

9.22± ACRES IN NORTH I-25 CORRIDOR

CBRE

1500 DESERT SURF CIRCLE NE
ALBUQUERQUE, NM



LAND FOR SALE



9.22± AC

Available

\$14.00/SF

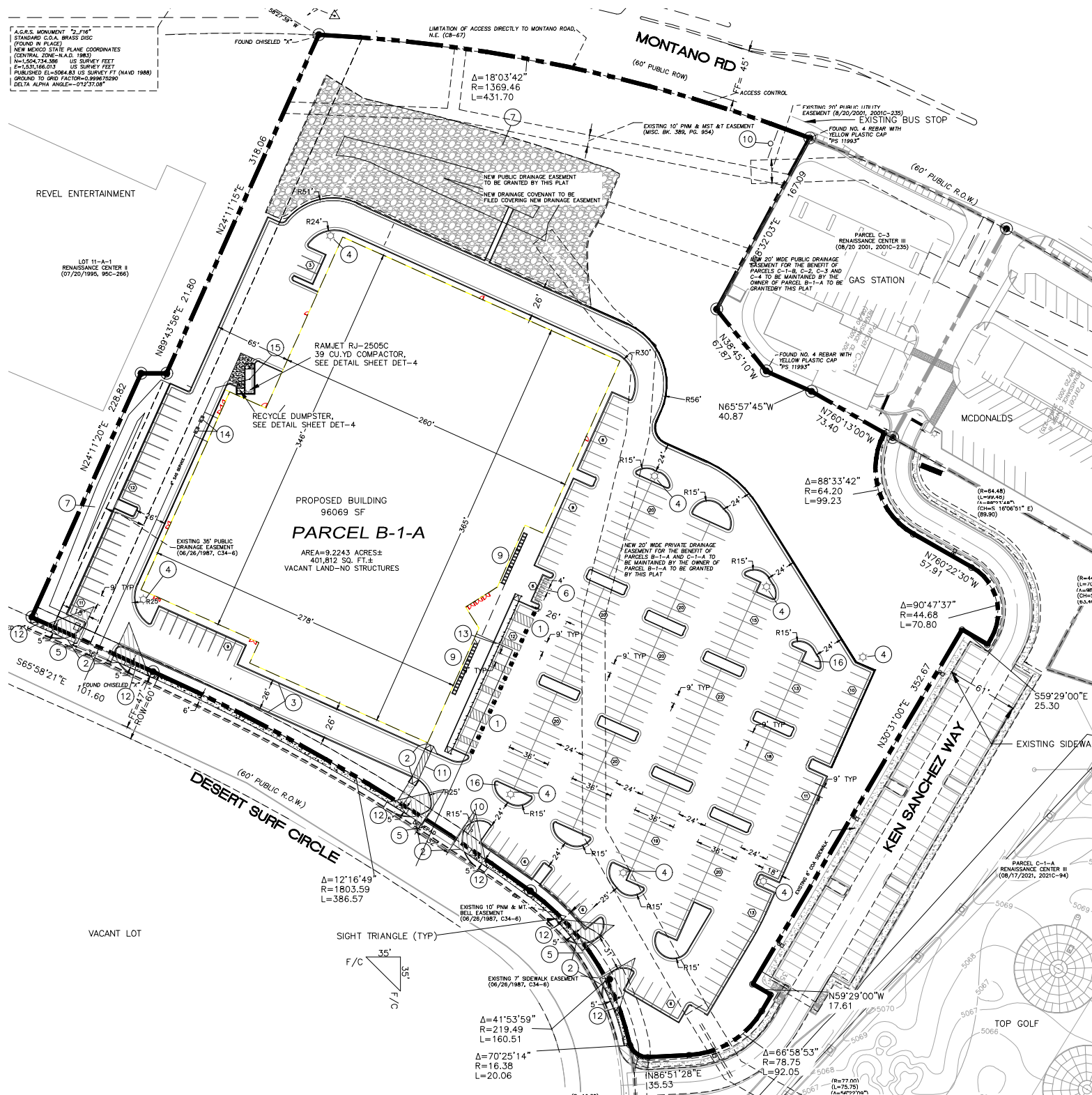
Sale Price

NR-C

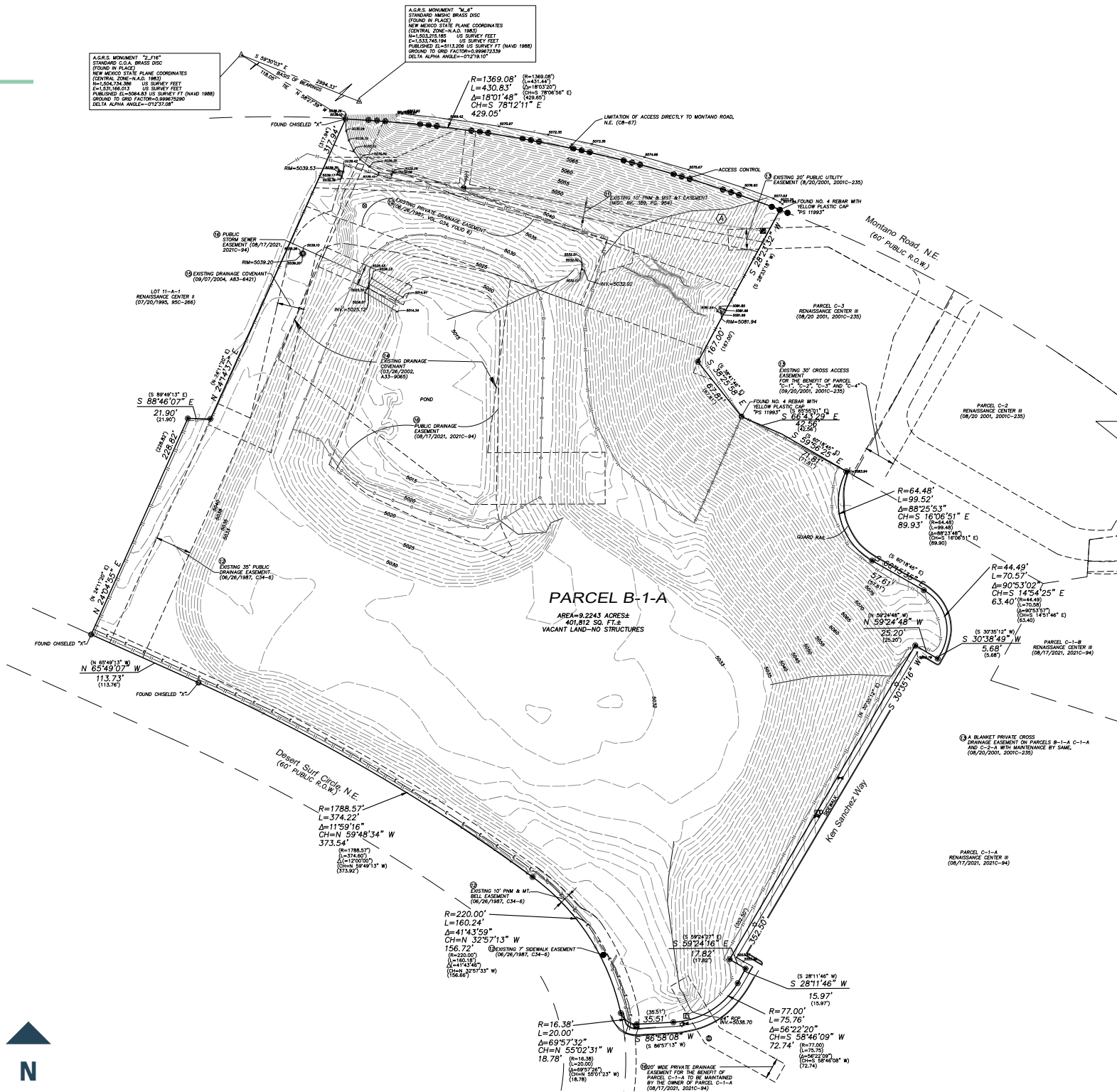
Non Residential Commercial
City of Albuquerque

Prime North I-25 Corridor Land Surrounding by Amenities

- Rare vacant land in the North I-25 corridor surrounded by entertainment, retail, dining and hospitality
- Partial visibility from Interstate 25
- Highly trafficked corridor (51,300 VPD) with new interchange at I-25 and Montano Rd currently under construction, planned completion Spring 2027
- Excellent access via Montano and Desert Surf
- Located along one of only 6 major arterials crossing the Rio Grande River connecting East and West quadrants of the city

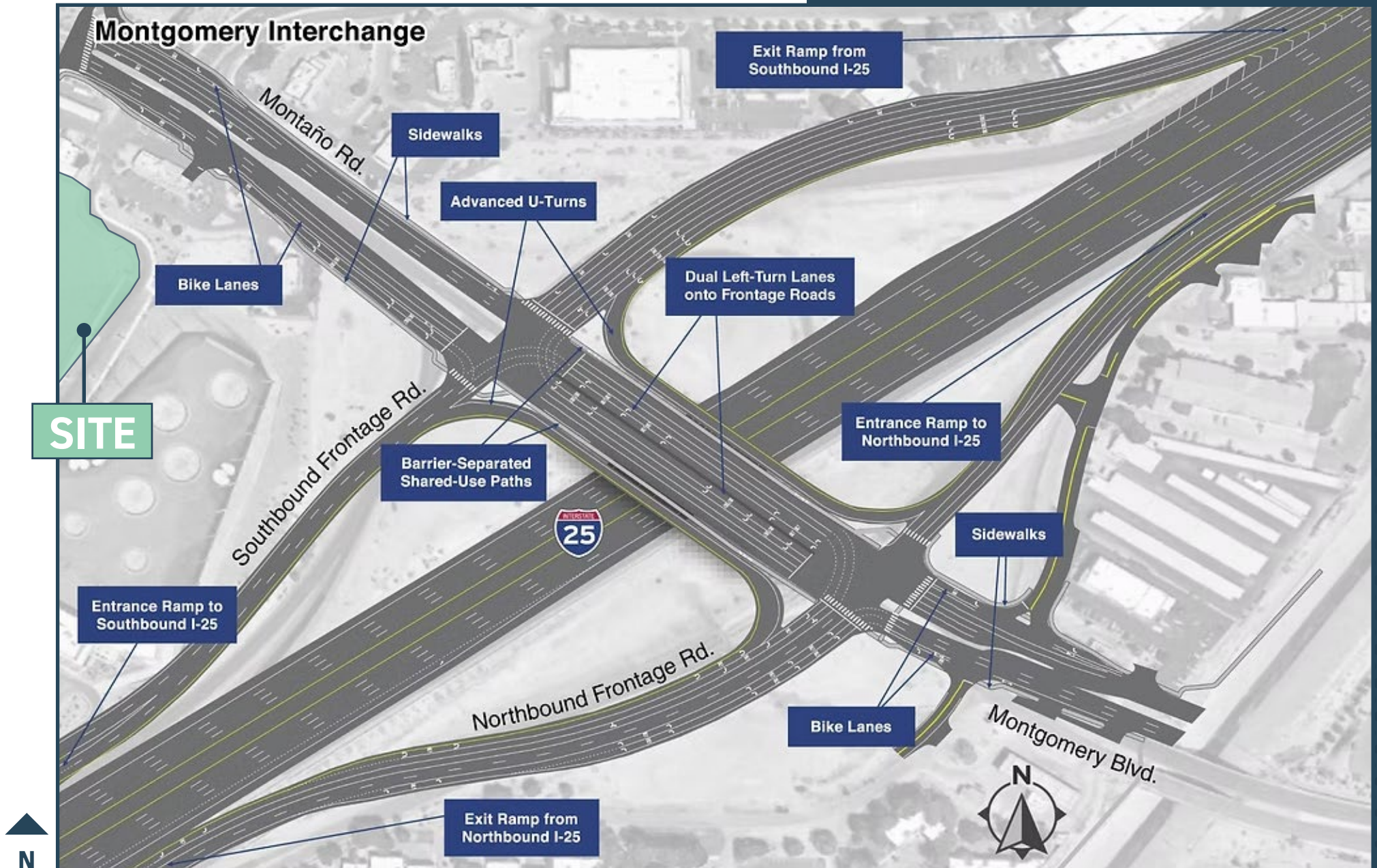


ALTA SURVEY



MONTGOMERY/MONTANO INTERCHANGE CONSTRUCTION

SCHEDULED COMPLETION SPRING 2027



ALBUQUERQUE MARKET OVERVIEW

As the most dynamic city and largest urban area in New Mexico, Albuquerque is the state's major commercial center, serving as a hub for business, trade, finance, industry and government. With a substantial labor force, the Albuquerque metro area accounts for nearly 45% of the state's total employment. With a young population and the presence of the University of New Mexico, the Albuquerque metro area will continue to provide employers with an abundant, diverse and well-educated work force. The Albuquerque metropolitan area has a current population of more than 926,835 residents, expanding to a 60-minute drive time from the I-25/I-40 intersection, you'll find a thriving population of over 1,058,923. This figure is expected to expand by another 0.56% by year 2029, nearly double the expected national growth rate of 0.38%.



ALBUQUERQUE HIGHLIGHTS



1,058,923

POPULATION

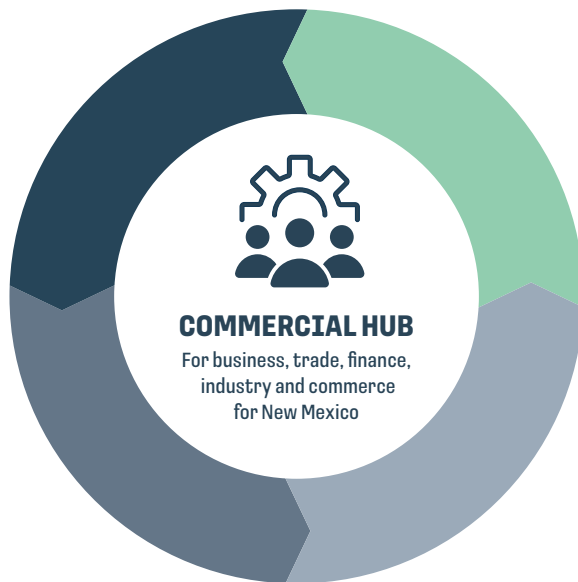
Population within
a 60-minute drive
time of I-40/I-25
Interchange
(Esri 2024)



63%

DIVERSE POPULATION

Compared to 42% nationally
(Lightcast 2024)



94.9

LOW COST OF LIVING

on a national
scale of 100
(C2ER 2024)



\$408,297

MEDIAN HOUSING VALUE

National
\$423,503
(Realtor.com 2025)

EXCEPTIONAL QUALITY OF LIFE

- 4 seasons
- 5,312 feet in elevation - higher than Denver
- **24.2** minute average commute time
- Abundant outdoor adventure options
- **3rd-largest** art market in the U.S. located in Santa Fe
- Award-winning breweries, wine bars and restaurants
- Eclectic and iconic culture, arts and entertainment



MOST DIVERSE WORKFORCE

**63% of All Workers Identify
as a Person of Color**

(Lightcast 2024)

WORKFORCE

- **37.0%** have a Bachelor's degree or higher
(Esri 2023)
- **111,470** students enrolled in two-year and four-year colleges and universities
(National Center for Education Statistics)
- Very high density of educated population
- **23.1%** increase in freshman enrollment from 2021 to 2024 (NM Department of Education)

ALBUQUERQUE ACCOLADES

- **One of the top 25 Emerging Markets for Tech Talent in 2024**
- CBRE 2024 Tech Talent Report
- **Ranked the 5th-best city to live and work as a movie maker in 2025**
- Movie Maker 2025
- **8th in the nation for minority-owned businesses**
- Lending Tree
- **Job training Albuquerque receives workforce champion of the year award**
- AGC NM
- **15th best park systems in the nation**
- Parkscore Index
- **Route 66 was named one of the coolest travel adventures for 2024**
- National Geographic

COST OF LIVING INDEX



Source: C2ER, EMSI

TRANSPORTATION SYSTEMS

- Albuquerque International Sunport is served by ten airlines with 5.4 million annual passengers.
- Commuter Train- The New Mexico Rail Runner is 100 Miles of track running from Los Lunas to Santa Fe, New Mexico. The commuter train services over 12M+ passengers since it opened in 2006 and provides stops throughout Los Lunas, Albuquerque and Santa Fe with 15 Rail Runner Express stations.
- Two major highways (I-25 and I-40) bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.

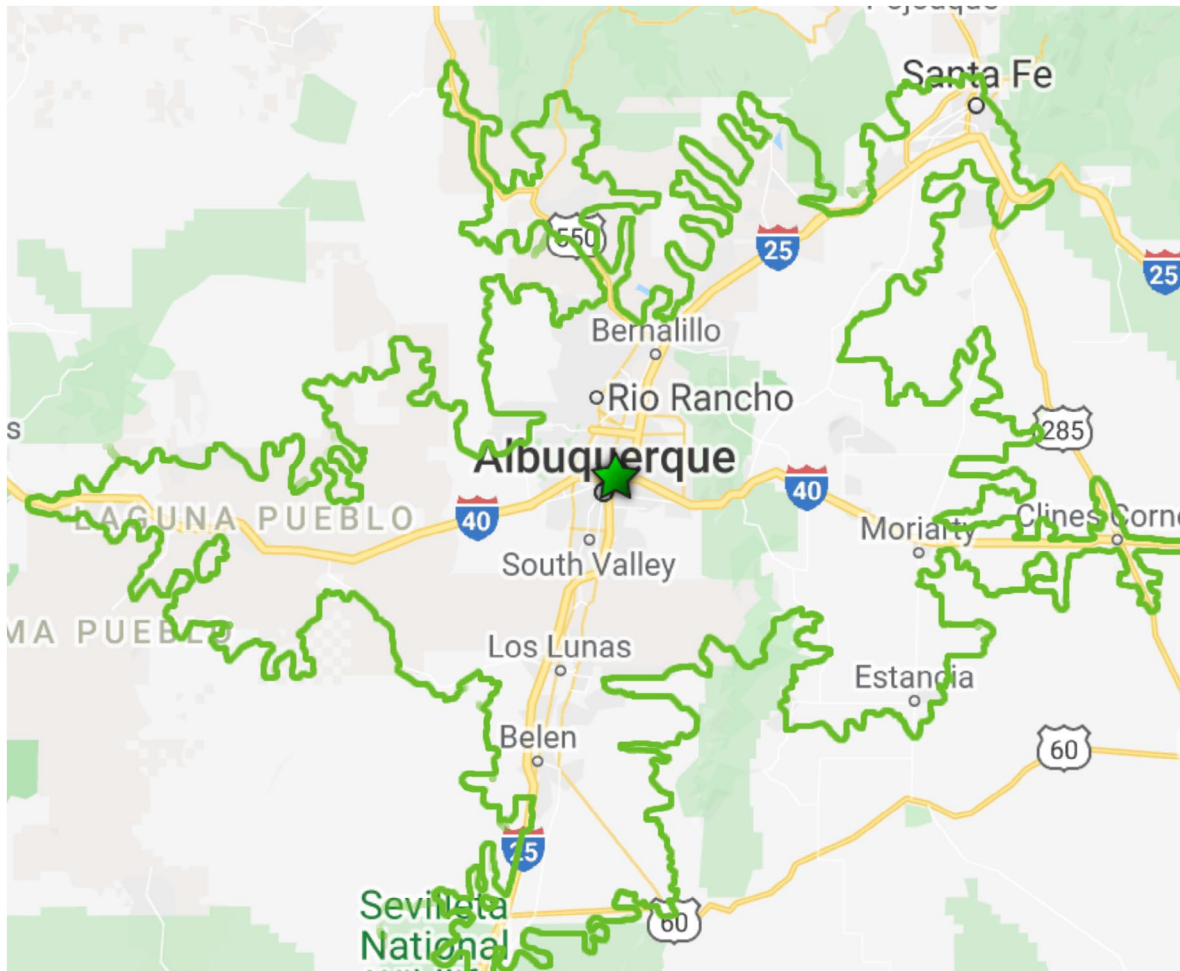


GREATER ALBUQUERQUE REGION



1,058,923 POPULATION

WITHIN A
60-MINUTE DRIVE TIME
FROM I-25 AND I-40



60 MIN DRIVE TIME DEMOGRAPHIC HIGHLIGHTS

(I-25/I-40 INTERCHANGE)



1,058,923

POPULATION



429,886

HOUSEHOLDS



\$96,141

AVERAGE HH INCOME



\$408,297

MEDIAN HOUSING
VALUE



37.0%

OF POPULATION HAS AN
BACHELOR'S DEGREE
OR HIGHER

Source: Esri



1500 DESERT SURF CIRCLE NE
ALBUQUERQUE, NM

PRIME NORTH I-25 CORRIDOR LAND

9.22± ACRES
LAND FOR SALE

TREVOR HATCHELL

First Vice President

+1 505 837 4922

trevor.hatchell@cbre.com

MATT BUTKUS

Vice President

+1 505 837 4920

matt.butkus@cbre.com

CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1 505 837 4999

www.cbre.com/abq

CBRE

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