



FOR LEASE

AVAILABLE SPACE
0.6475 AC

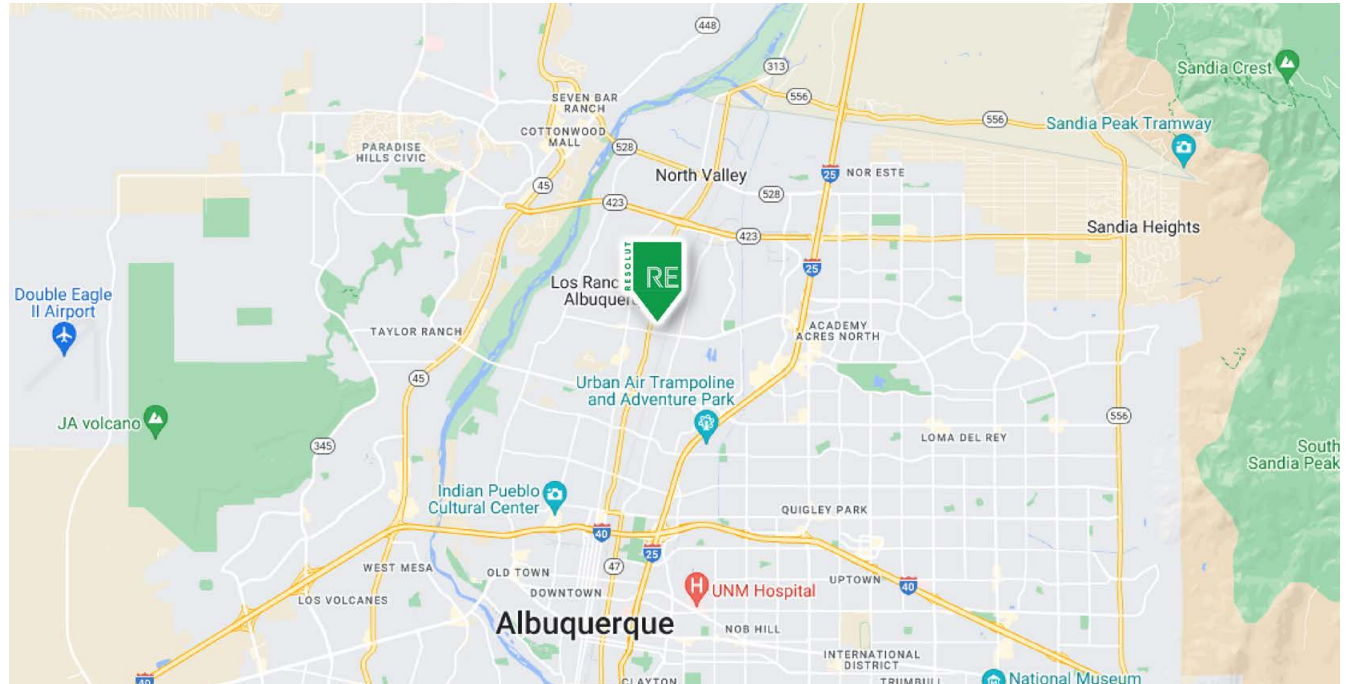
RATE
\$6,000
Ground Lease

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PROPERTY HIGHLIGHTS

- Ground Lease Site Available
- Zone C1
- High Traffic and Visibility on Osuna
- Near New Construction (Multi-Family)



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2024

 **55,613**
POPULATION
3-MILE RADIUS

 **\$98,278.00**
AVG HH INCOME
3-MILE RADIUS

 **95,688**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Osuna Rd: 16,650 VPD
2nd St: 21,989 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

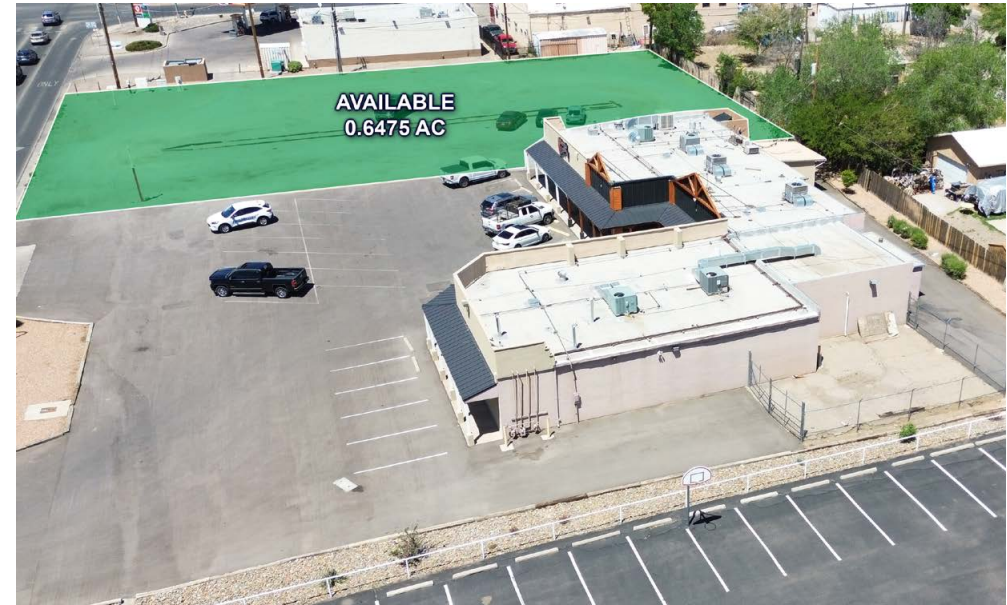
153 Osuna offers a prime ground lease opportunity in the heart of the North Valley. Located at the bustling intersection of Second Street and Osuna, this area boasts high traffic and excellent visibility. The surrounding businesses attract significant client traffic, enhancing the location's appeal. The lot is a blank canvas, allowing you to design a layout that meets your unique needs. With new ownership committed to development, this site presents a motivated and exciting prospect for your business.

LOCATION OVERVIEW

The property is located near the SEC of Osuna and 2nd Street in the North Valley. This area is roughly a 5 minute drive time to the Osuna and I-25 interchange with easy accessibility to the entire city. The property is adjacent to Los Ranchos De Albuquerque with some of the highest income demographics in the Albuquerque MSA.

PROPERTY OVERVIEW

Lot Size:	0.64 Acres
Frontage:	140 Feet
Zoning:	C1



153 OSUNA RD NW | 153 Osuna Road Northwest, Albuquerque, NM 87107



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RENDERING CONCEPT





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