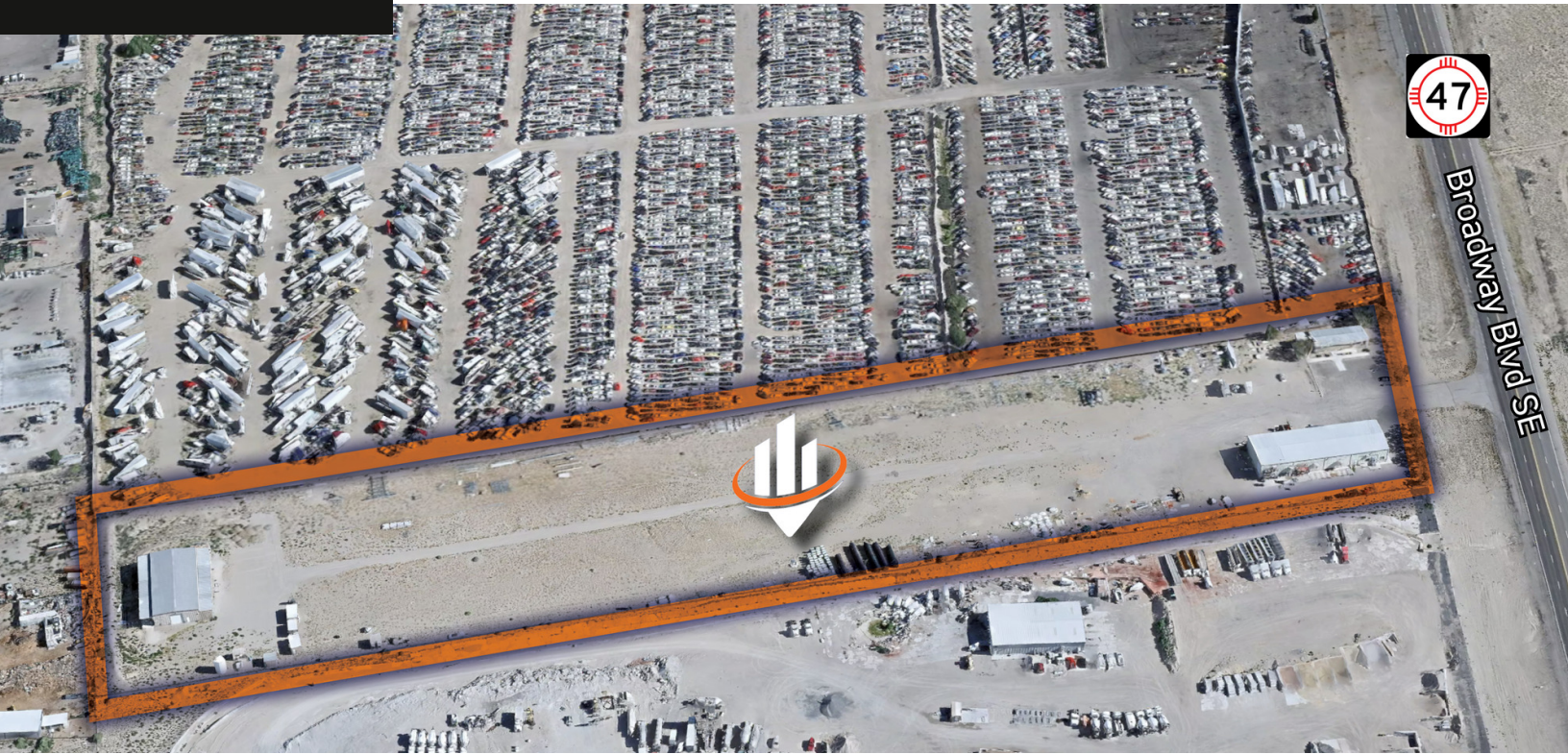




OFFERING SUMMARY

SALE PRICE:	\$2,950,000
BUILDING SIZE:	14,292 SF
LOT SIZE:	10 Acres
PRICE / SF:	\$206.41
ZONING:	M-1
MARKET:	Albuquerque
SUBMARKET:	South Valley
TRAFFIC COUNT:	10,196
APN:	101305047140410116

PROPERTY OVERVIEW

Explore a prime industrial and manufacturing investment opportunity in Albuquerque, NM, with well-maintained buildings totaling 14,292 SF, and zoned M-1. This property offers the ideal foundation for growth and success in the thriving Albuquerque area. Property is on well and septic. Gas provider Gas Co. of NM and PNM for electric.

PROPERTY HIGHLIGHTS

- West Industrial Building - 5,000 SF
- East Industrial Warehouse - 7,500 SF
- Modular Mobile Office - 1,792 SF
- Located in Bernalillo County
- High ceilings
- Convenient access to transportation



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LOCATION OVERVIEW

Explore the ideal location for industrial and manufacturing businesses in Albuquerque, NM, with convenient access to major transportation routes and the Albuquerque International Sunport. Nearby points of interest include the University of New Mexico, Isotopes Park, and the National Museum of Nuclear Science & History, offering a diverse range of experiences for employees and clients. The area's growing economy and supportive business community make it a strong foundation for industrial and manufacturing businesses to thrive.



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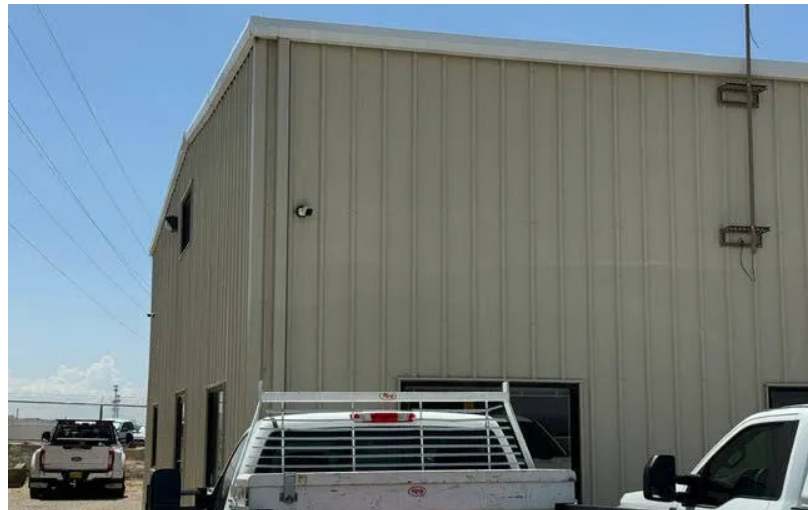
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Property Photos

7201 Broadway SE

7201 Broadway Blvd. SE, Albuquerque, NM 87105



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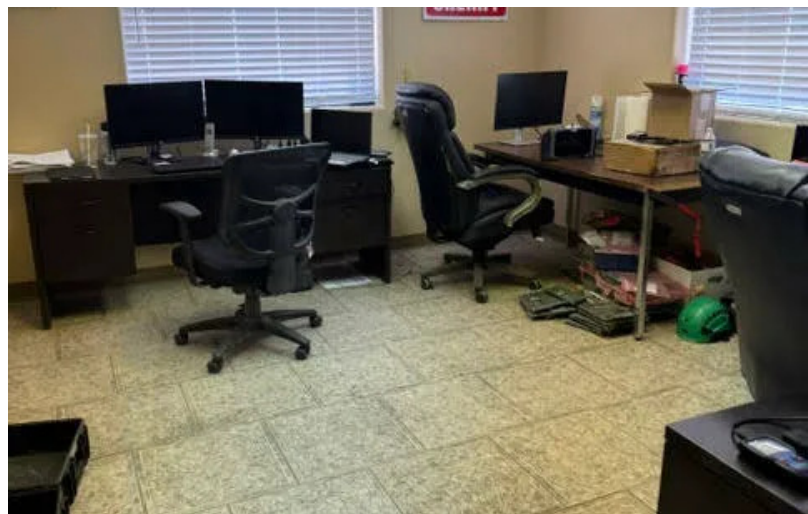
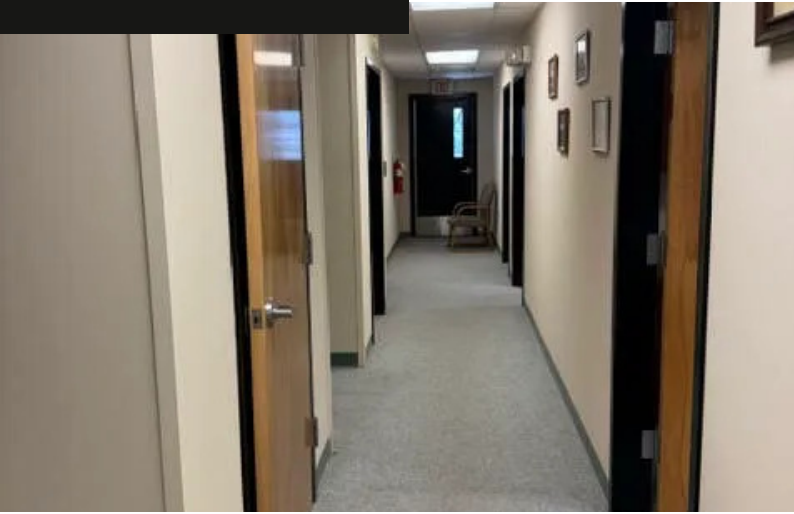




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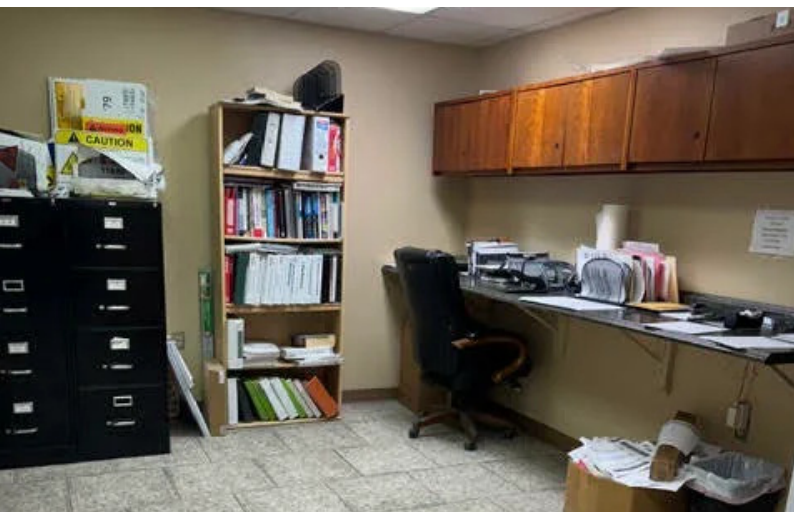
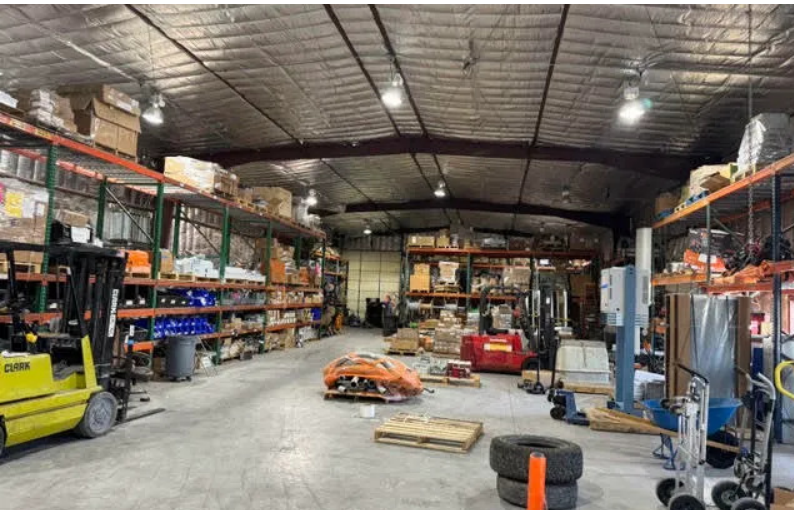
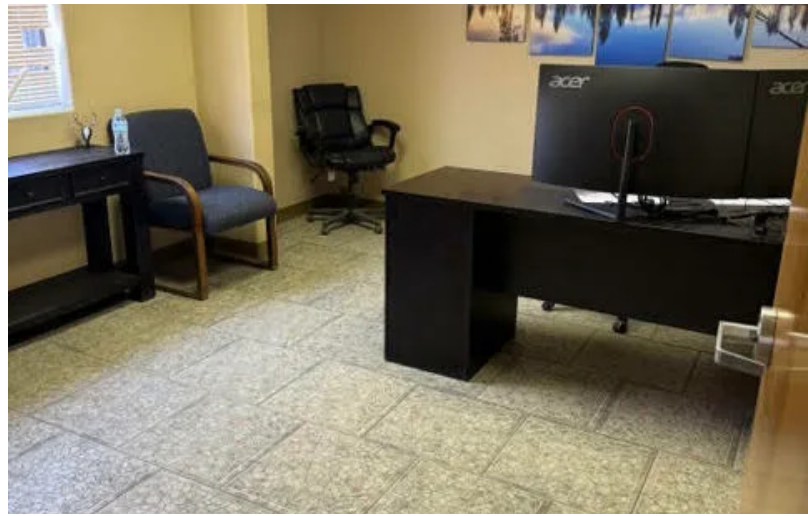
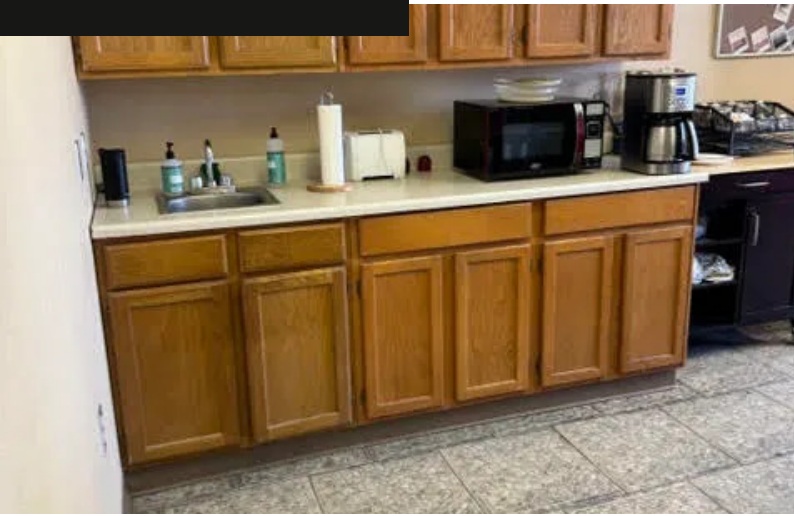
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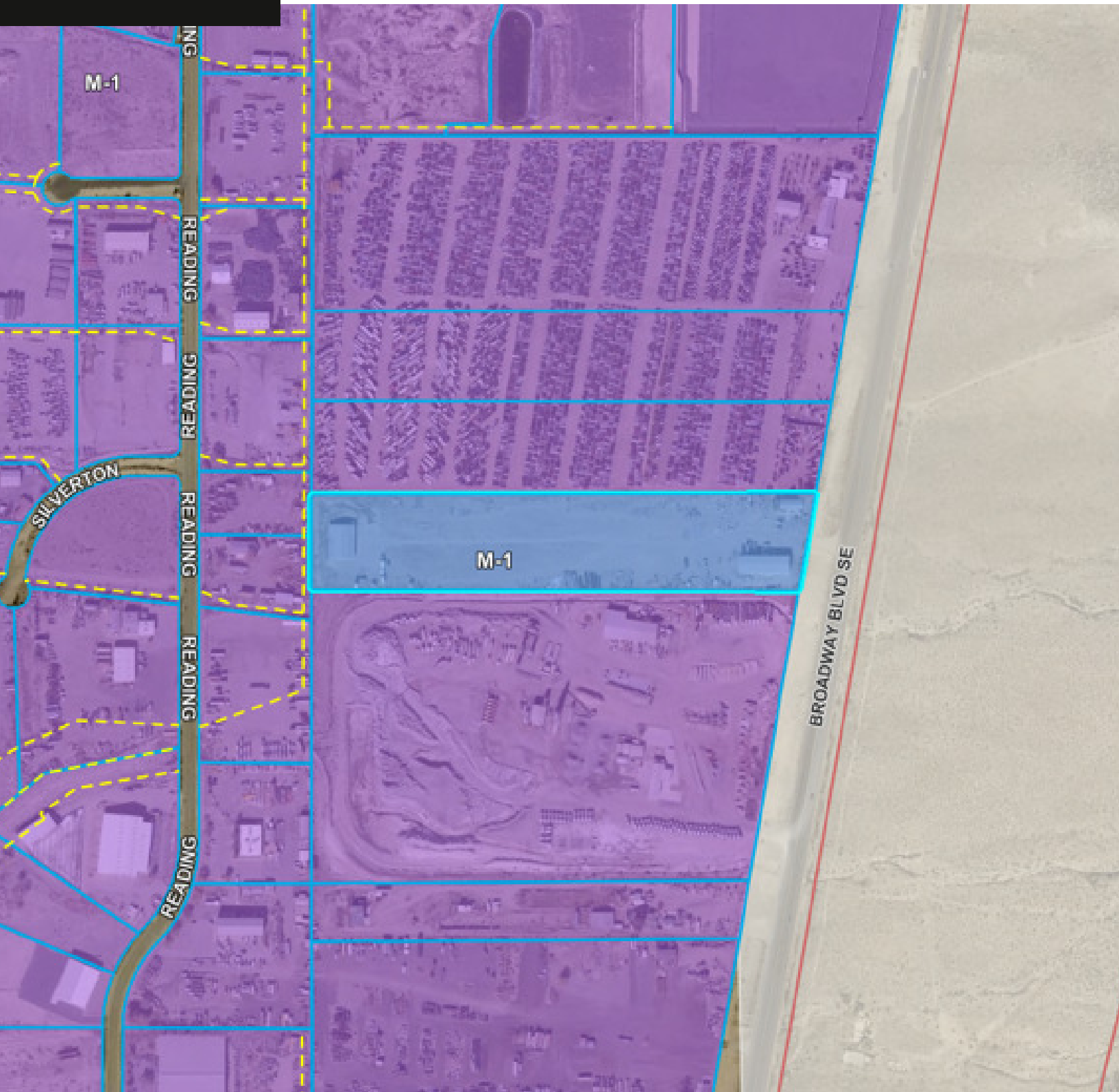


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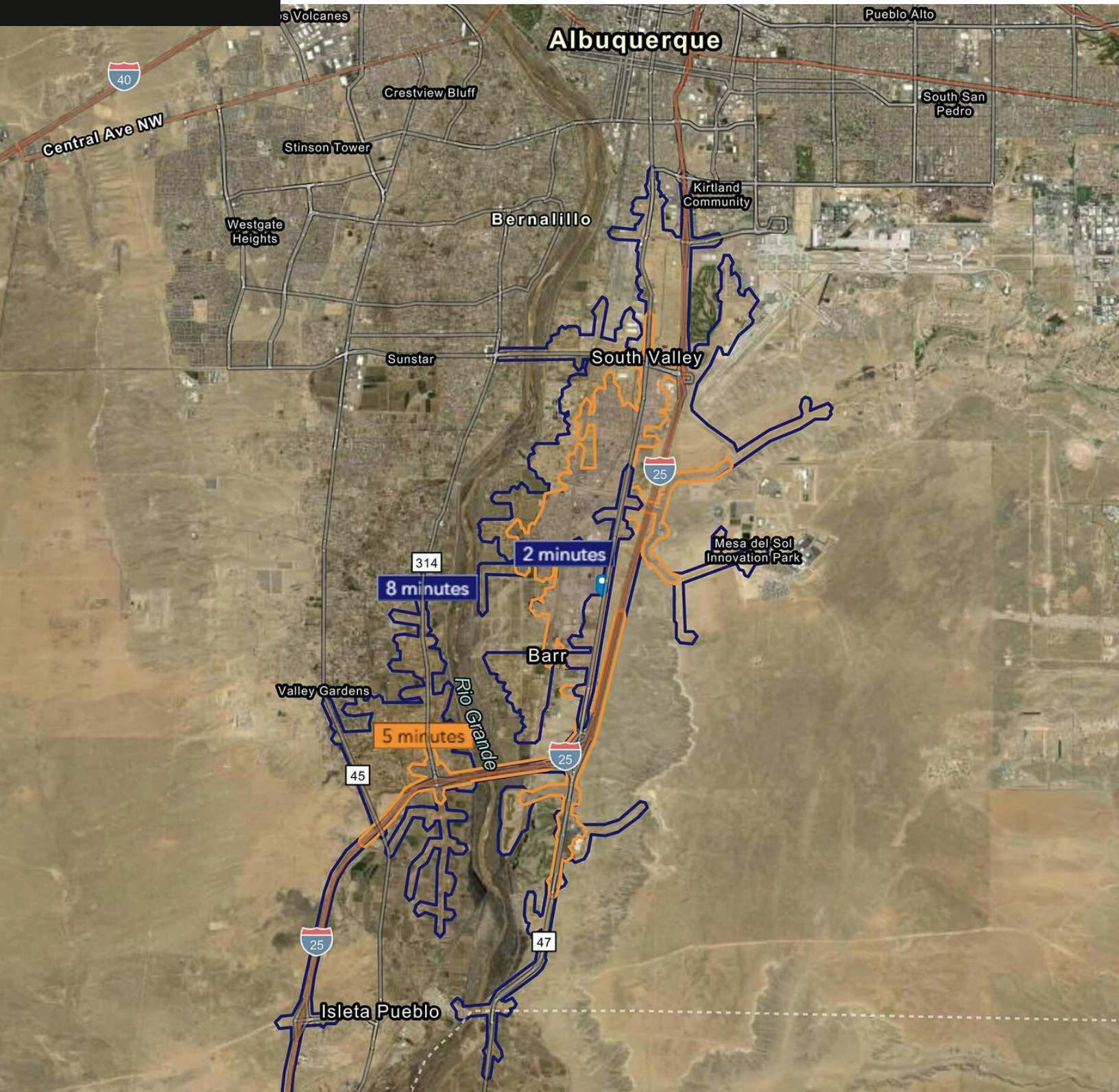
Zoning Map

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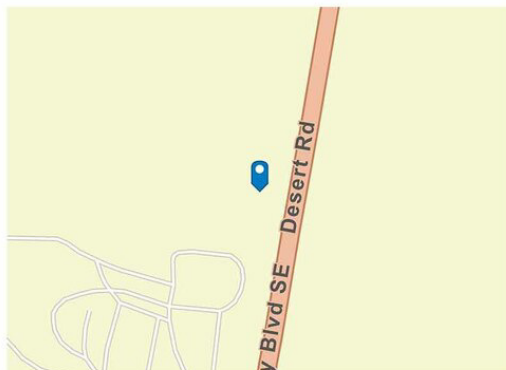
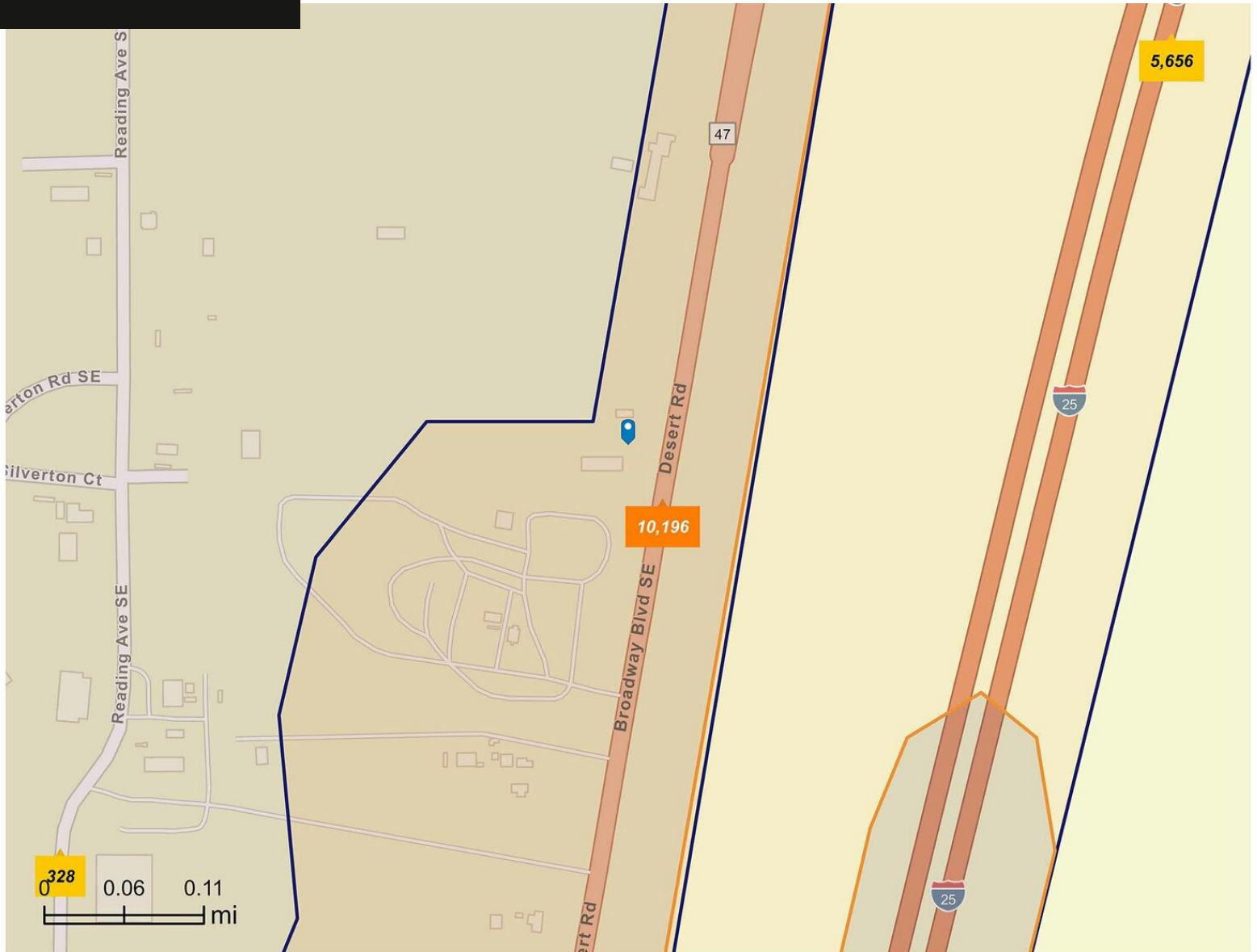


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Traffic Count Map - Close Up

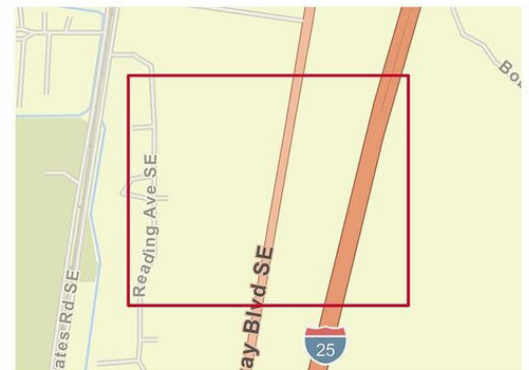
7201 Broadway SE

7201 Broadway Blvd. SE, Albuquerque, NM 87105



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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Demographics | 5-minute Drive-time

7201 Broadway SE

7201 Broadway Blvd. SE, Albuquerque, NM 87105

KEY FACTS

2,547

Population

41.1

Median Age



Average
Household Size

\$65,501

Median Household
Income

EDUCATION

24%

No High School
Diploma



34%

High School
Graduate



26%

Some College



15%

Bachelor's/Grad/Pr
of Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



64.5%

White Collar



21.7%

Blue Collar



14.0%

Services

5.1%

Unemployment
Rate

INCOME



\$65,501

Median Household
Income



\$32,280

Per Capita Income



\$212,523

Median Net Worth

2026 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (15.7%)

The smallest group: \$15,000 - \$24,999 (7.9%)

Indicator ▲	Value	Diff	
<\$15,000	8.1%	-1.3%	
\$15,000 - \$24,999	7.9%	+1.6%	
\$25,000 - \$34,999	15.4%	+7.7%	
\$35,000 - \$49,999	12.1%	+1.7%	
\$50,000 - \$74,999	10.4%	-5.5%	
\$75,000 - \$99,999	11.6%	-1.1%	
\$100,000 - \$149,999	15.7%	-0.7%	
\$150,000 - \$199,999	8.6%	-1.6%	
\$200,000+	10.1%	-0.9%	

Bars show deviation from Bernalillo County

