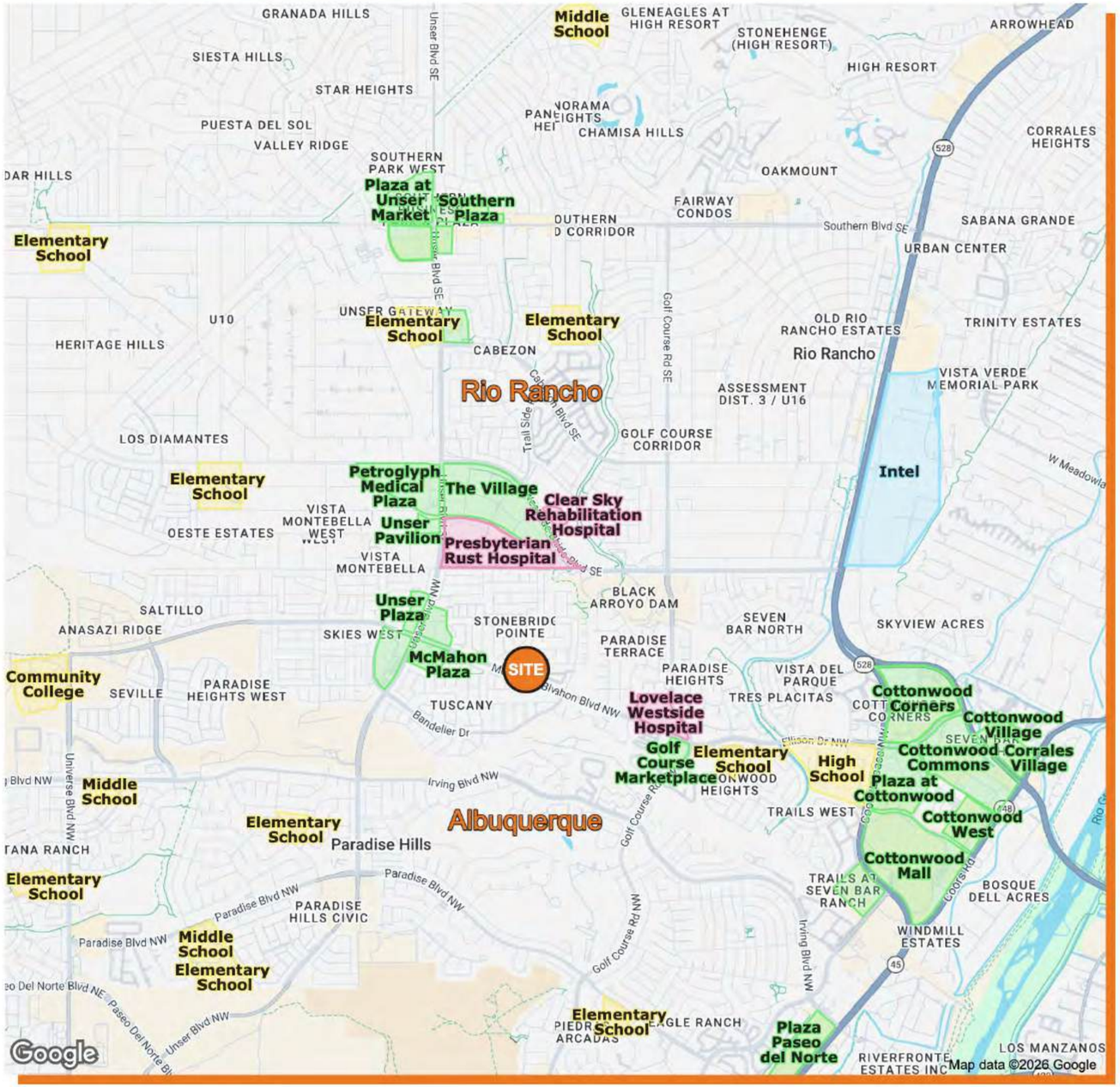
FOR SALE
Commercial Land
7305 McMahon Boulevard NW, Albuquerque, New Mexico 87114

LOCKEHOUSE
RETAIL GROUP

±2.79 ACRES AVAILABLE NEAR THE HIGHEST GROWTH CORRIDOR IN ALBUQUERQUE AND RIO RANCHO

Features:

- ±2.79 acres land
- Excellent visibility on McMahon Blvd
- 20,175 VPD
- Access:
  - 669' frontage: two potential access points
  - Possibility of one full access point with City approval
- Zoned MX-L
- Near high-growth Unser Blvd trade area
- Surrounded by two hospitals and multiple medical support facilities and offices
- Close to major NW Cottonwood shopping district
- Commuter corridor for Albuquerque and Rio Rancho residents
  - 2.7 miles from Alameda Blvd/NM 528 river crossing
  - 2.8 miles from Paseo del Norte/NM 423 river crossing
- Ideal location for:
  - Retail
  - Medical facility
  - Multi-family
  - Preschool / daycare
  - Retirement or assisted living
  - Medical / professional offices



LOCKEHOUSE RETAIL GROUP
Michael Butler | 505.730.8404 | michael@lockehouse.com

FOR SALE
Commercial Land
7305 McMahon Boulevard NW, Albuquerque, New Mexico 87114

LOCKEHOUSE
RETAIL GROUP

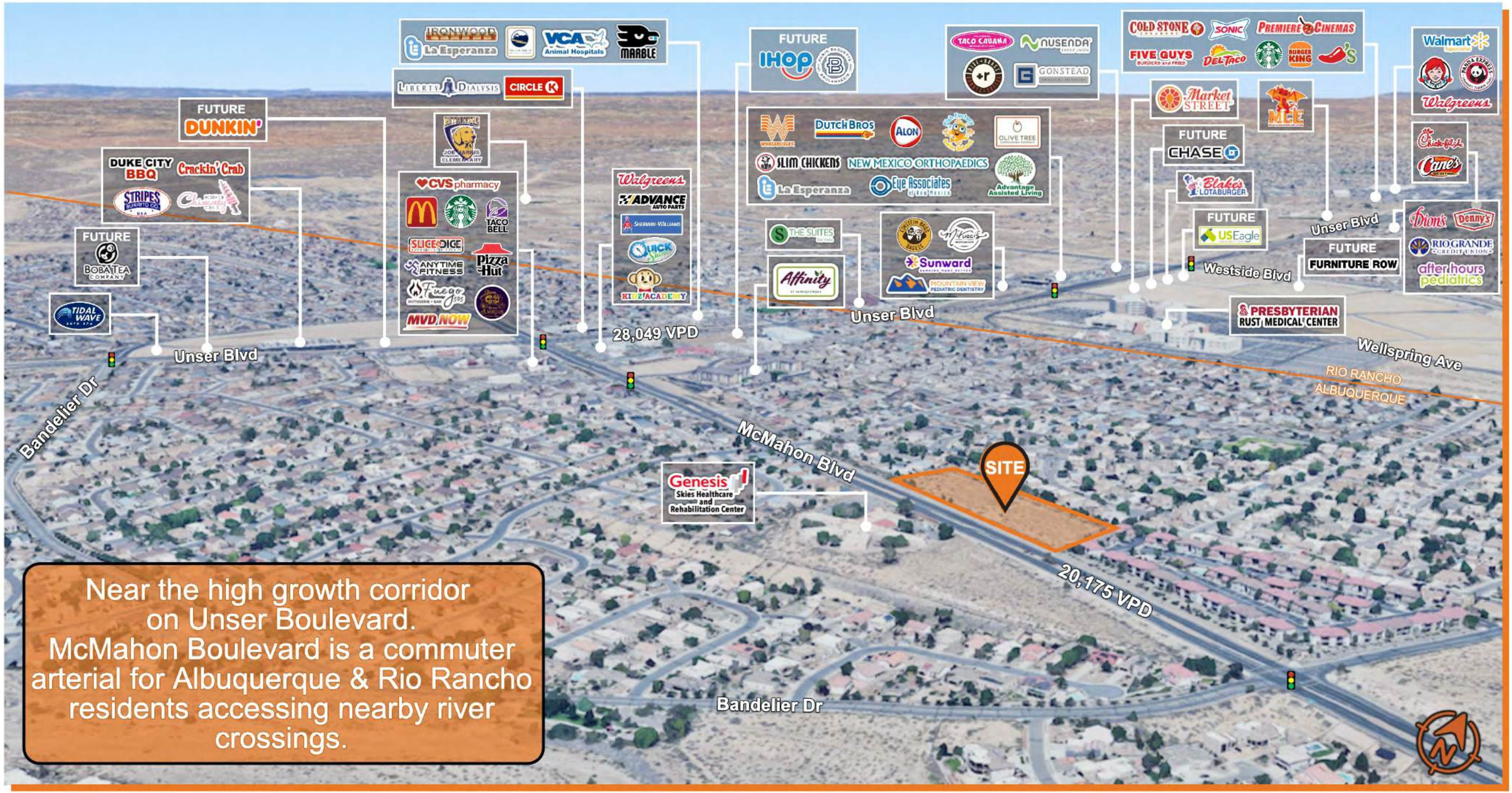


LOCKEHOUSE
RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

FOR SALE
Commercial Land
7305 McMahon Boulevard NW, Albuquerque, New Mexico 87114

LOCKEHOUSE
RETAIL GROUP

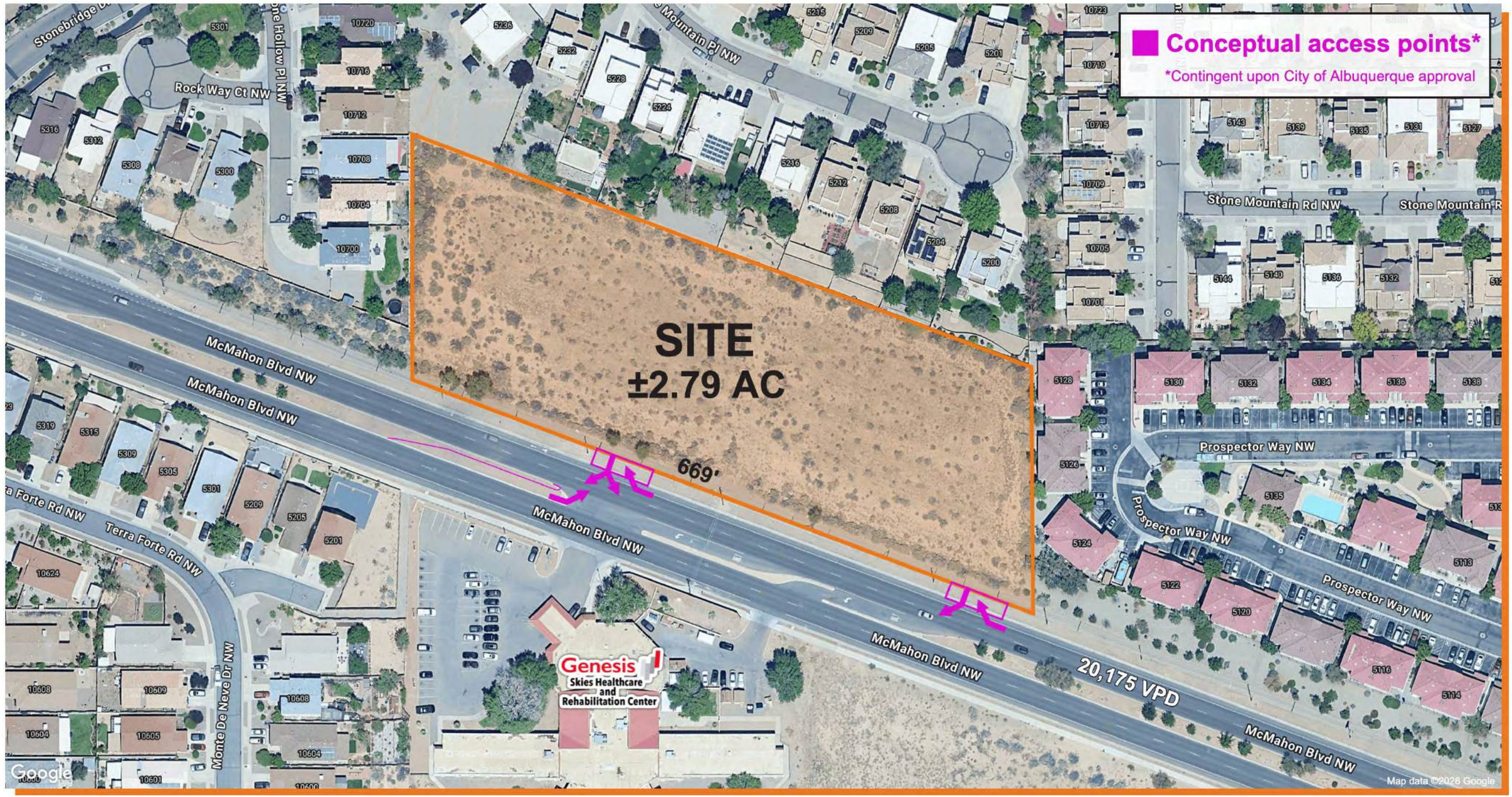


LOCKEHOUSE RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

FOR SALE
Commercial Land
7305 McMahon Boulevard NW, Albuquerque, New Mexico 87114

LOCKEHOUSE
RETAIL GROUP

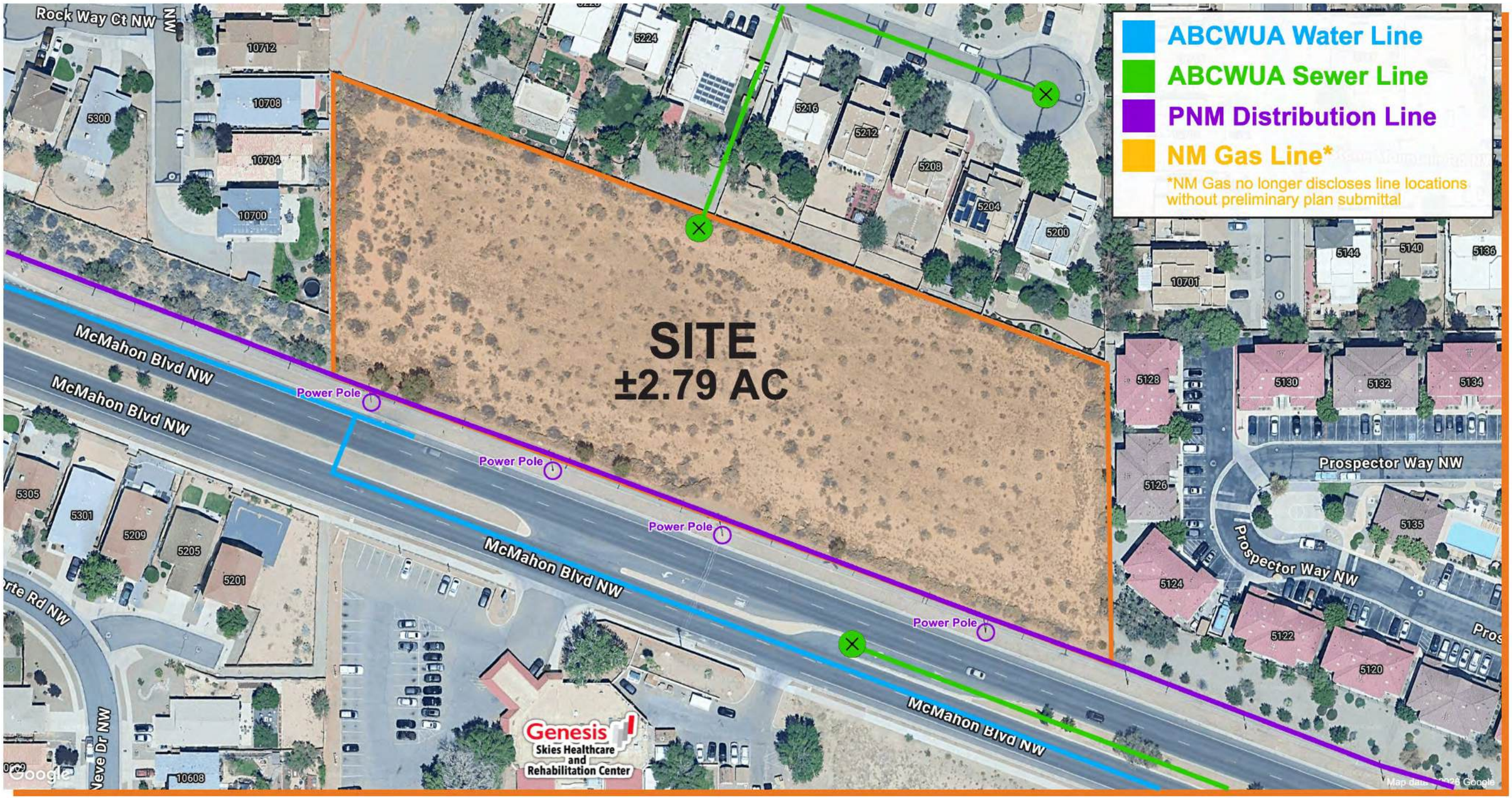


LOCKEHOUSE
RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

FOR SALE
Commercial Land
7305 McMahon Boulevard NW, Albuquerque, New Mexico 87114

LOCKEHOUSE
RETAIL GROUP

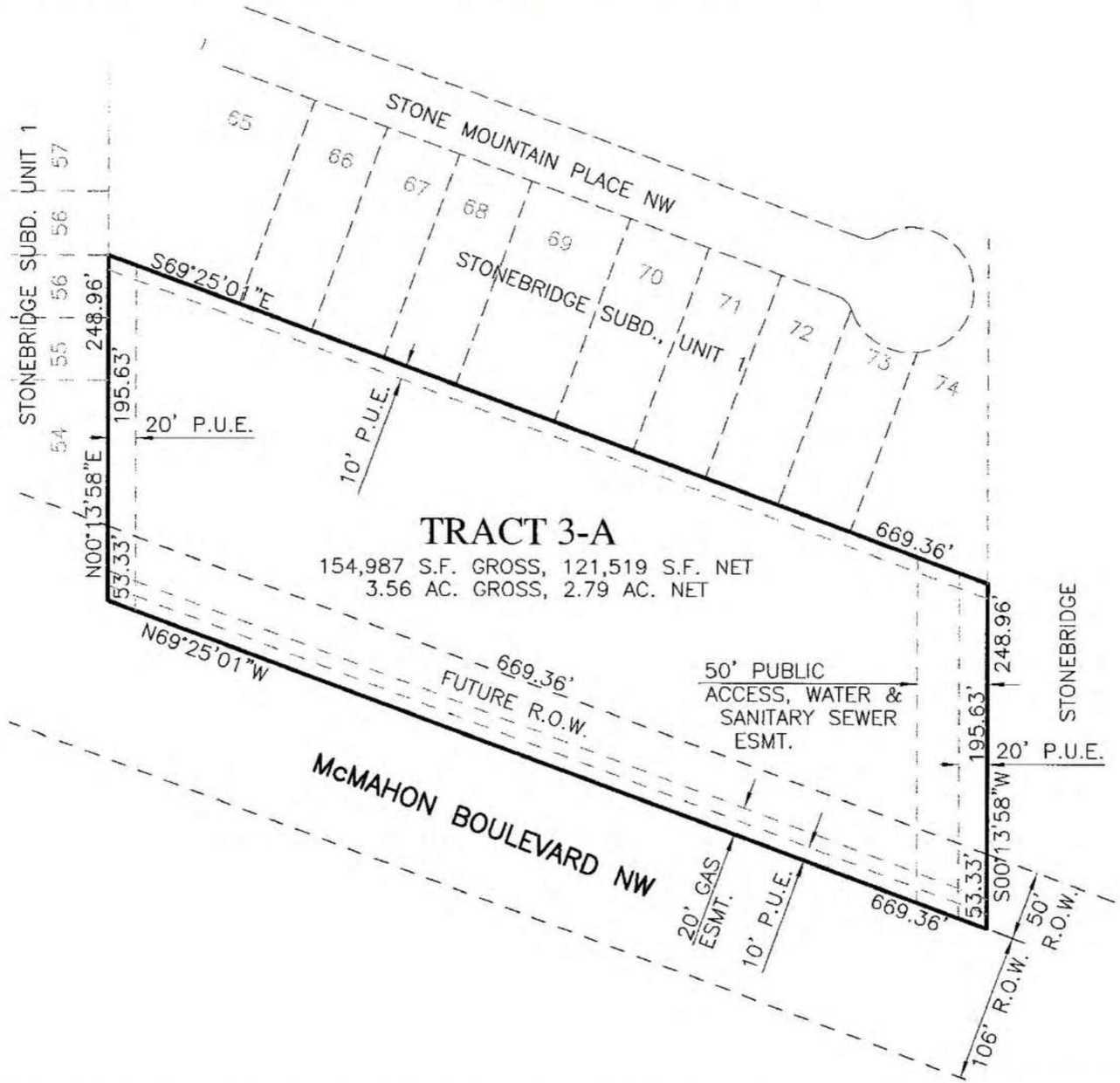


LOCKEHOUSE
RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

FOR SALE
Commercial Land
7305 McMahon Boulevard NW, Albuquerque, New Mexico 87114

LOCKEHOUSE
RETAIL GROUP



LOCKEHOUSE
RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

FOR SALE
Commercial Land
7305 McMahon Boulevard NW, Albuquerque, New Mexico 87114

LOCKEHOUSE
RETAIL GROUP

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,368	86,513	172,206
Households	6,035	34,715	68,767
Median HH Income	$93,576	$89,772	$92,716
Average HH Income	$117,711	$116,153	$118,364

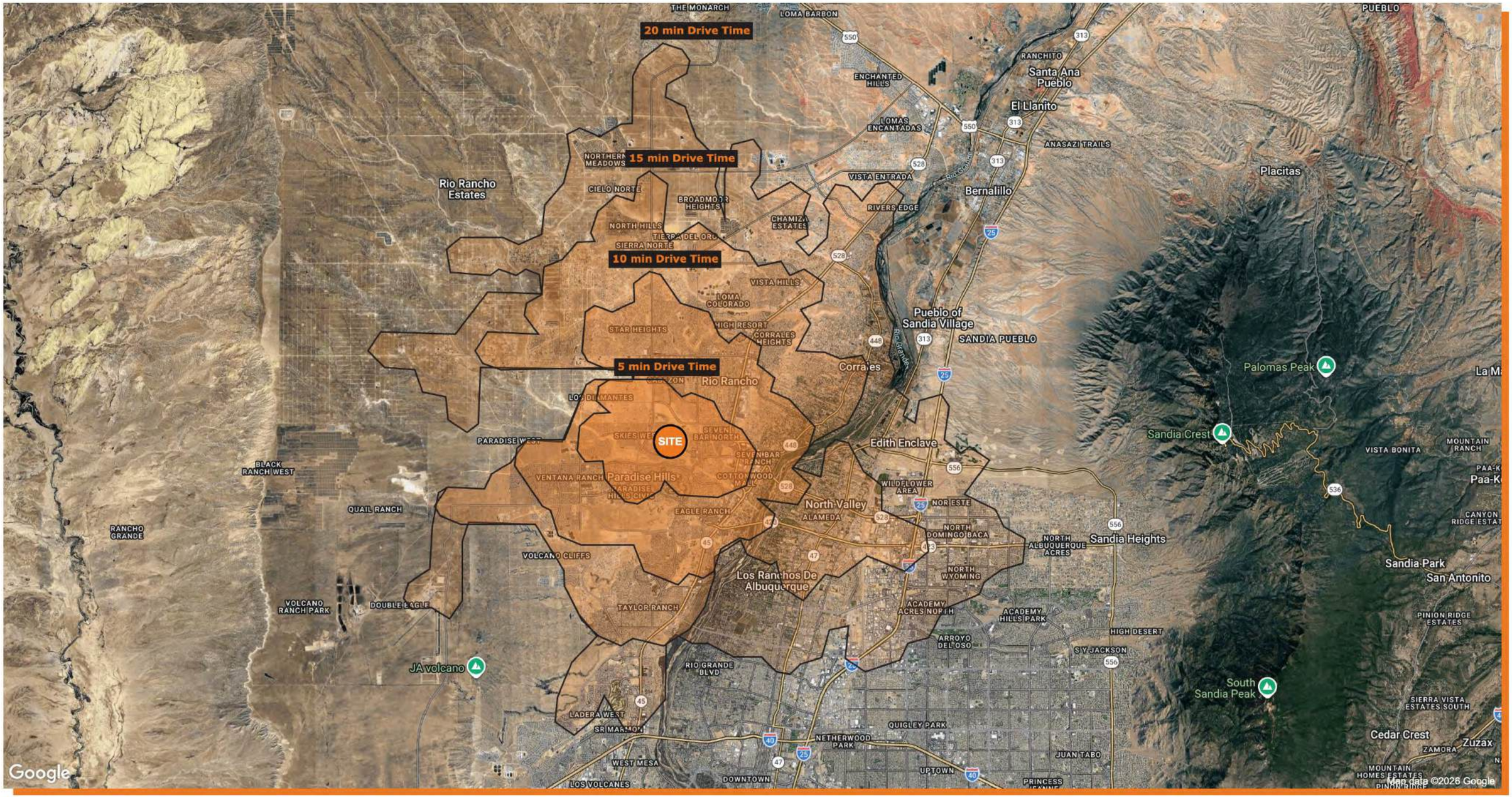


LOCKEHOUSE
RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com

FOR SALE
Commercial Land
7305 McMahon Boulevard NW, Albuquerque, New Mexico 87114

LOCKEHOUSE
RETAIL GROUP



LOCKEHOUSE
RETAIL GROUP

Michael Butler | 505.730.8404 | michael@lockehouse.com