

FOR SALE | COMMERCIAL LAND OPPORTUNITY

8250 SECOND STREET NW ALBUQUERQUE, NM 87114



ASKING PRICE: \$800,000

PROPERTY HIGHLIGHTS:

- Prime North Valley Second Street NW frontage with strong north-south connectivity
- Highly visible site with excellent access to Paseo del Norte
- Large contiguous parcel ideal for retail, service commercial, or mixed-use development
- Surrounded by established national and regional users
- Flat, usable site with flexible development potential
- Rapidly growing North Valley/North I-25 Corridor
- Zoning: Special Use Permit (CSU-2022-0015) for Specific O-I and C-I Uses, to allow a restaurant, garage, and alternate site layout.

LOCATION OVERVIEW:

8250 Second Street NW is strategically positioned along one of Albuquerque's most traveled north-south corridors. The site benefits from proximity to I-25, strong daily traffic counts, and nearby anchors including Tractor Supply Co., Family Dollar, and Steel Bender Brewery/Brewyard. The surrounding area continues to see residential and commercial growth, supporting long-term value appreciation.



GEORGE CHRONIS

Senior Advisor, Qualifying Broker

505-238-3854

george@epic-rec.com

NM Lic. 16978

MARK THOMPSON, CCIM

Qualifying Broker, Principal

505-263-5350

mark@epic-rec.com

NM Lic. REC-2023-0710





CONSUMER SPENDING (ANNUAL TOTALS) POPULATION

	1-Mile	3-Mile	5-Mile
Total Daytime Population	7,438	84,872	151,733
Population	5,961	39,203	149,877
Number of Household	2,623	17,677	65,870
Males	2,956	19,099	73,159
Females	3,005	20,104	76,718
Median Age Yrs	46.9	43.4	41.9

INCOME (ANNUAL INCOME)

	1-Mile	3-Mile	5-Mile
Average Household Income	\$103,025	\$104,824	\$106,316
Median Household Income	\$71,711	\$72,257	\$75,430
Per Capita Income	\$44,894	\$47,412	\$46,751

CONSUMER SPENDING (ANNUAL TOTALS)

	1-Mile	3-Mile	5-Mile
Food Away from Home: Total \$	\$9,313,336	\$65,868,934	\$247,621,378
Food at Home: Total \$	\$16,702,095	\$120,802,346	\$451,171,884
Entertainment/Recreation: Total \$	\$9,567,599	\$65,895,323	\$248,900,504
HH Furnishings & Equipment: Total \$	\$6,784,101	\$46,685,259	\$176,830,364
Apparel & Services: Total \$	\$5,492,841	\$39,332,818	\$148,613,293

Information courtesy of AGRIS/ERSI

Business Key Facts North Valley Land Opportunity | Ring bands: 0-1, 1-3, 3-5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

0 - 1 miles

337

Total Businesses

3,884

Total Employees

\$768M

Total Sales

1.4%

Unemployment Rate

Daytime Population

0 - 1 miles



5,961

Total Population



7,438

Total Daytime Population

Ratio of daytime to total population:

1.25

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type

0 - 1 miles



13.4

Avg Number of Employees



107.4 ↑

Total Business Per Sq Mi
This is 406.4% higher than **Bernalillo County**

0 - 1 miles

Top 25 Largest Businesses in Area



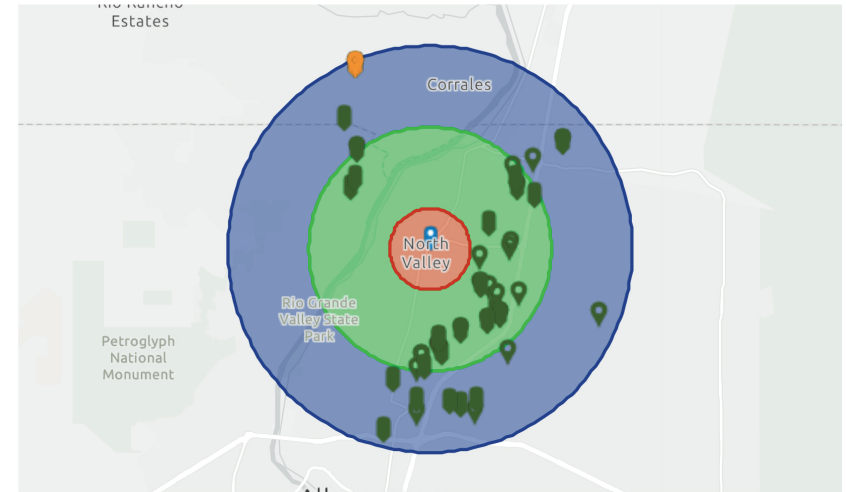
25*

100 or More Employees



25*

\$10M+ Annual Sales Vol



Highest sales volume

Intel Corp	Branch	\$805M
------------	--------	--------

Most Employees

Intel Corp	Branch	3,600
------------	--------	-------

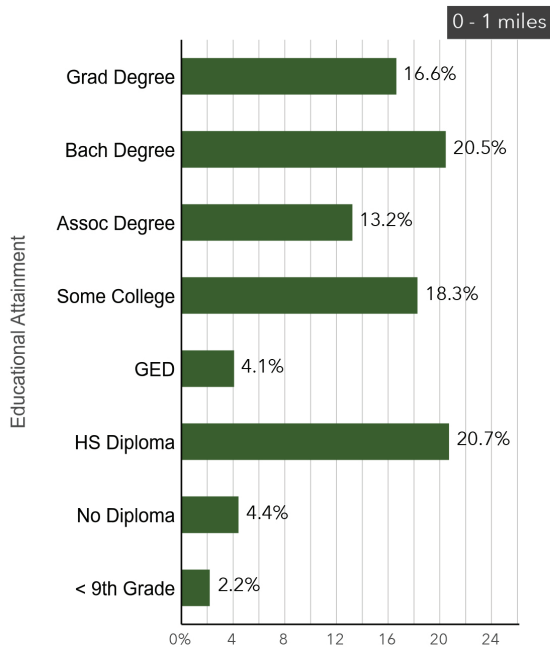
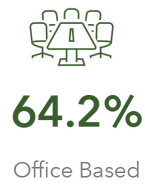
Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Business Key Facts | North Valley Land Opportunity | Ring bands: 0-1, 1-3, 3-5 mile radii



About the Workforce

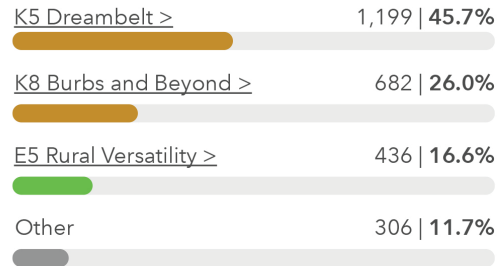
0 - 1 miles



Tapestry

Top 3 segments by household count

0 - 1 miles



Businesses Per 1,000 Population

Business Categories	0 - 1 miles	1 - 3 miles	3 - 5 miles	ZIP Codes 87114 (Albuquerque)	States New Mexico	United States of America United States
Restaurants	2.18	6.89	2.62	2.06	2.13	2.45
Health Care & Social Assistance	3.19	10.66	6.00	2.11	3.58	3.76
Retail	5.87	14.36	5.49	4.10	4.45	4.59
Manufacturing	3.86	6.35	1.65	0.57	0.99	1.32
Finance & Insurance	1.01	5.33	2.08	0.77	1.41	1.79
Professional & Tech Services	5.70	11.94	4.84	1.89	3.00	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



IMPROVEMENT LOCATION REPORT

LOT 24,
VALLE NORTE ESTATES

BERNALILLO COUNTY, NEW MEXICO

CSI-CARTESIAN
SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

DATE: 04/05/23
SCALE: 1"=50'
DRAWN BY: JW
JOB NO.: 230565

LEGEND

- CONCRETE
- WOOD FENCE
- WIRE FENCE
- METAL FENCE
- UTILITY POLE
- OVERHEAD UTILITY LINE
- ANCHOR
- UTILITY PEDESTAL
- FIRE HYDRANT
- WATER METER

