

DEVELOPMENT READY QSR OR FREESTANDING BUILDING SITE

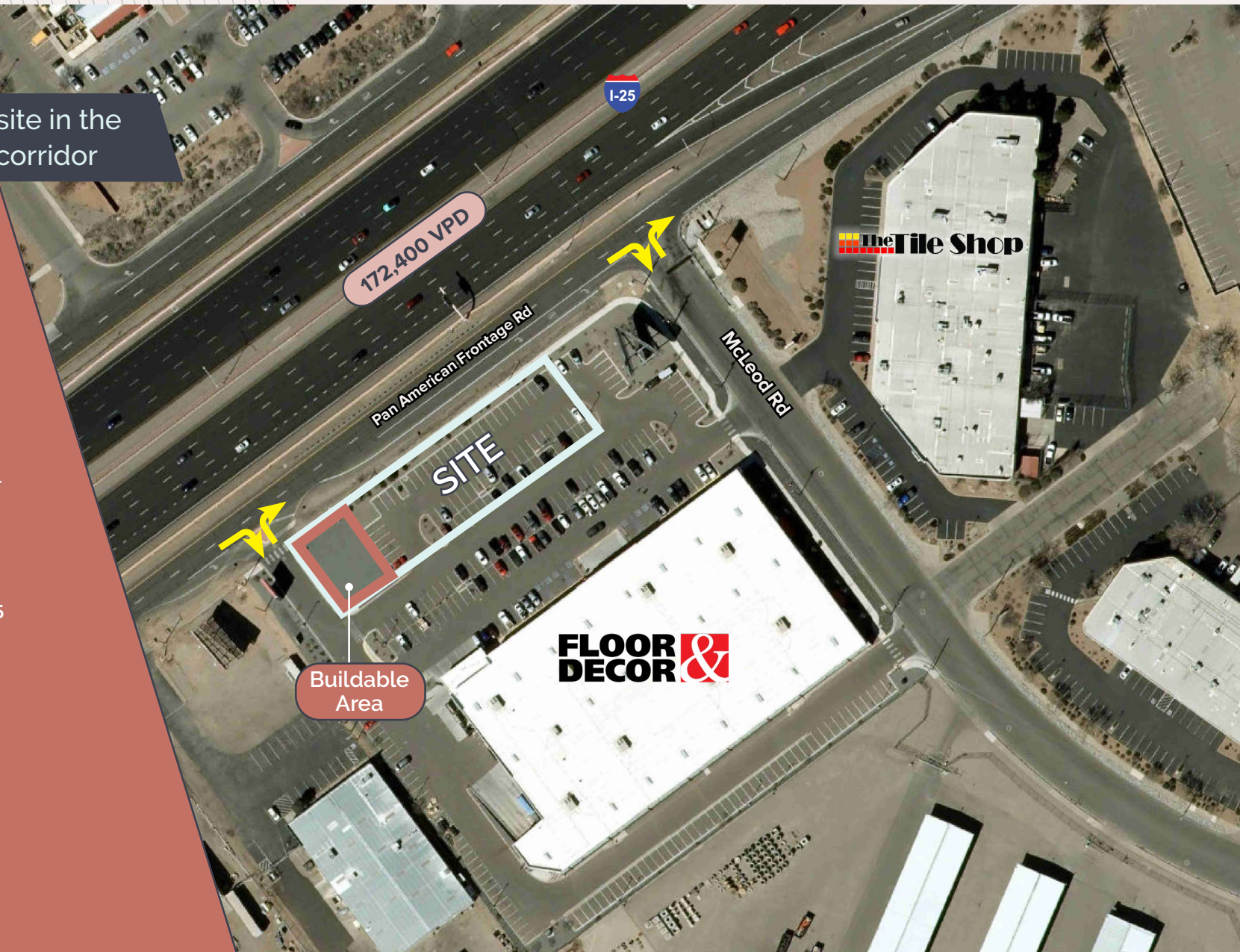
SEC I-25 & MCLEOD RD
4930 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109



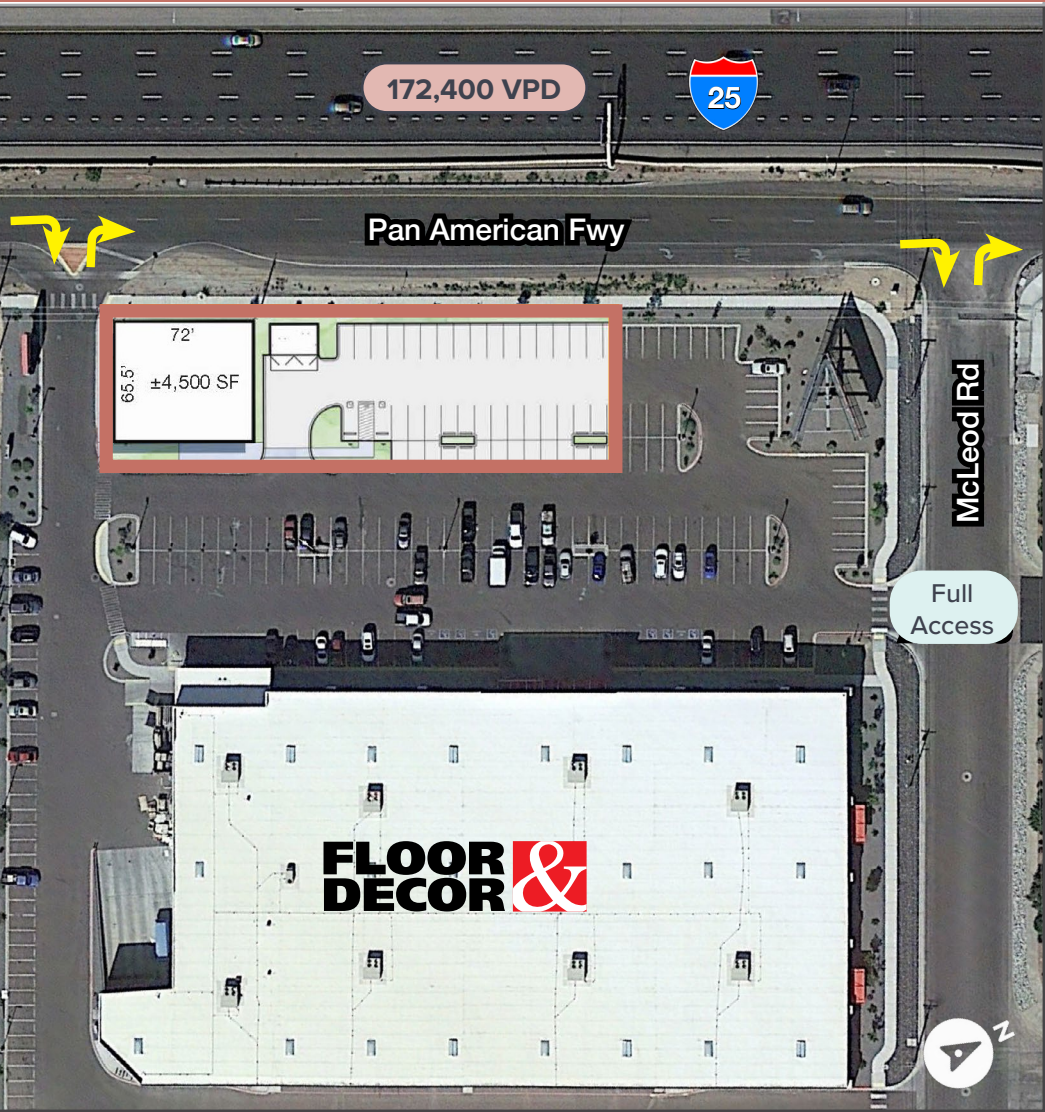
Prominently located site in the very busy North I-25 corridor

Property Highlights

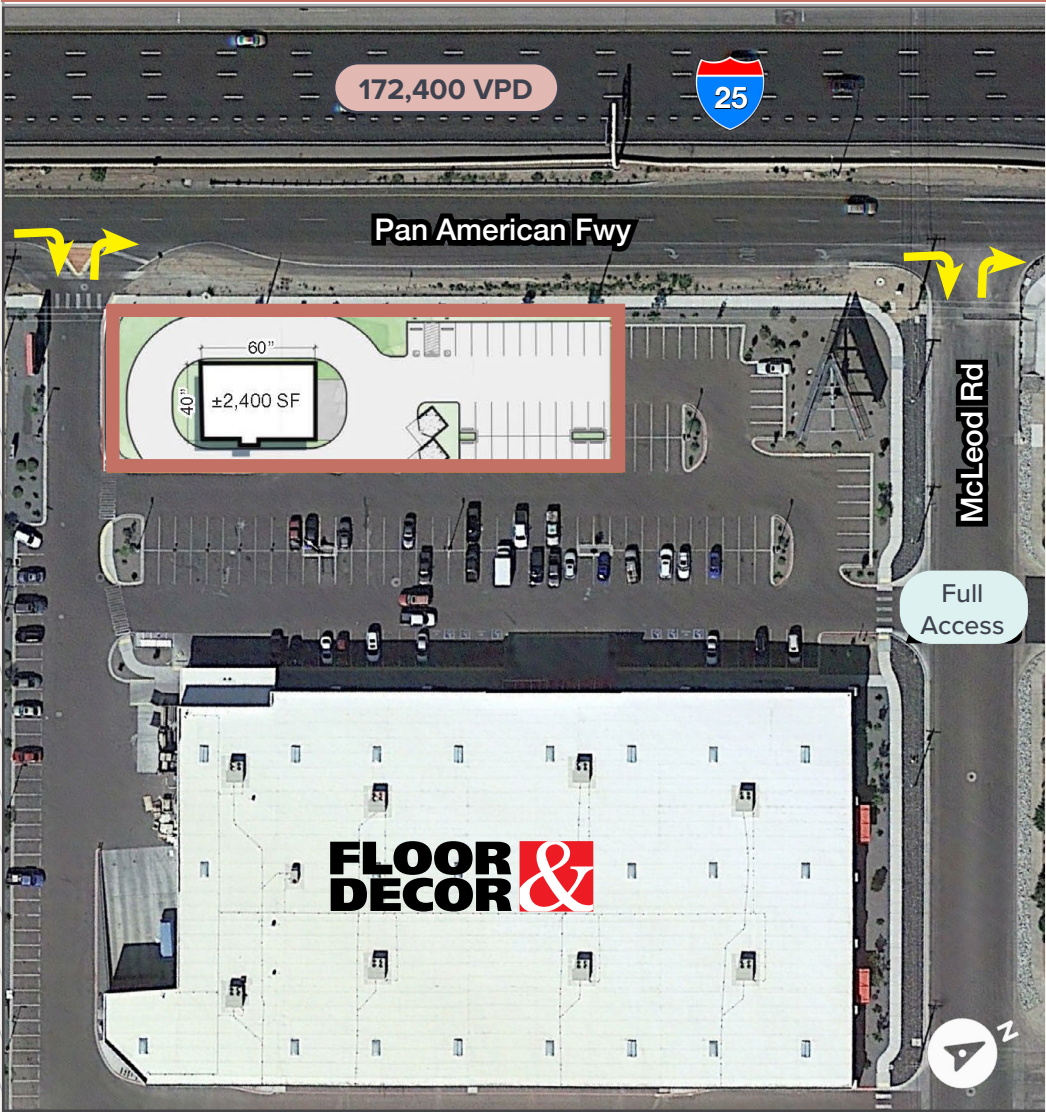
- Sale Price: \$500,000
- Up to 4,500 SF of buildable area available
- Up to 2,400 SF of buildable area available for a restaurant
- Strong office and retail corridor
- Excellent visibility from I-25
- 172,400 cars per day
- Pylon signage available
- Ample parking
- Zoning: NR-LM
- Utilities are at the site
- Parking lot is in place

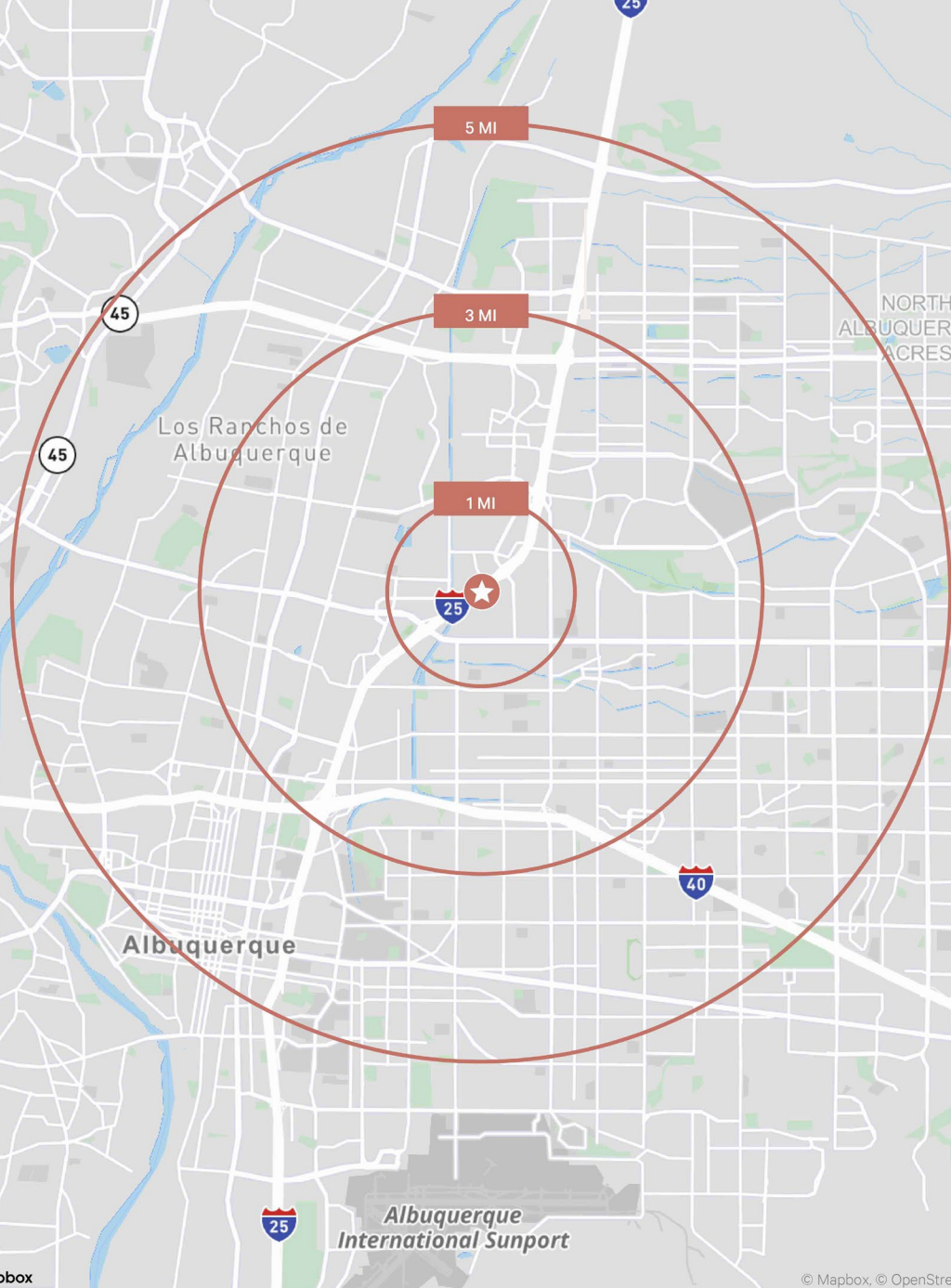


FREE-STANDING CONCEPT



DRIVE-THRU CONCEPT





AREA DEMOGRAPHICS

2024 Demographics			
	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	9,393	89,518	260,322
2029 Population - Five Year Projection	9,024	87,787	257,429
2024-2029 Annual Population Growth Rate	-0.80%	-0.39%	-0.22%
2024 Median Age	32.50	40.80	41.20
Households			
2024 Households - Current Year Estimate	4,417	42,059	120,838
2029 Households - Five Year Projection	4,358	42,293	122,288
2024 Average Household Size	2.11	2.11	2.10
Household Income			
2024 Average Household Income	\$59,543	\$83,924	\$92,861
2029 Average Household Income	\$67,770	\$95,347	\$106,222
Daytime Population			
2024 Employees	16,053	99,972	214,830



\$92,861

Average Household Income
within 5 Mile Radius



260,322

Total Population
within 5 Mile Radius



214,830

Daytime Employees
within 5 Mile Radius



120,838

Households
within 5 Mile Radius



FOR SALE OR DEVELOPMENT

4930 PAN AMERICAN FWY NE, ALBUQUERQUE, NM 87109

For more Information, Contact:

NAO HOSAKA

Associate
D +1 505 837 4942
C +1 949 375 0622
nao.hosaka@cbre.com

JIM DOUNTAS

Senior Vice President
D +1 505 837 4955
C +1 505 228 5771
jim.dountas@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

