

# 10 Acre Commercial/Light Industrial Site

TRACTS 40 & 41

WEST CENTRAL AVENUE

ALBUQUERQUE, NM

87121



Presented By:

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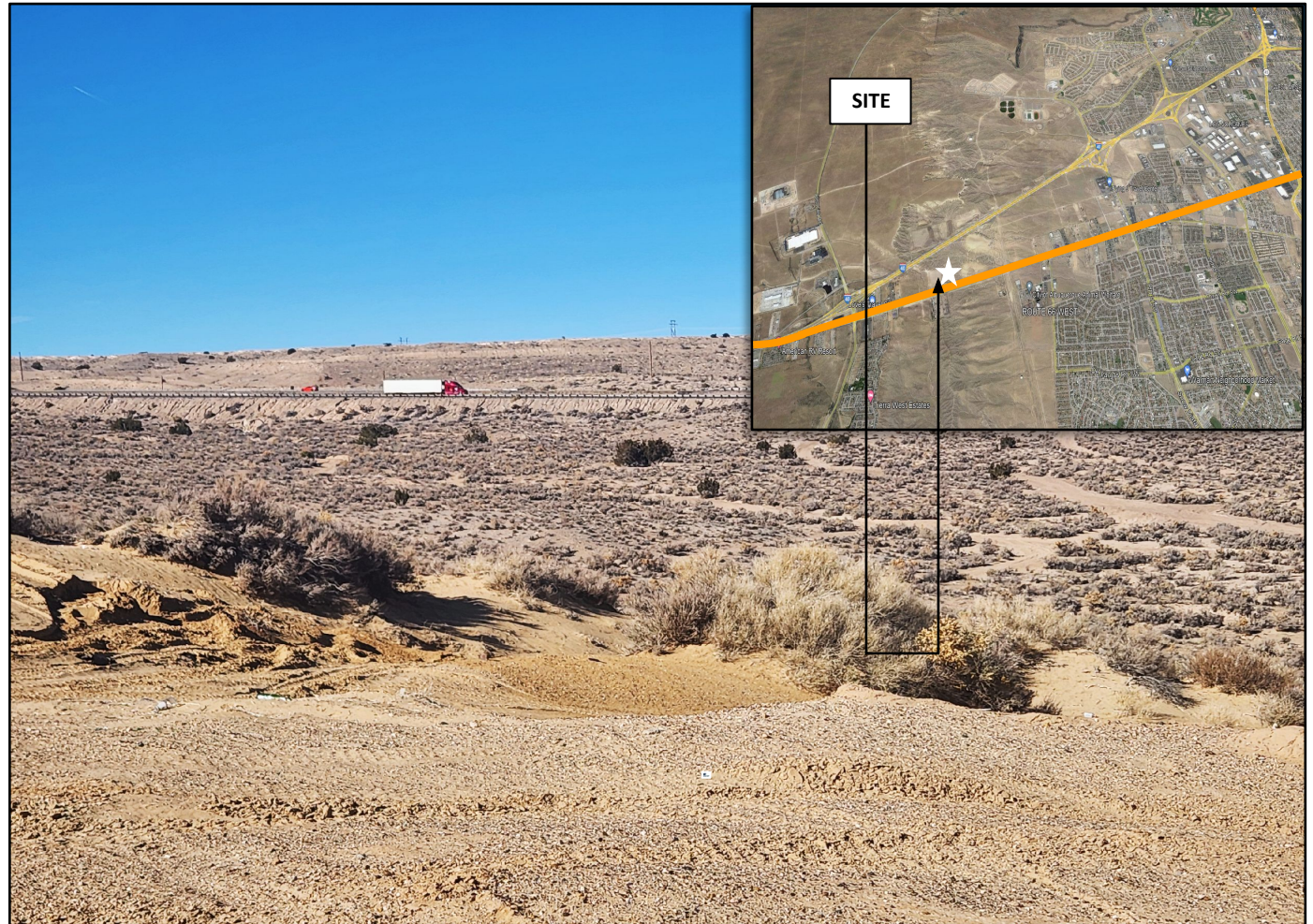
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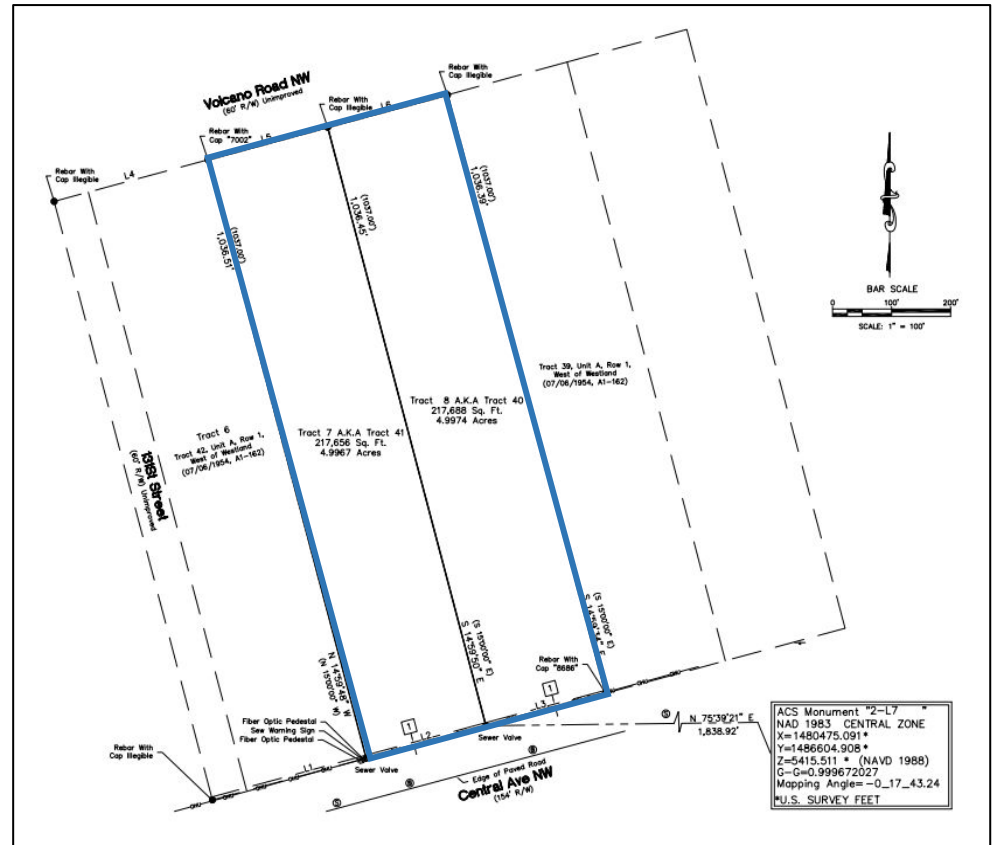


# PROPERTY SUMMARY

Growing West Central Industrial Hub across from planned Santolina Development.

## Central Ave NW Tracts 40 & 41

**AVAILABLE:** 9.99 Acres  
**PRICE:** \$1,200,000  
**PER ACRE:** \$120,120.12  
**TOTAL SF:** 435,344  
**PRICE PER SF:** \$2.76  
**ZONING:** C-LI  
**FLOOD ZONE:** X



### Tract 40-41 Features:

- Between 98<sup>th</sup> Street and Atrisco Vista I-40 exits.
- One mile east of Atrisco Vista Boulevard.
- Growing west Albuquerque Industrial Hub.
- Sewer in street, well water at 700' deep, city water on the south side of Central.
- Electric and Fiber Optic at the property.
- Up to 30 Acres available for \$3,280,000.
- Owner Financing available with 20% down.

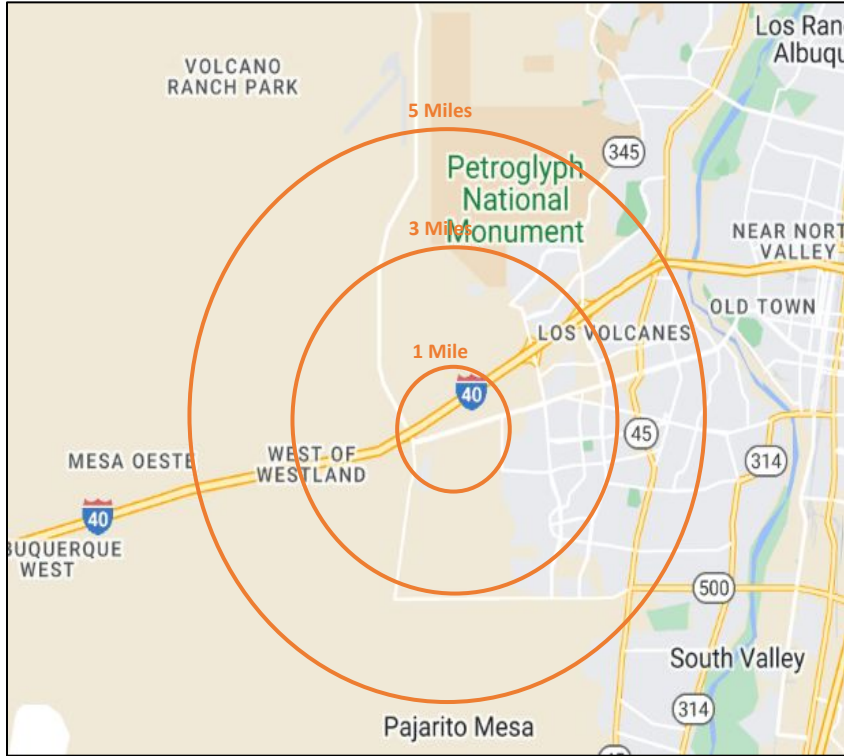
# TRADE AREA

## Trade Area Highlights:

- Growing Albuquerque distribution hub.
- 10,400 VPD on Central Ave, Route 66.
- Located between I-40 exits at Atrisco Vista and 98<sup>th</sup> Street with two turn access to I-40 from both exits.
- Close to West Central Route 66 Visitor Center.



# DEMOGRAPHICS



## Total Population

1 Mile	3 Miles	5 Miles
677	9,644	79,756



## Est. Households

1 Miles	3 Miles	5 Miles
196	2986	25,728



## Average Household Income

1 Miles	3 Miles	5 Miles
\$52,540	\$78,700	\$77,408

# PROPERTY PHOTOS





## **LOCATION OVERVIEW: ALBUQUERQUE NM**

### **Why Albuquerque?**

Albuquerque is the urban center of New Mexico and one of America's best mid-sized cities. The 32nd largest city in the country, Albuquerque's economy is emerging with strength in space technology, directed energy, smart community technologies, and film and digital media. Albuquerque is a top city in which to start, expand, or relocate a business and offers a skilled workforce and a business-friendly environment. Companies like Netflix, NBCUniversal, LSI, RiskSense, Carenet, and many others have selected Albuquerque because it is a great place to do business and provides a healthy and affordable quality of life. Albuquerque welcomes businesses of all sizes and types, from startups to expansions and relocations of global businesses. <https://www.abqedd.com/reasons-why-albuquerque/>

### **Overview**

Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. Courtesy of: [www.visitalbuquerque.org](http://www.visitalbuquerque.org)