

**For Sale  
or Lease**

# NE Heights Hard-Corner Pad Site

IN AN UNDERSERVED CORRIDOR JUST OFF I-25

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



## AVAILABLE

Land: ±2.04 Acres



## RATES/PRICING

See Advisors

## IDO ZONING

- MX-L

## HIGHLIGHTS

- Excellent visibility
- More than 35,000 cars per day at intersection
- 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
- Southeast corner also available – See Advisors for details



# For Sale or Lease

## NE Heights Hard-Corner Pad Site

IN AN UNDERSERVED CORRIDOR JUST OFF I-25

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



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,970	95,601	212,845
Average HH Income	\$75,345	\$88,946	\$88,274
Daytime Employment	10,732	78,158	154,999

2021 Forecasted by Esri



**NAI SunVista**

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

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

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

**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)

  
**654,217**  
City Population


  
**264,145**  
Households

  
**\$77,810**  
Avg. Household Income

  
**\$45,730**  
Md. Disposable Income

  
**23,491**  
Total Businesses

  
**332,805**  
Total Employees

  
**936,582**  
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.