

For Sale

I-40 & Atrisco Vista Blvd
Lot 120
Albuquerque, NM 87101



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Terrie Hertweck, CCIM

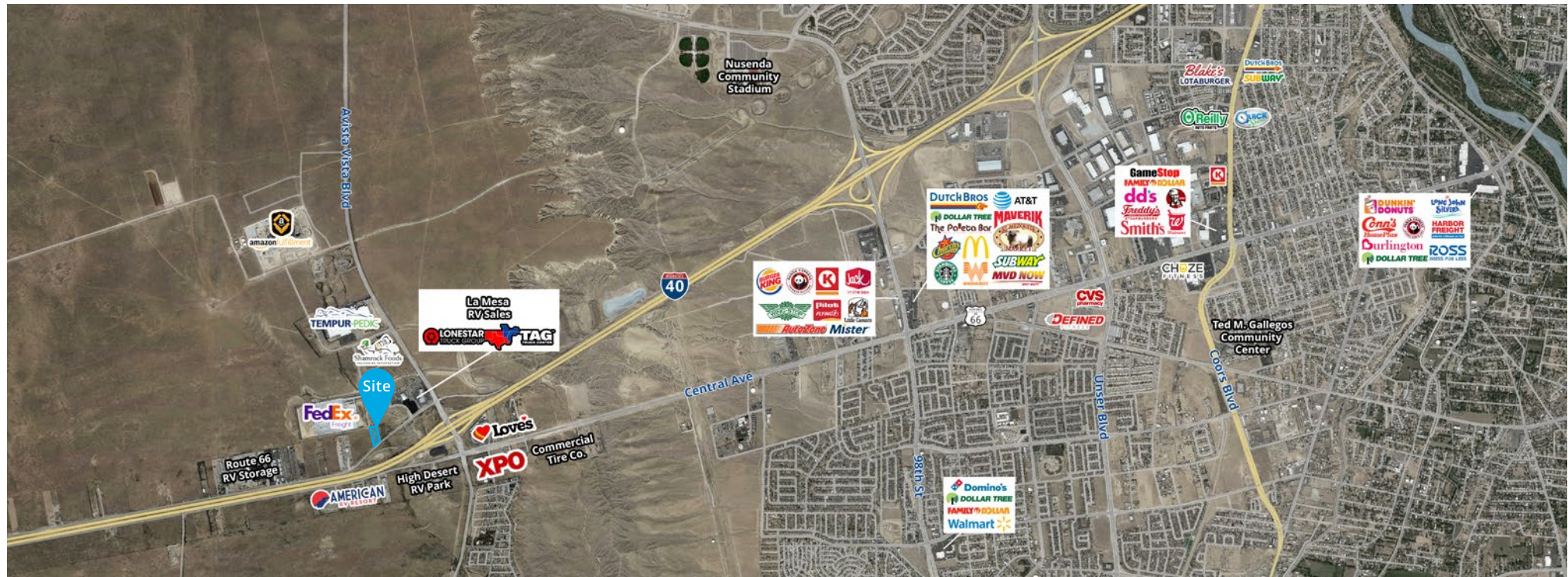
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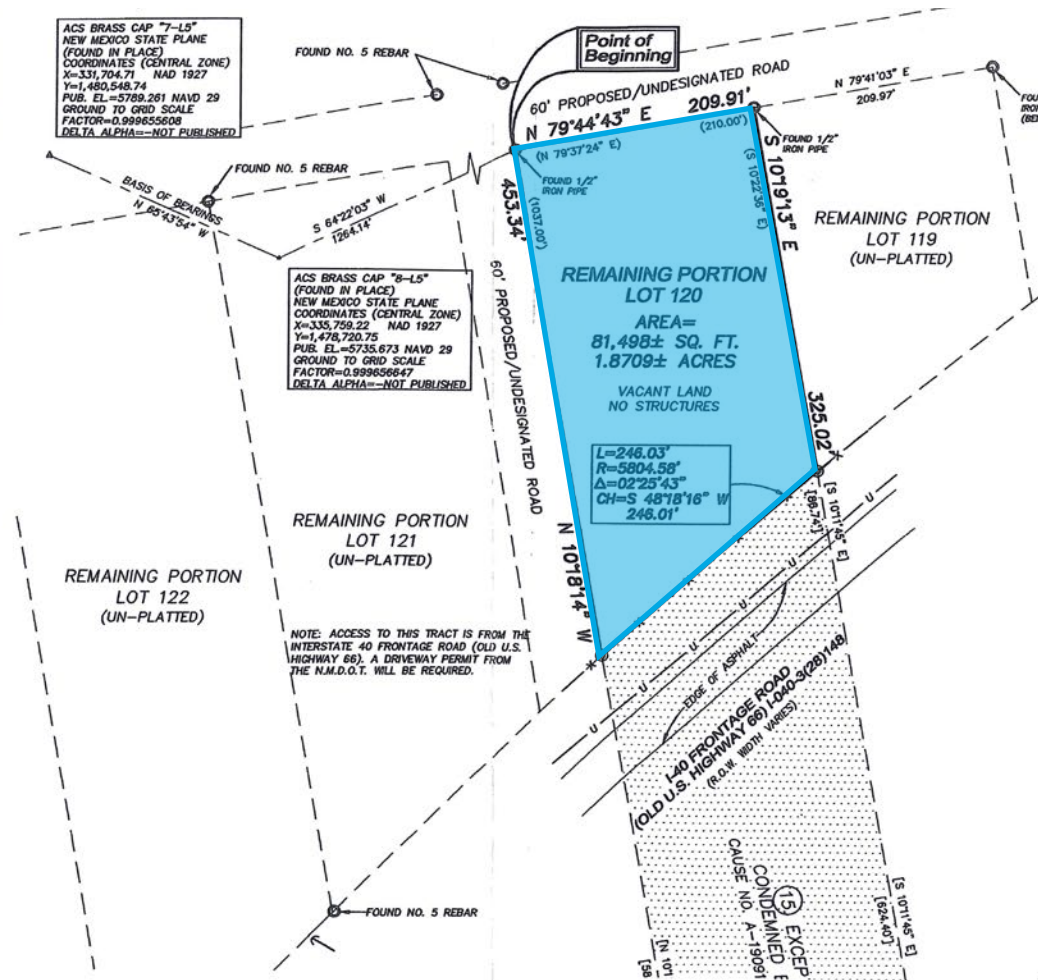
Property Profile

Sale Price	\$650,000
Price PSF	\$8.00 PSF
Lot Size	1.87 Acres
Zoning	M-1
Distance from Downtown	Approx. 12 Minutes

Features

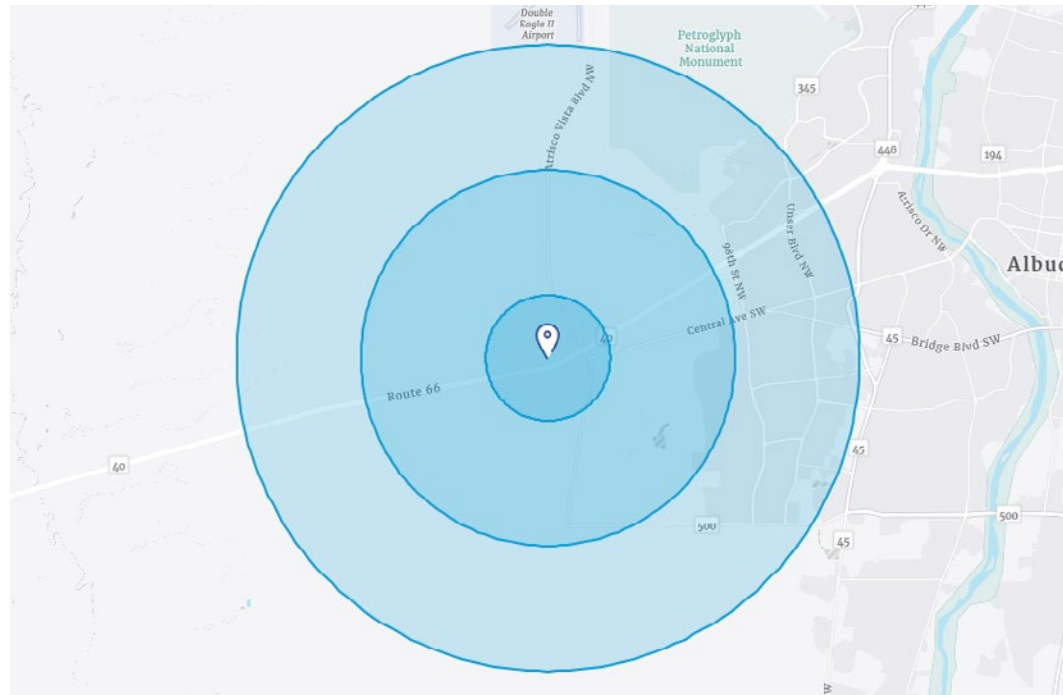
- Great visibility and access from I-40
- Adjacent to the original Westland Master Planned Development
- Near Tempur-Pedic Mattress Factory, Shamrock Foods, Amazon, and FedEx
- Rapidly growing area





Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	1,035	10,889	80,830
Households	277	3,389	26,439
Median Age	26.7	32.3	32.6
Average HH Income	\$54,550	\$77,433	\$81,427
Per Capita Income	\$15,143	\$24,315	\$26,516
Daytime Population	553	6,286	50,870
College Education	16.8%	21.4%	30.7%

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