

LAST PAD SITE ADJACENT TO TOP PERFORMERS



rob@sunvista.com | 505 977 5094

**For Sale
or Lease**

6300 Alameda Blvd. NE | SEQ Alameda Blvd. & San Pedro Dr. NE | Albuquerque, NM 87113

PROPERTY

AVAILABLE

Land: ±0.789 Acres

SALE PRICE

\$1,200,000 (\$34.89/SF)

LEASE RATE

\$74,000/Year (\$2.15/SF)

ZONING

▪ [NR-BP](#) 

HIGHLIGHTS

- Close proximity to I-25, Journal Center and the affluent Northeast Heights
- \$154,527 average household income within a 1-mile radius
- Highly visible to more than 26,100 cars per day
- Just 0.3 miles from I-25
- Cross access & shared parking
- Adjacent to Stone Age Climbing Gym, Whataburger and Tin Can Alley with top performing brewery and restaurants

SITE

±0.789 Ac.

*Conceptual site plan,
subject to change.*

Shared Parking

Alameda Blvd. NE

CPD 26,100

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CONCEPTUAL FLOOR PLANS

1ST FLOOR



Alameda Blvd. NE

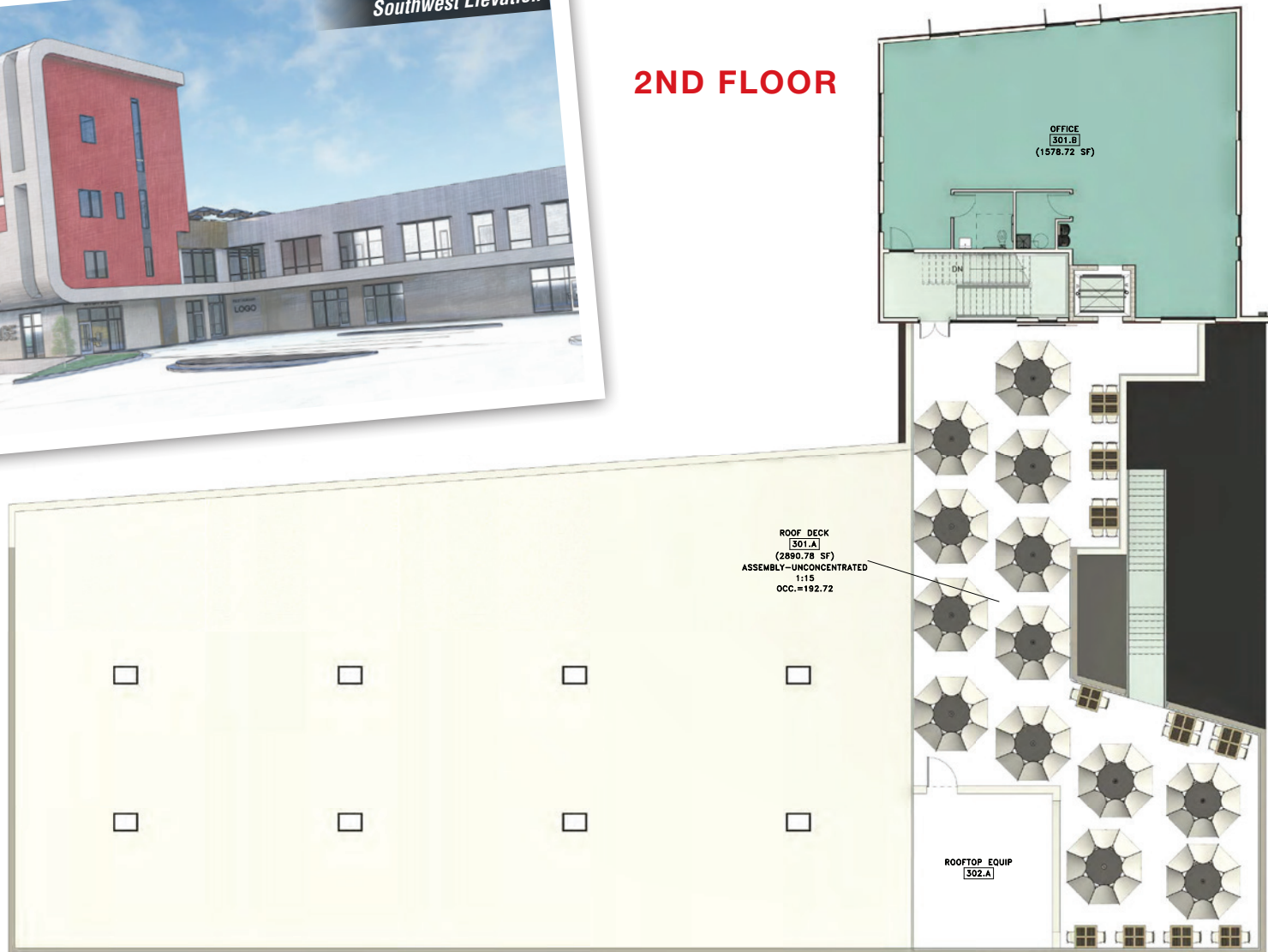
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CONCEPTUAL FLOOR PLANS



2ND FLOOR



Alameda Blvd. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,714	56,254	156,873
Average HH Income	\$154,527	\$127,361	\$118,702
Daytime Employment	8,539	54,645	109,544

2025 Forecasted by Esri



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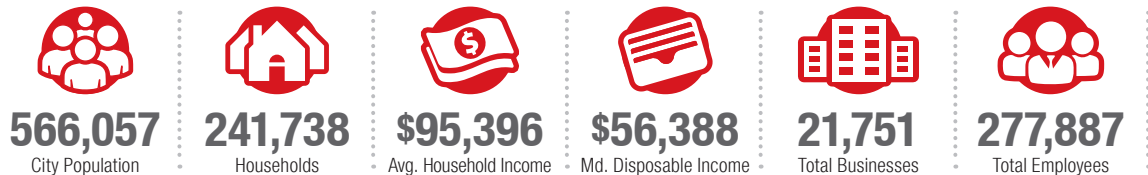
Albuquerque

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 2025 Demographics)



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*



932,477
Albuquerque Metro Population



The Largest
City in the State



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.