

**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



AVAILABLE

Land: ± 1.305 Ac.



SALE PRICE

\$16.00/SF

Seller to provide a
 $\pm 5,000$ SF Reme-
diated Footprint



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

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SAN ANTONIO COMMONS PAD SITE

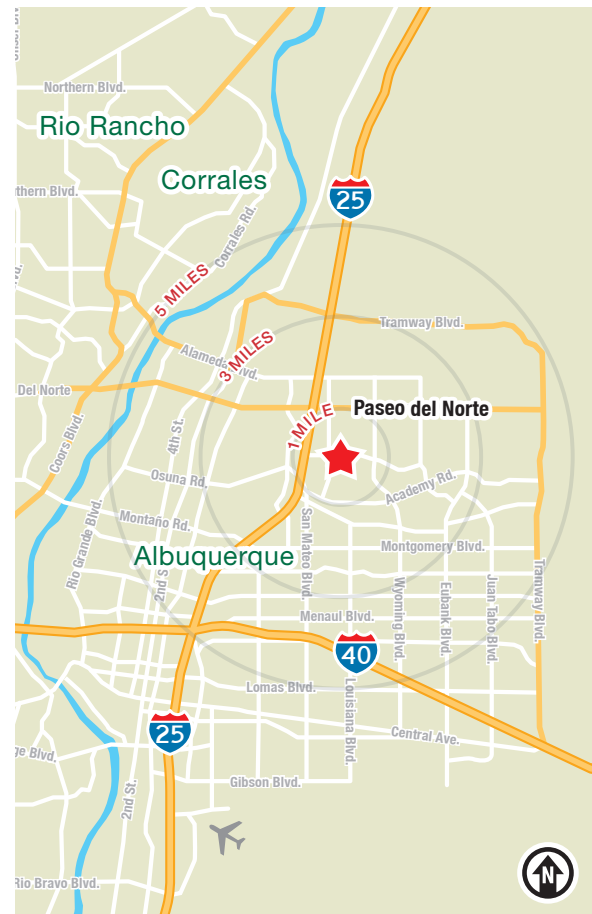
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LOCATION

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



NAI SunVista

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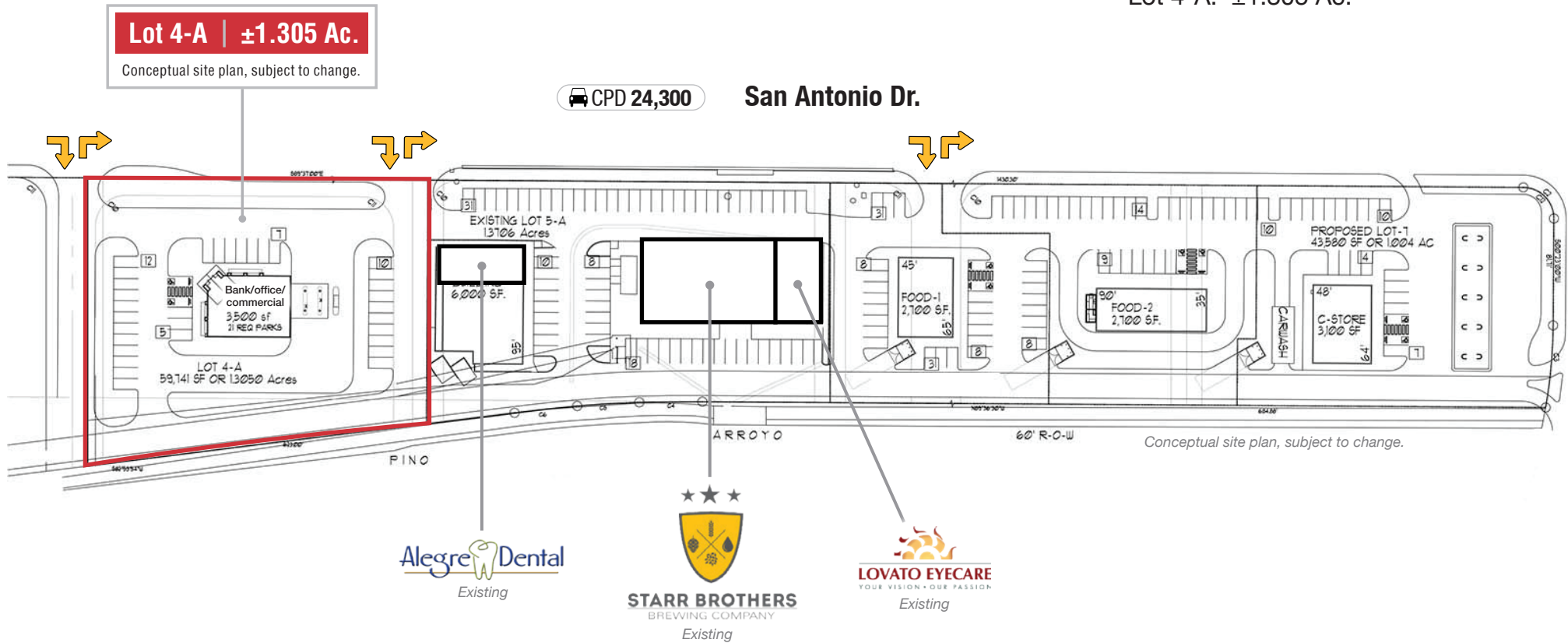
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SITE PLAN

AVAILABLE

Lot 4-A: ±1.305 Ac.



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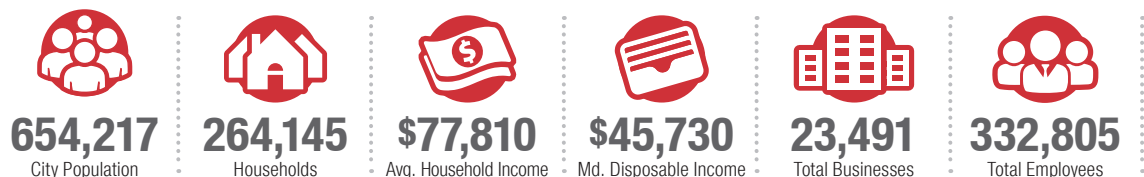
Albuquerque

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



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*



936,582
Albuquerque
Metro
Population



**The
Largest**
City in the State



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.