

For Sale, Lease
or Build-to-Suit

San Antonio Commons Pad Site

IN A GROWING NE HEIGHTS TRADE CORRIDOR JUST OFF I-25

5700 San Antonio Dr. NE | Albuquerque, NM 87109

NEQ I-25 & San Antonio Dr. NE



AVAILABLE
Land: ±1.305 Ac.



SALE PRICE Seller to provide a
±5,000 SF Remedi-
ated Footprint
\$16.00/SF



LEASE RATE
See Advisor

- Near Journal Center with the #2 day time population area in the metro
- Near state government office complexes
- IDO Zoning: MX-M

NA SunVista

got space™

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SAN ANTONIO COMMONS PAD SITE

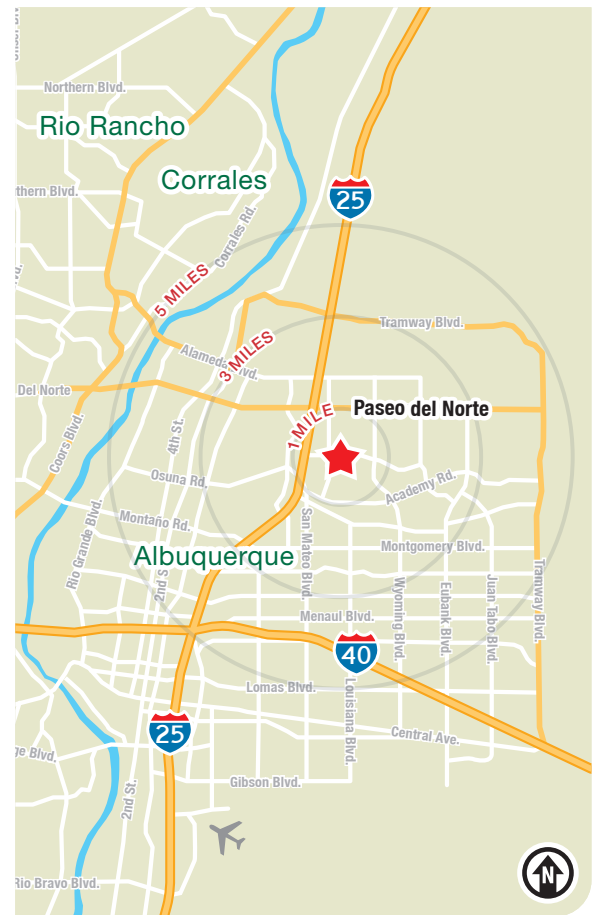
5700 San Antonio Dr. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,258	95,982	212,062
Average HH Income	\$82,373	\$103,893	\$105,340
Daytime Employment	14,375	79,375	154,767

2023 Forecasted by Esri



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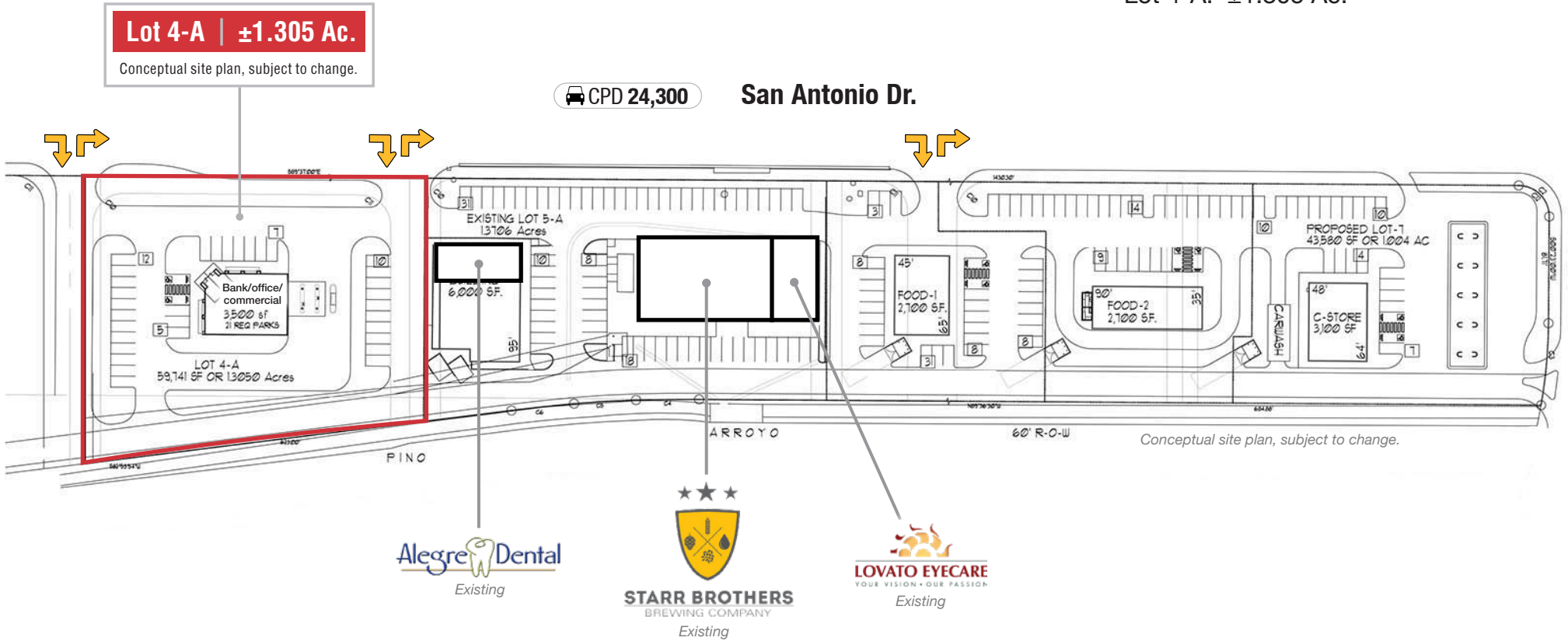
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SITE PLAN

AVAILABLE

Lot 4-A: ±1.305 Ac.



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

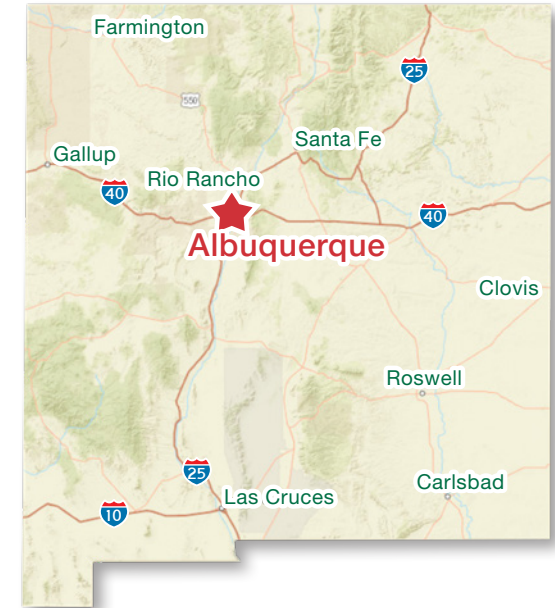
Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.



936,582
Albuquerque Metro Population



The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



654,217
City Population



264,145
Households



\$77,810
Avg. Household Income



\$45,730
Md. Disposable Income



23,491
Total Businesses



332,805
Total Employees

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.



The information contained is believed reliable. While we do not doubt the 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 projection, opinion, assumption or estimated uses 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 many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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