



# For Sale

NWC St Josephs Dr  
& Atrisco Dr  
Albuquerque, NM 87120



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# Property Profile

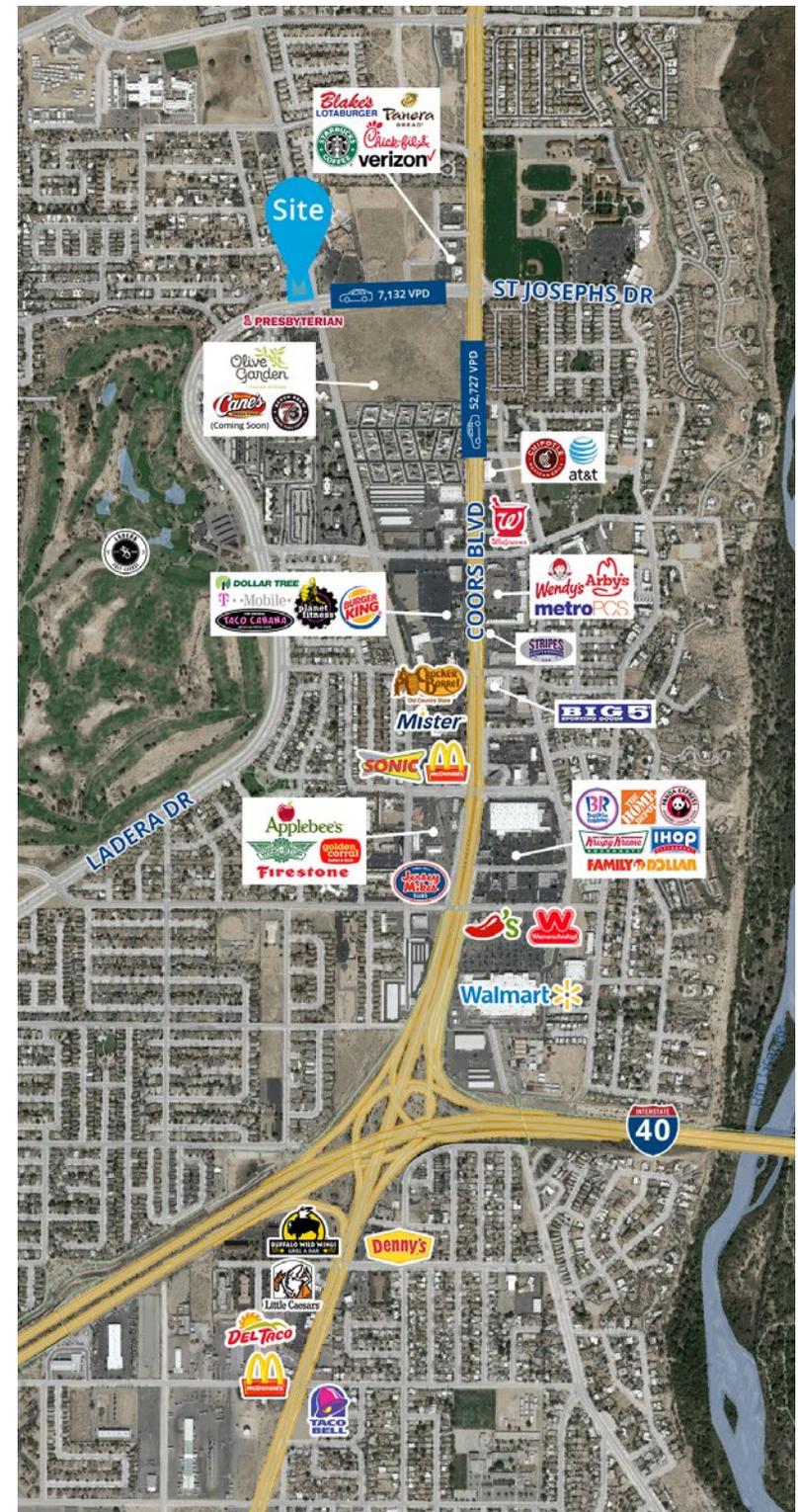
## Details

Sale Price	\$550,000
Price PSF	\$12.38 PSF
Lot Size	± 1.02 Acres
Submarket	West Mesa
Zoning	MX-T

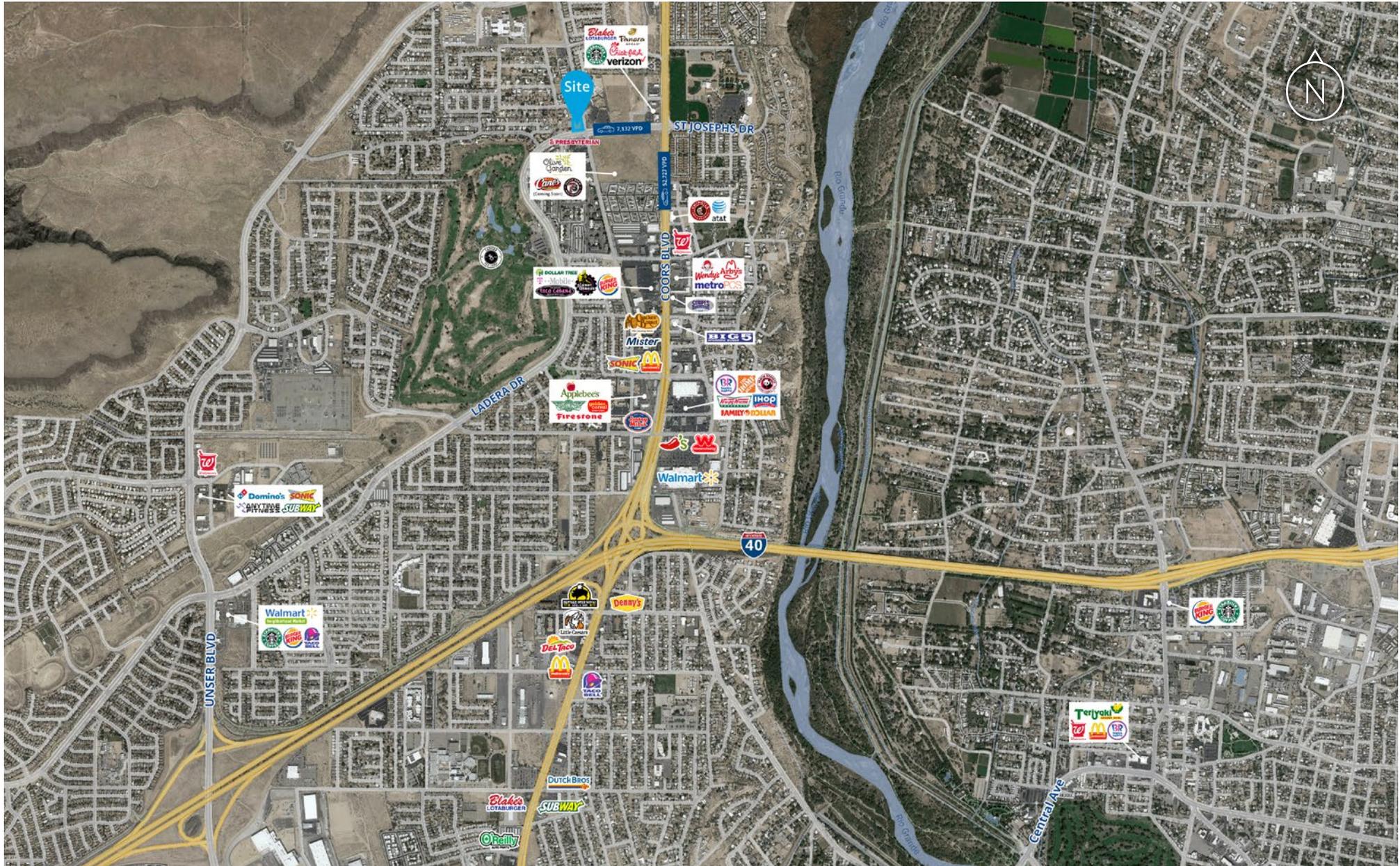
## Features

- Perfect site for office or medical uses
- Dense population in primary service area
- Located on the hard corner with full access
- Signalized intersection with high exposure

## Area Tenants



# Trade Area Aerial



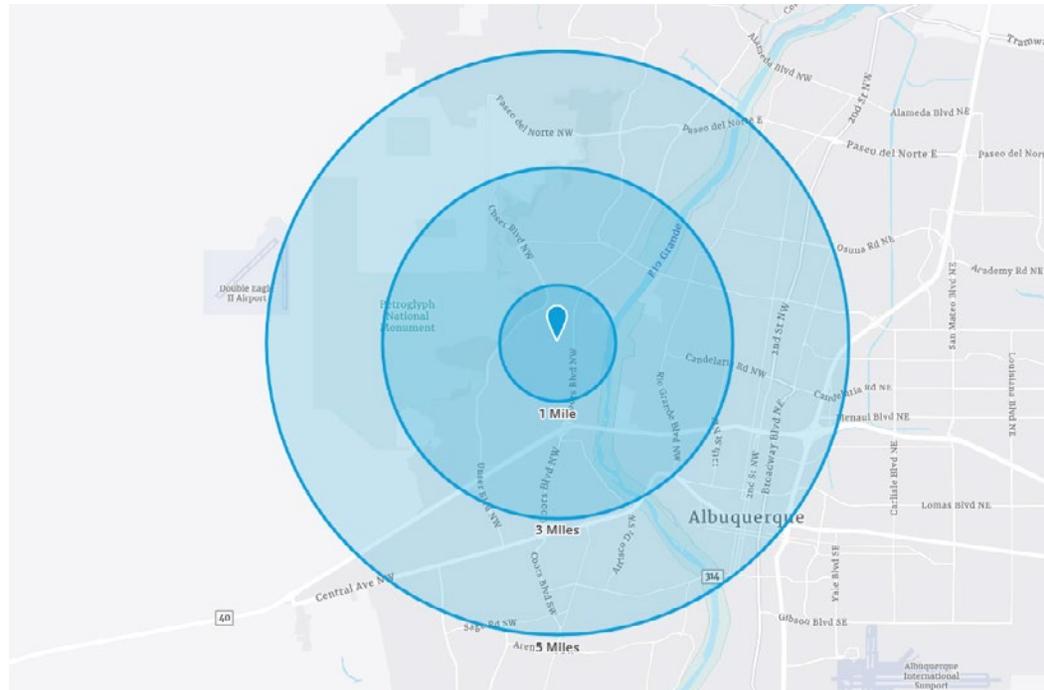
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# Intersection Aerial



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	12,444	79,822	188,774
Households	5,721	34,925	82,319
Median Age	36.2	38.5	36.9
Average HH Income	\$85,750	\$101,275	\$92,260
Per Capita Income	\$38,064	\$42,356	\$37,754
Daytime Population	10,148	62,698	193,575



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