

LAND FOR SALE OR LEASE

8400 JEFFERSON STREET NE | ALBUQUERQUE, NM 87113



www.mcrnm.com

North I-25 Corridor

High daytime population with easy access to east and west side customers and employment bases

PRESBYTERIAN



CARMAX



TRANSORE



BRYCON

JEFFERSON STREET NE

SITE

JAKE VOSBURGH, CCIM | (505) 280-2964 | jake@mcrnm.com
CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrnm.com
(505)858-1444 | 7410 Montgomery Blvd NE, Suite 205 | Albuquerque, NM 87109

Metro Commercial
REALTY, INC.

Approximate site location, buyer to confirm all information.

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DETAILS:

SALE PRICE: \$1,340,000 or \$16.50±/sf

LEASE RATE: \$1.15±/sf NNN – *Possible build-to-suite (see broker).*

LOT SIZE: 1.8646± acres

ZONING: NR-LM ([Light Manufacturing](#)) [City of Albuquerque](#)

TRAFFIC: 26,136 CPD (2018 MRCOG)



HIGHLIGHTS:

- Great location with easy access to Interstate 25.
- Frontage along Jefferson with great visibility.
- Hard to find land development opportunity in North I-25.
- Median cut in Jefferson with existing left-turn lane.
- Drive pad already in place on Jefferson.
- Near major traffic generators (Balloon Fiesta Park and proposed United Soccer Complex, CarMax, Land Rover, Audi, Porsche and Toyota).

Qualifying Broker: Clay Azar #19038

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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POTENTIAL FUTURE USES



TAP ROOM AND RESTAURANT



LIGHT MANUFACTURING



AUTOMOTIVE SALES AND REPAIR



RESEARCH AND DEVELOPMENT

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PROPERTY AERIAL



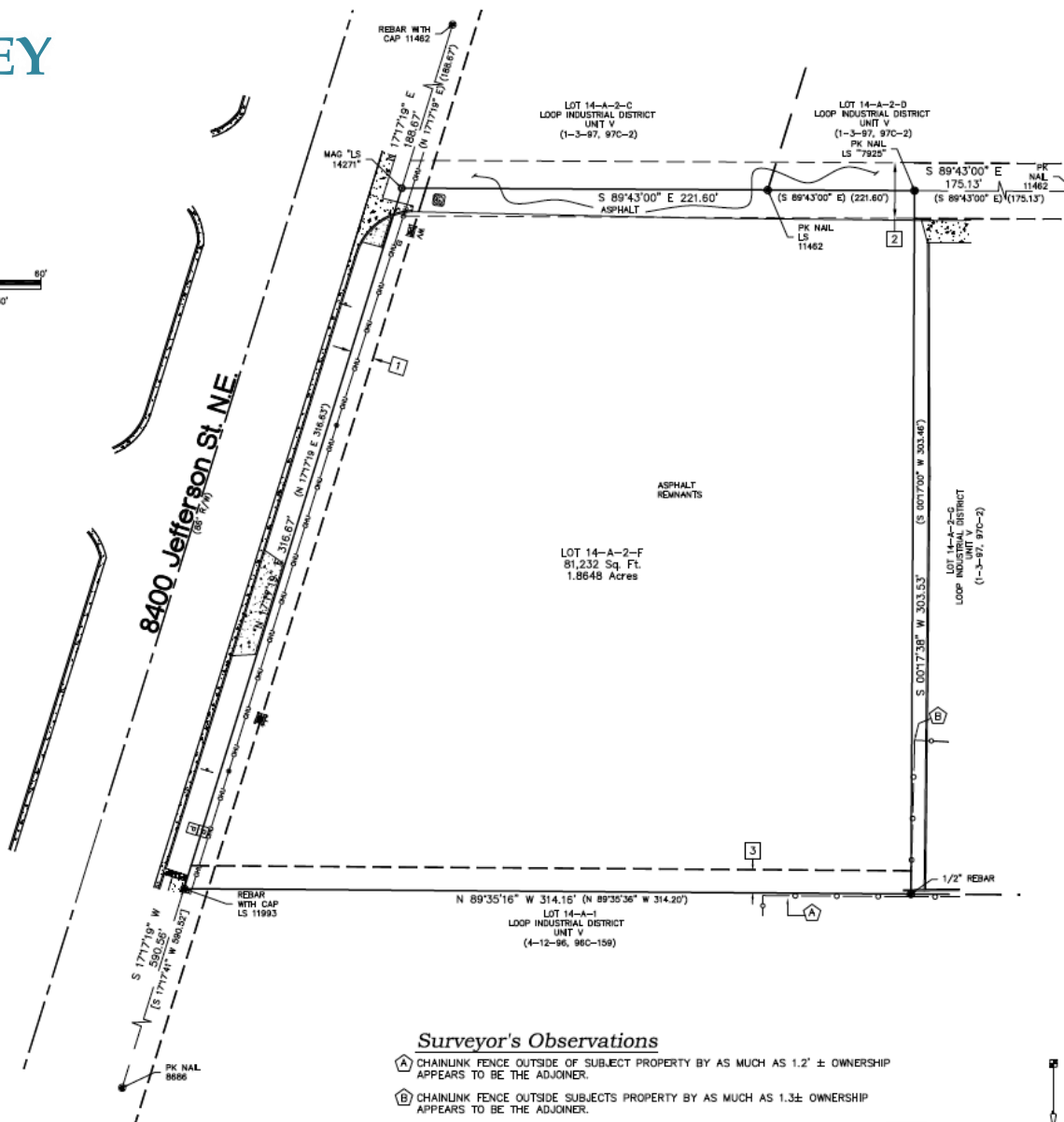
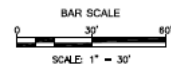
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SURVEY



Boundary Survey and ALTA/NSPS Land Title Survey for Lot 14-A-2-F Loop Industrial District Unit V City of Albuquerque Bernalillo County, New Mexico February 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/3/97, 97C-2)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/12/96, 96C-159)
●	FOUND MONUMENT AS INDICATED
□	CONCRETE
□	UTILITY PEDestal
—	CHAINLINK FENCE
—	UTILITY LINE
•	UTILITY POLE
⊕	UTILITY VALVE
⊕	UTILITY FIRE HYDRANT
⊕	UTILITY PULL BOX

Easement Notes

- (10) [1] EXISTING 10' P.U.E. EASEMENT (8/26/81, C18-171)
- (11) [2] EXISTING 24' PUBLIC WATER, PUBLIC SANITARY SEWER AND PRIVATE ACCESS EASEMENT FOR THE JOINT USE OF 14-A-2-G, 14-A-2-D, 14-A-2-F AND 14-A-2-G TO BE MAINTAINED BY THE SAME (01/03/97, C97-2)
- (11) [3] EXISTING 10' PRIVATE DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF LOTS 14-A-2-F AND 14-A-2-G TO BE MAINTAINED BY THE OWNER LOT 14-A-2-F (01/03/97, C97-2)

Surveyor's Observations

- (A) CHAINLINK FENCE OUTSIDE OF SUBJECT PROPERTY BY AS MUCH AS 1.2' ± OWNERSHIP APPEARS TO BE THE ADJOINER.
- (B) CHAINLINK FENCE OUTSIDE SUBJECTS PROPERTY BY AS MUCH AS 1.3± OWNERSHIP APPEARS TO BE THE ADJOINER.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wlotnerir@gmail.com

Sheet 2 of 2

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NORTH I-25 CORRIDOR

"North I-25 is where it's all at!"...[The corridor] is ground zero for employment activity and building because it is half-way between the Northeast Heights and the Northwest Mesa, where a large percentage of the workforce lives."

NM Business Weekly

ALAMEDA BLVD NE

WASHINGTON STREET NE

JEFFERSON STREET NE

SAN PEDRO STREET NE

← SITE

SUPPLY ONE

PROPOSED
U-HAUL

ALLIED

PASEO DEL NORTE NE

First Citizens Bank

Cabela's

usbank

Centex

PNN

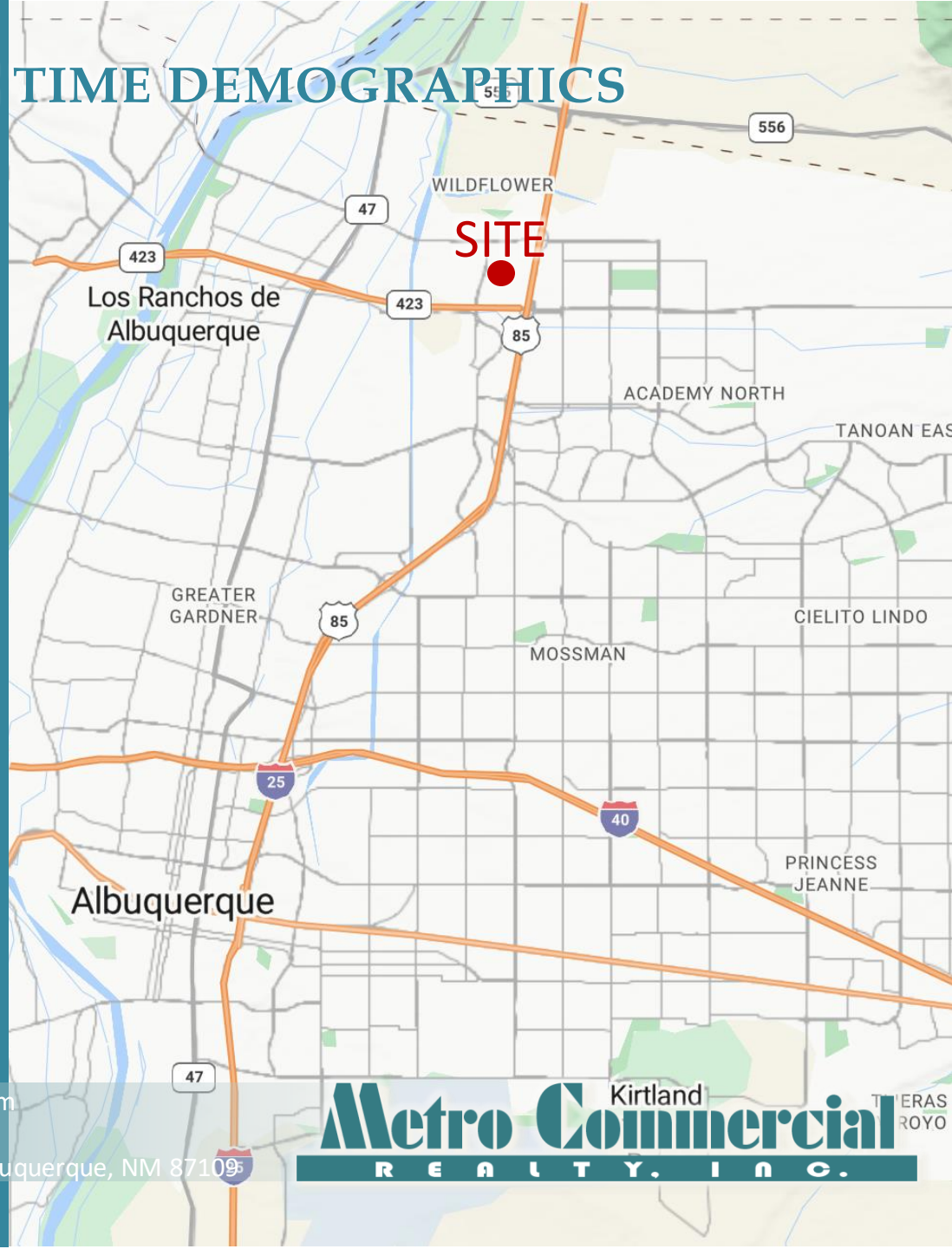
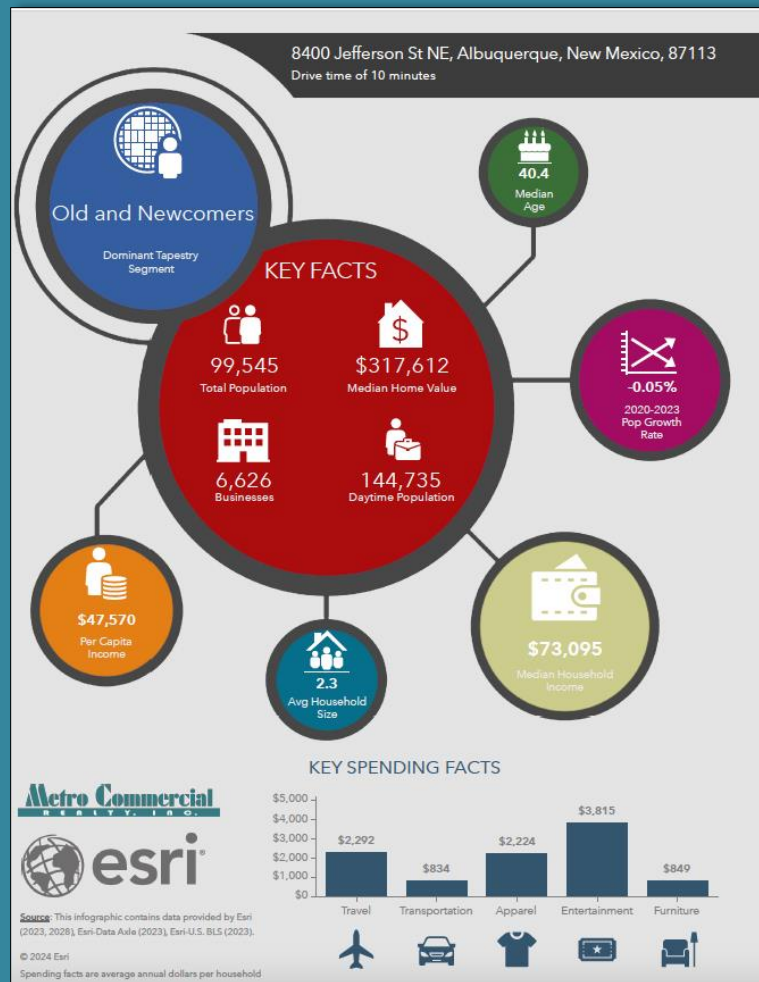
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MAP AND 10 MIN DRIVE TIME DEMOGRAPHICS



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