

Versatile North I-25 Land

DEVELOPMENT-READY FOR
INDUSTRIAL, OFFICE OR RETAIL

For Sale
or Lease



Jefferson St. NE

CPD 14,100

±1.86
Acres

±1.86 Acres Available

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8400 Jefferson St. NE | Albuquerque, NM 87113

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

**For Sale
or Lease**

8400 Jefferson St. NE | Albuquerque, NM 87113

PROPERTY

AVAILABLE

Land: ±1.86 Acres

SALE PRICE \$1,340,000

LEASE RATE \$1.15/SF + NNN

HIGHLIGHTS

- Rare development-ready land opportunity in the premier North I-25 corridor
- Quick access to I-25 via Paseo del Norte and Alameda Blvd.
- Strong visibility along Jefferson St.
- Median cut in Jefferson St. with existing left-turn lane
- Drive pad already in place on Jefferson St.
- Near major traffic generators (Balloon Fiesta Park and proposed United Soccer Complex, CarMax, Land Rover, Audi, Porsche and Toyota)

ZONING NR-LM

LOCATION

NEQ Paseo del Norte & Jefferson St. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,427	58,898	169,269
Average HH Income	\$100,973	\$115,100	\$111,552
Daytime Employment	16,187	63,252	123,981

2025 Forecasted by Esri



NAI SunVista

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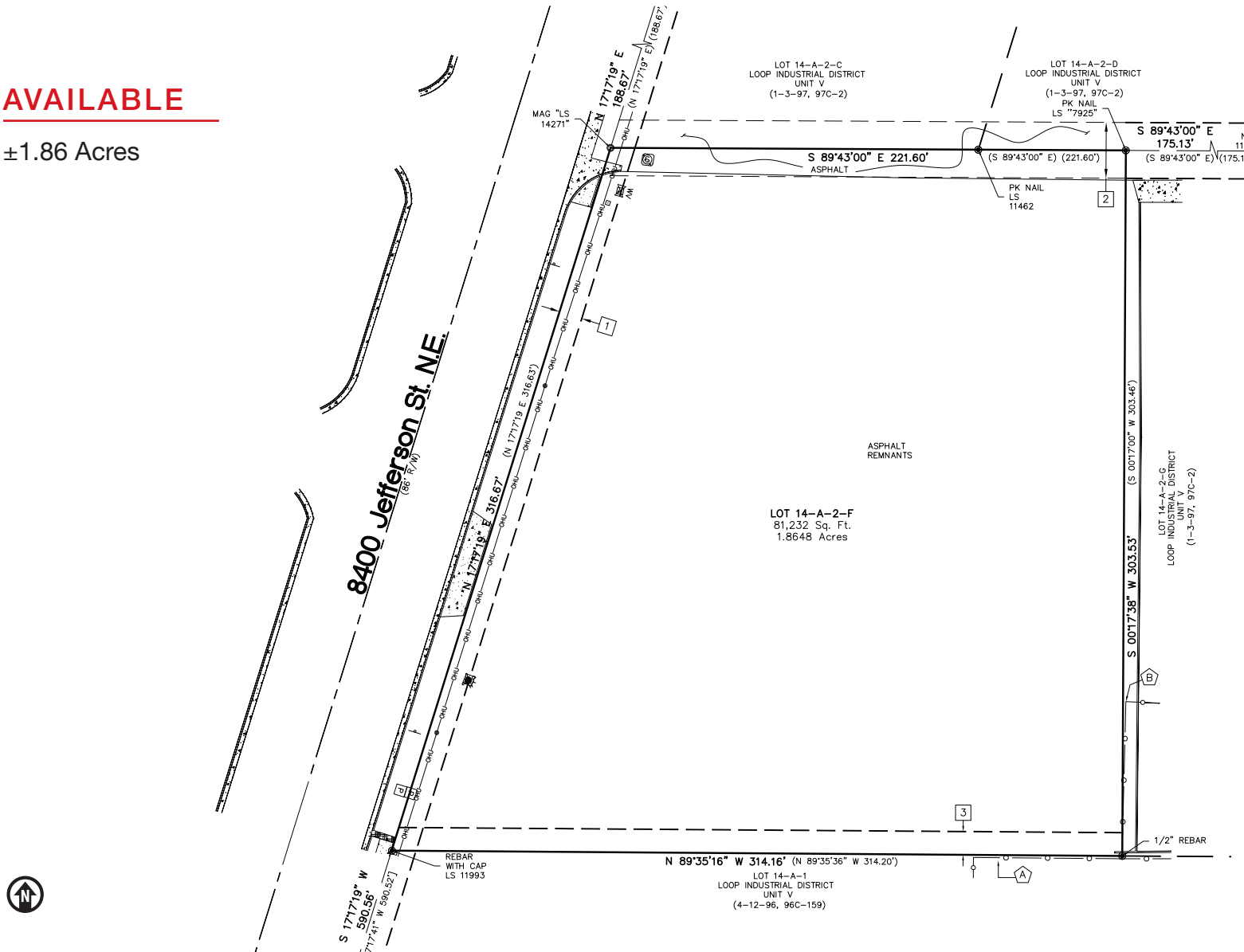
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SITE SURVEY

±1.86 Acres



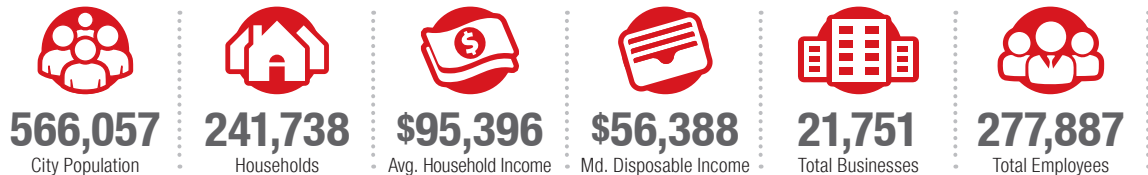
Albuquerque

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)



932,477
Albuquerque Metro Population



The Largest
City in the State



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*

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.