



# For Sale

5401 Pan American Fwy NE  
Albuquerque, NM 87109



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# Property Profile

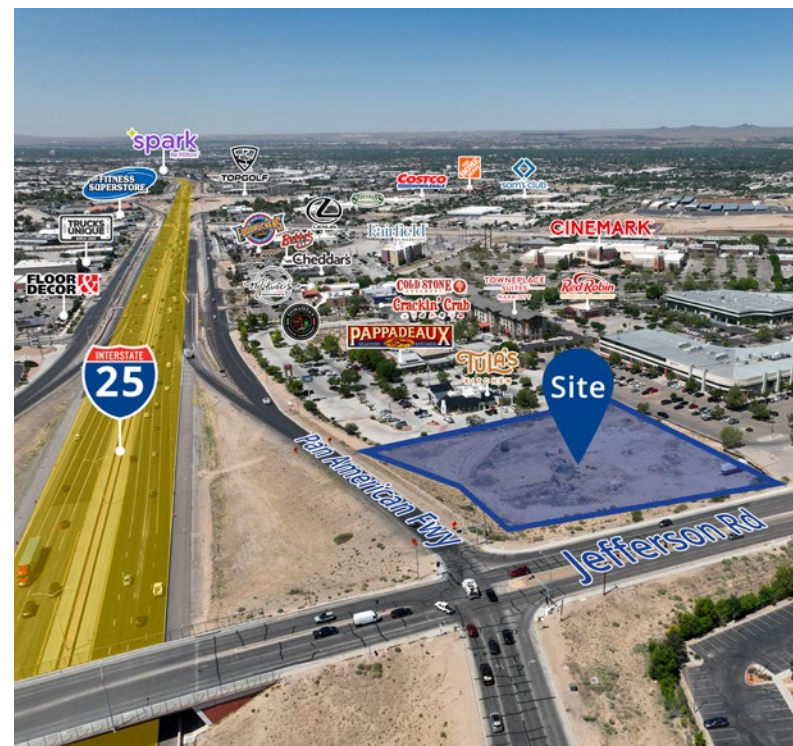
## Details

Pricing	\$5,000,000 (\$42.50 PSF)
Lot Size	2.70 Acres
Submarket	North I-25
Zoning	NR-BP

## Features

- Trophy I-25 commercial parcel, available for the first time
- Located in the heart of Albuquerque, at the intersection of I-25 and Jefferson Rd., with over 176,300 VPD
- Ideal for casual or fine dining, hospitality, medical, or other commercial uses
- For sale, ground lease, or build to suit

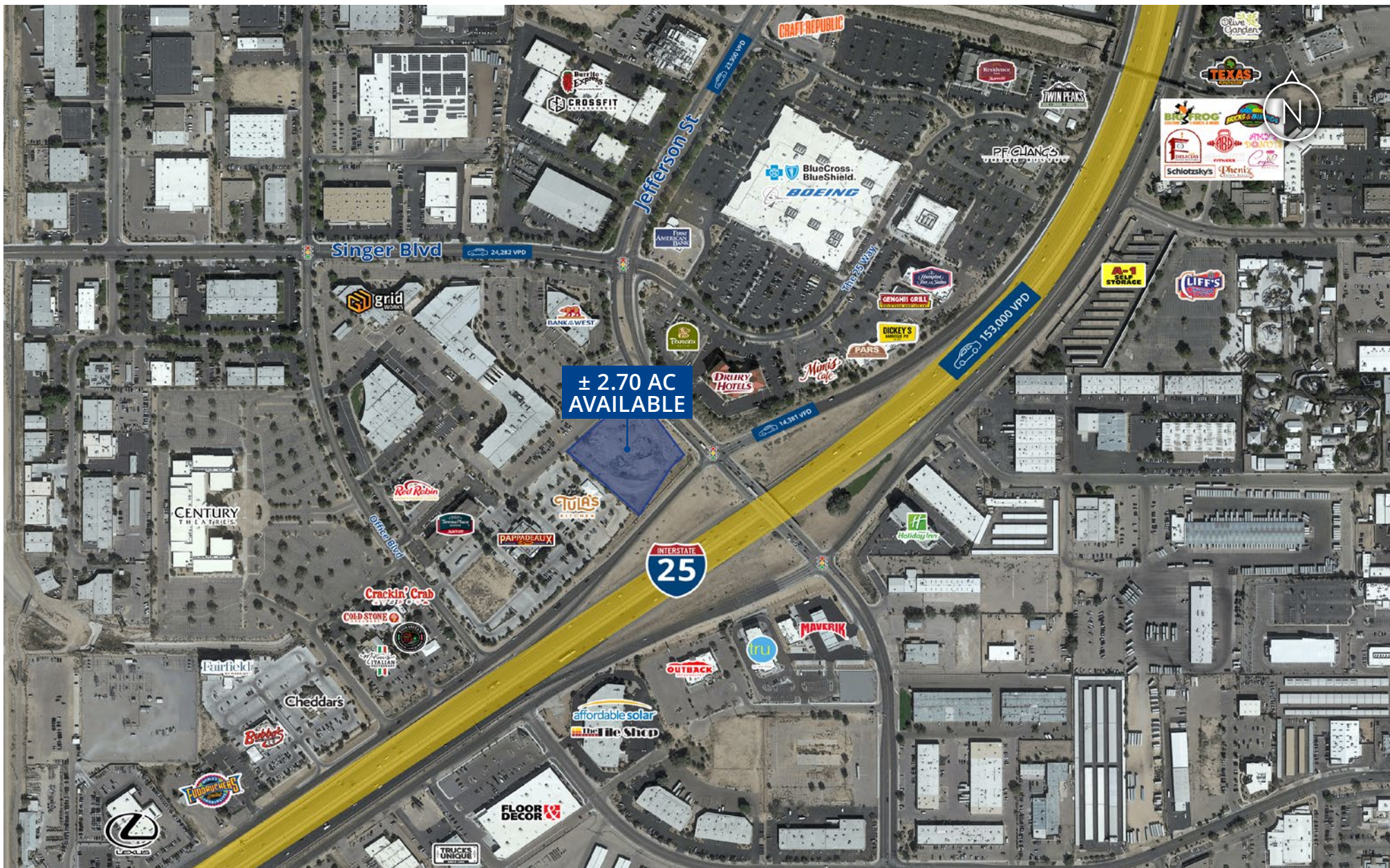
## Area Tenants



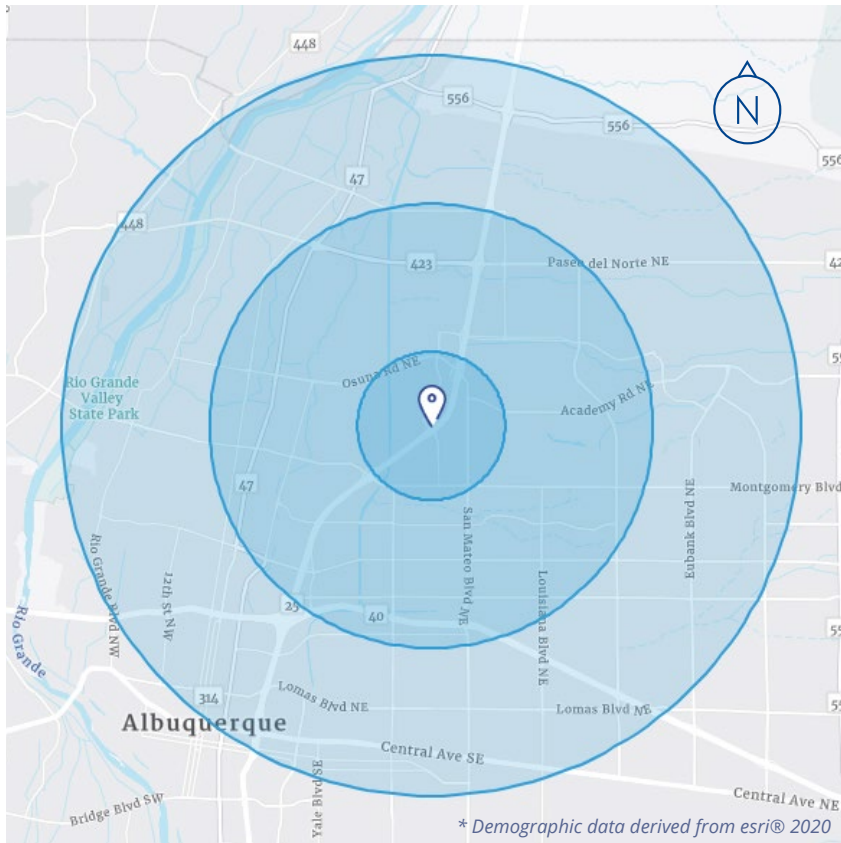
# Trade Area Aerial



# Intersection Aerial



# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	10,630	88,002	245,860
Households	5,274	40,905	113,511
Median Age	32.7	40.8	41.4
Average HH Income	\$59,645	\$85,911	\$96,035
Per Capita Income	\$28,292	\$40,029	\$44,506
Daytime Population	25,970	148,533	334,078
College Education	45.6%	50.7%	55.7%

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