

For Sale,
Lease or
Build-to-Suit

Prime North I-25 Interchange Pad Site

EXCEPTIONAL MORNING TRAFFIC



SWQ I-25 & Montañó Rd. NE | Albuquerque, NM 87107

±0.57 Acres Available

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Ethan Melvin

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PROPERTY

AVAILABLE

Land: ± 0.57 Acres

SALE PRICE

\$795,000 (\$32.00/SF)

LEASE RATE

See Advisor

HIGHLIGHTS

- Rare, infill pad at I-25 & Montañó Rd. interchange
- Shared access with McDonald's and Starbucks
- Drive-thru permissive - Ideal for QSR or beverage uses
- Flat site with nearby utilities

ZONING

▪ [NR-C](#) 

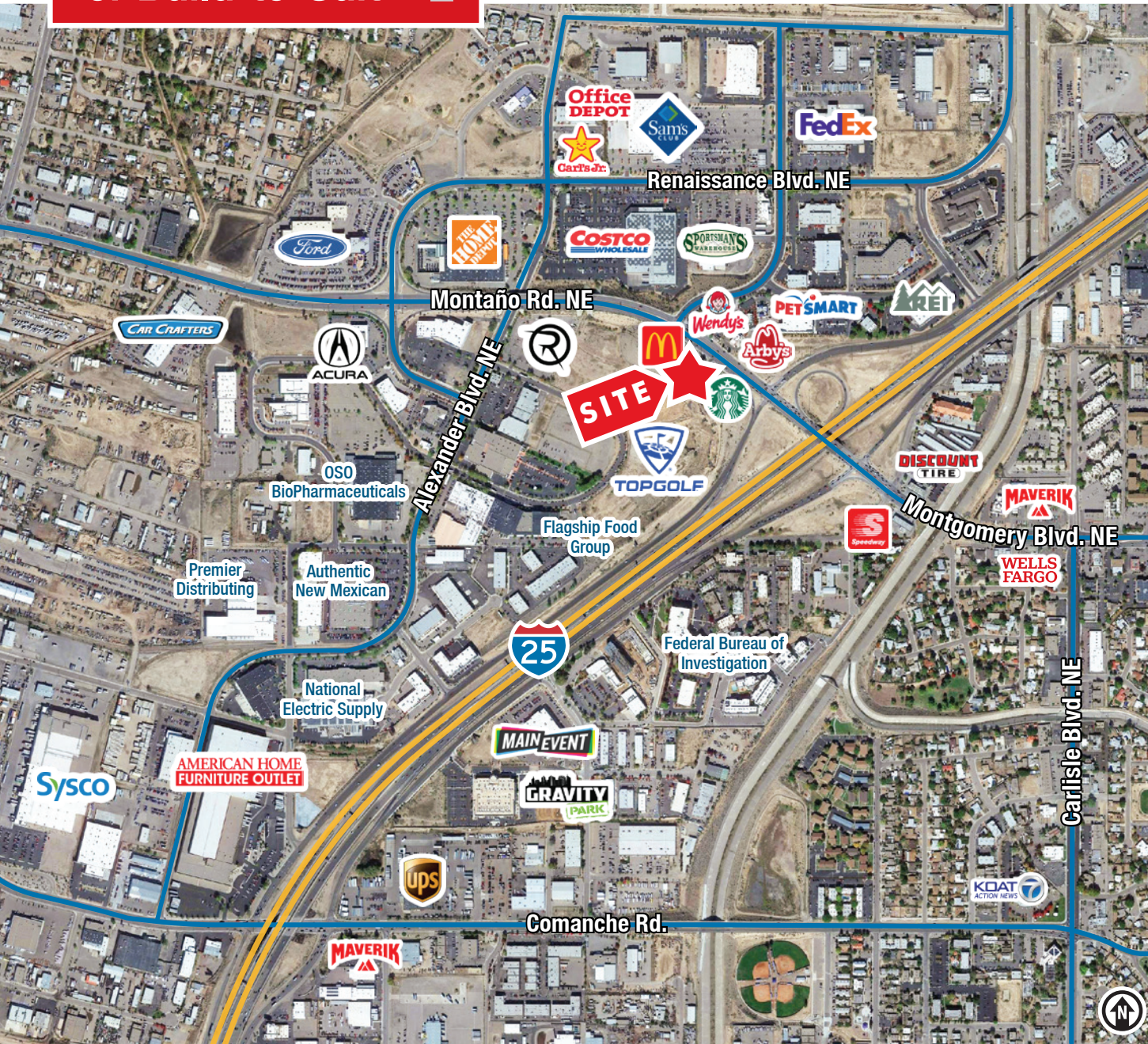
LOCATION

SWQ I-25 & Montañó Rd. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,709	85,231	258,867
Average HH Income	\$52,658	\$87,356	\$93,319
Daytime Employment	12,274	92,374	217,469

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



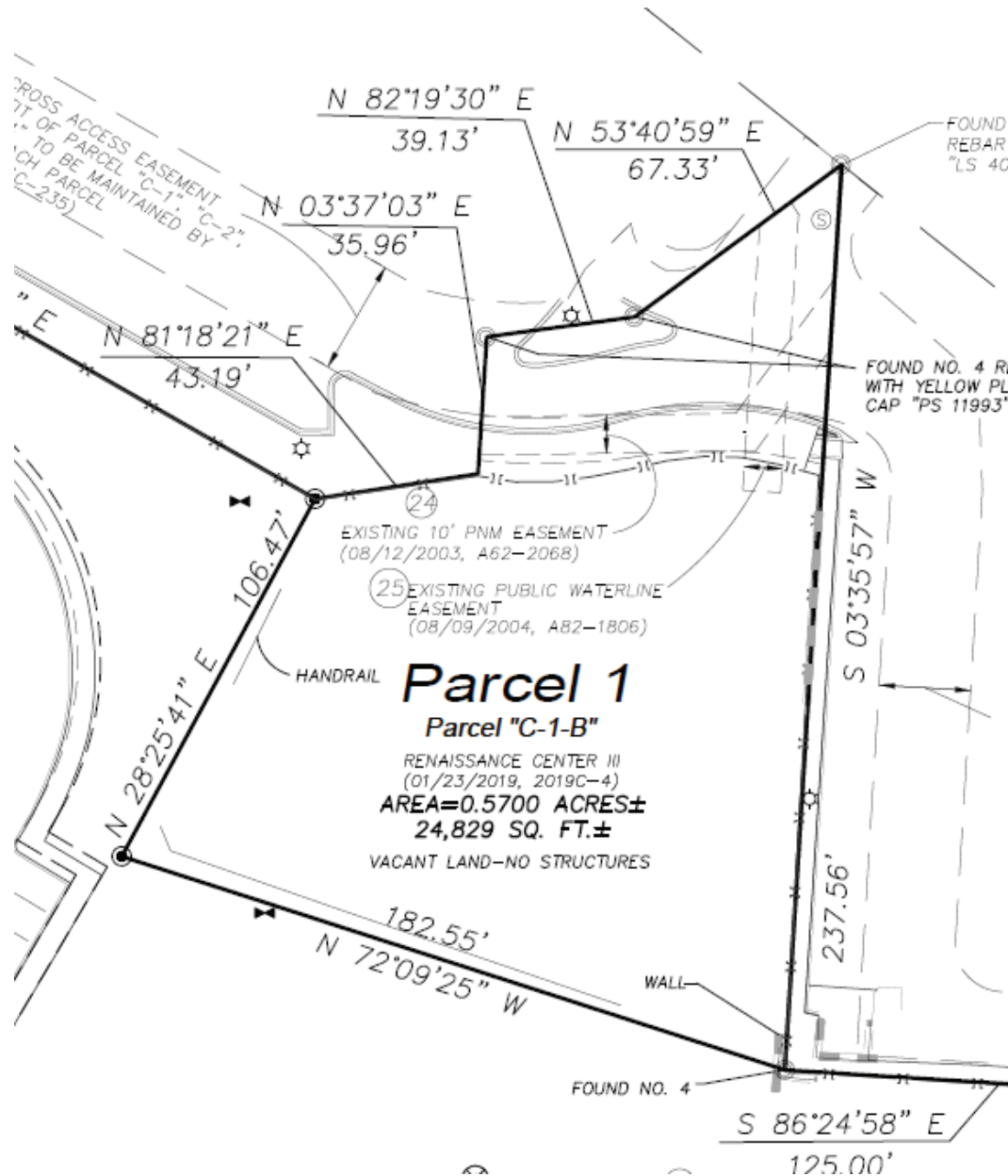
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SITE SURVEY

AVAILABLE

Parcel C-1-B: ±0.57 Ac.



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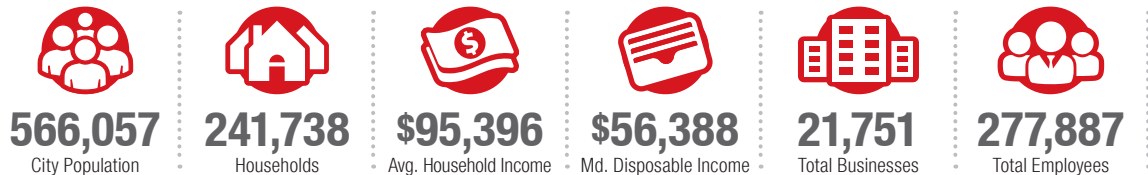
Albuquerque

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.

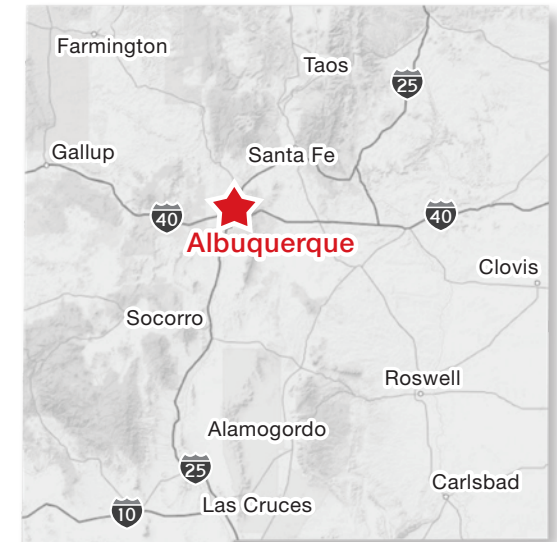
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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.