

For Ground
Lease

Highly-Visible Land on Signalized Corner

CENTRALLY-LOCATED IN PROVEN REGIONAL TRADE CENTER

1301 Renaissance Blvd. NE | Albuquerque, NM 87107



AVAILABLE
±4.29 Acres



LEASE RATE
See Advisors

IDO ZONING

▪ **MX-M**

HIGHLIGHTS

- In a regional center of ±174 acres with ±630,000 SF of surrounding retail
- Easy freeway access
- \$4 billion in annual retail sales within a 10-minute drive
- At the hard corner of Alexander & Renaissance Blvds.

AREA RETAILERS INCLUDE:



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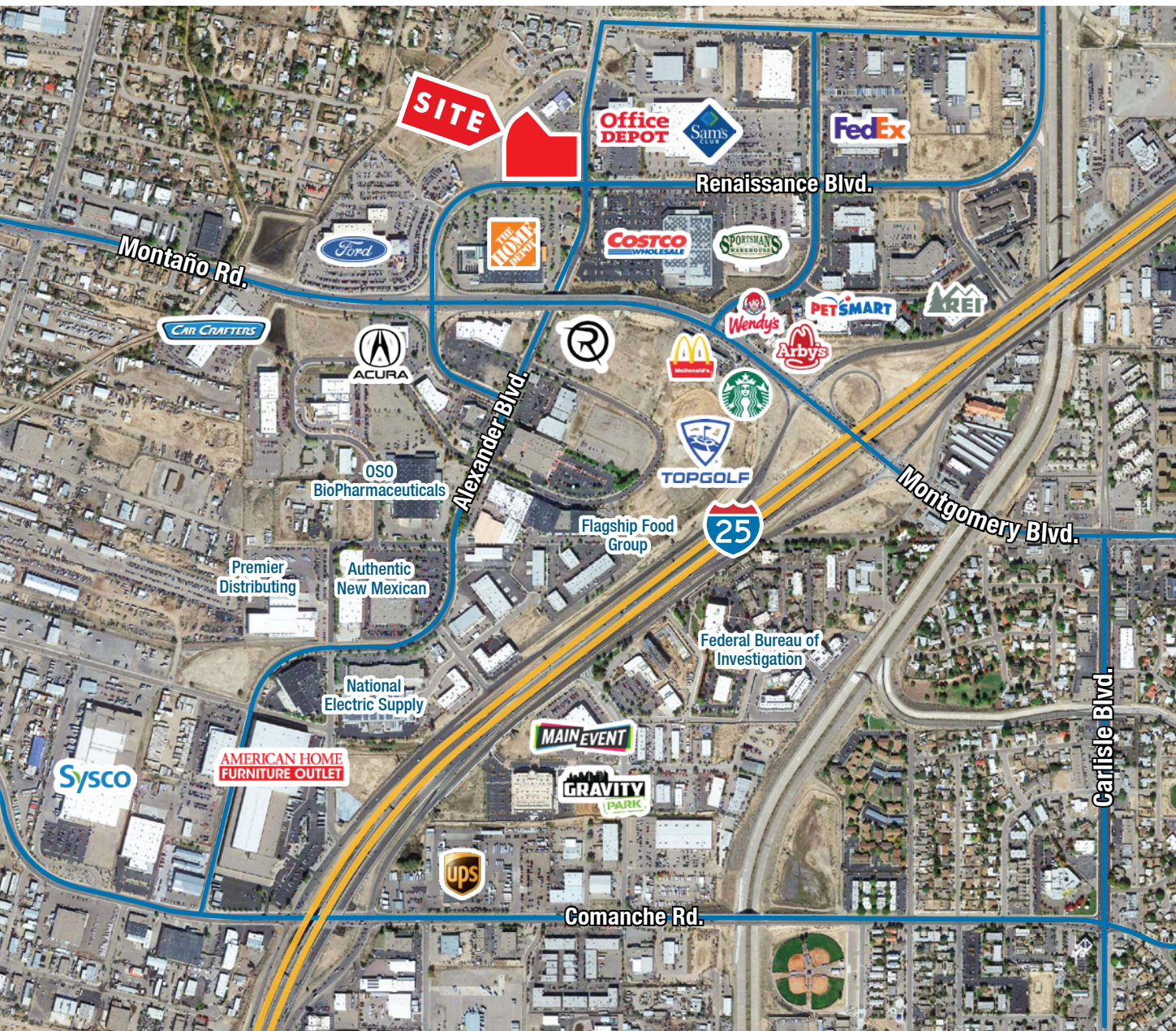
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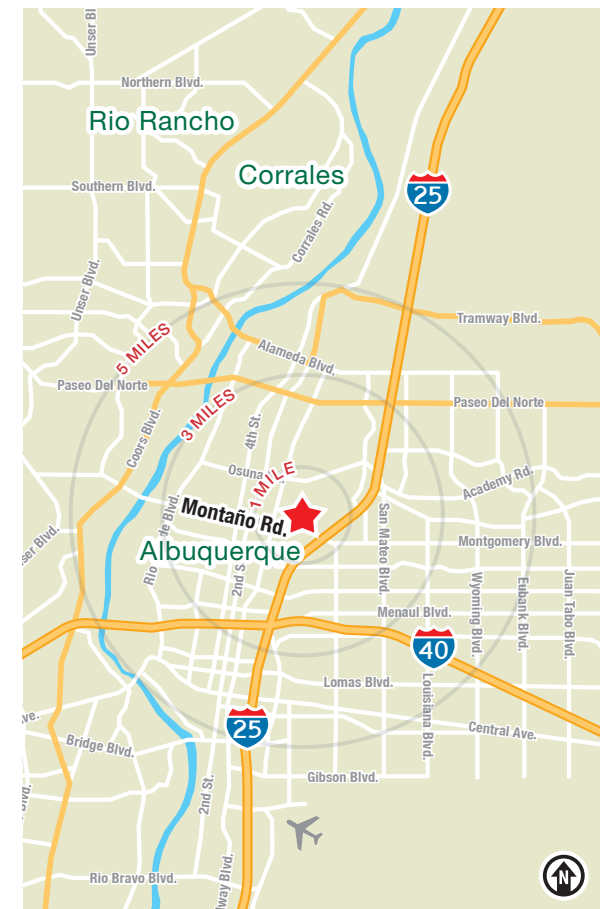
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,519	79,228	248,873
Average HH Income	\$57,899	\$83,646	\$92,891
Daytime Employment	11,572	95,550	237,310

2024 Forecasted by Esri



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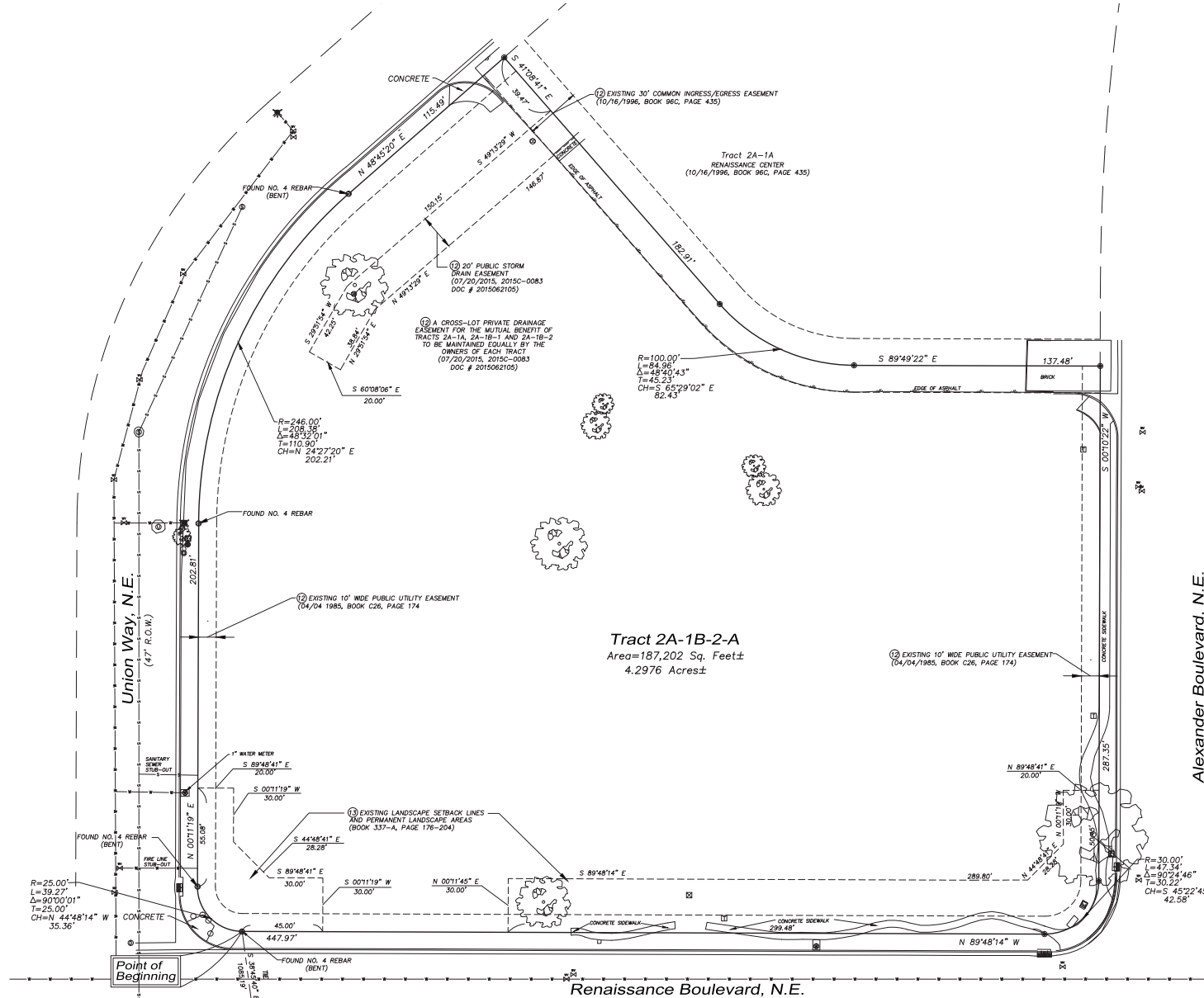
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SITE SURVEY

±4.2976 Acres



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 2024 Demographics)



564,818
City Population



240,894
Households



\$93,257
Avg. Household Income



\$54,893
Md. Disposable Income



22,362
Total Businesses



296,914
Total Employees



926,835
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.