

(Lightcast 2026)



98.7

LOW COST OF LIVING

on a national
scale of 100
(C2ER 2026)



\$389,665

MEDIAN HOUSING VALUE

National
\$396,333
(Zillow Q1 2026)

EXCEPTIONAL QUALITY OF LIFE

- 4 seasons
- 5,312 feet in elevation - higher than Denver
- **24.4** minute average commute time
- Abundant outdoor adventure options
- **3rd-largest** art market in the U.S. located in Santa Fe
- Award-winning breweries, wine bars and restaurants
- Eclectic and iconic culture, arts and entertainment



MOST DIVERSE WORKFORCE

**62% of All Workers Identify
as a Person of Color**

(Lightcast 2026)

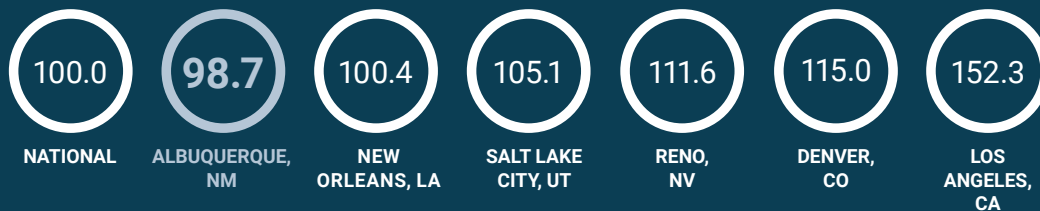
WORKFORCE

- **37.3%** have a Bachelor's degree or higher
(Esri 2025)
- **112,145** students enrolled in two-year and four-year colleges and universities
(National Center for Education Statistics)
- Very high density of educated population - 15.8% of the population over the age of 25 (Esri 2025)
- **Ranked 20th** nationally for higher education
(U.S. News & World Report)

ALBUQUERQUE ACCOLADES

- One of the top 25 Emerging Markets for Tech Talent in 2025
-CBRE 2025 Tech Talent Report
- One of the best cities for outdoor activities in America
-Niche.com 2026
- One of the cities with the best public schools in America
- Niche.com 2026
- Second best big city to live and work as a moviemaker in 2026
- Moviemaker Magazine 2026
- 10Best ranked Albuquerque one of the top cities for street art
- U.S.A. Today 2026
- #20 in the Nation for Higher Education
- U.S. News & World 2026

COST OF LIVING INDEX



Source: C2ER 2025 Annual Average

TRANSPORTATION SYSTEMS

- Albuquerque International Sunport is served by ten airlines with 5.3 million annual passengers.
- Commuter Train- The New Mexico Rail Runner is 100 Miles of track running from Los Lunas to Santa Fe, New Mexico. The commuter train services over 12M+ passengers since it opened in 2006 and provides stops throughout Los Lunas, Albuquerque and Santa Fe with 15 Rail Runner Express stations.
- Two major highways (I-25 and I-40) bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.

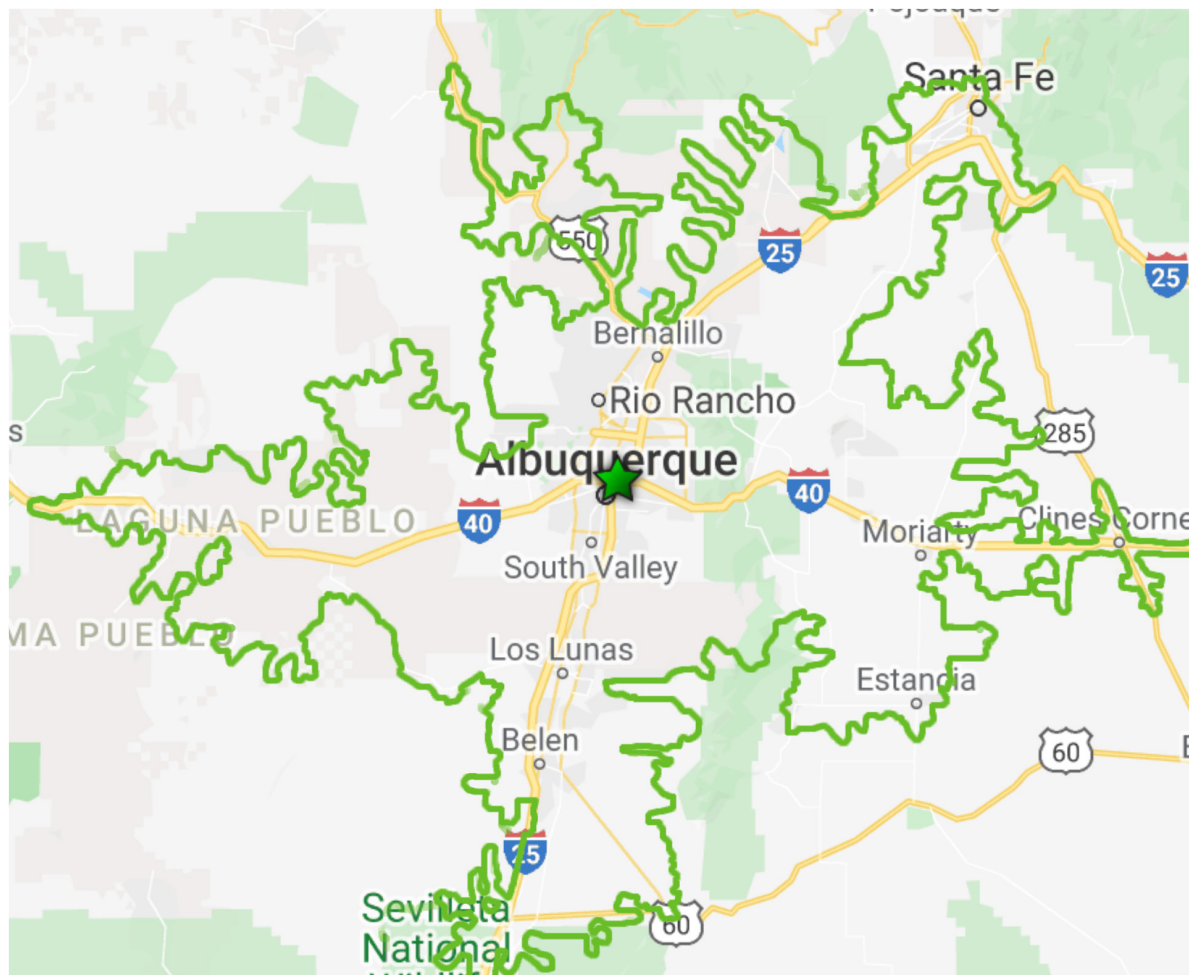


GREATER ALBUQUERQUE REGION



1,063,552 POPULATION

WITHIN A
60-MINUTE DRIVE TIME
FROM I-25 AND I-40



60 MIN DRIVE TIME DEMOGRAPHIC HIGHLIGHTS

(I-25/I-40 INTERCHANGE)



1,063,552
POPULATION



436,696
HOUSEHOLDS



\$101,004
AVERAGE HH INCOME



\$389,665
MEDIAN HOUSING
VALUE



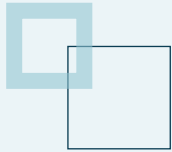
37.3%
OF POPULATION HAS AN
BACHELOR'S DEGREE
OR HIGHER

Source: Esri

I-25 FRONTAGE

VACANT LAND READY FOR DEVELOPMENT WITHIN RESTAURANT ROW

5401 PAN AMERICAN FWY
ALBUQUERQUE, NM



2.70±
ACRES

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CBRE