



**Sale Price: \$1,052,000 (\$5.75/SF)**

**Land Size: +/- 4.2 Acres**

**Features:**

- Growing Trade Area
- Easy access to I-40
- Convenient to Shopping
- Utilities Available in Street
- Excellent Development Opportunity
- Located on Historic Route 66 (Central Ave)
- County Zoning: SD-WC-CLI (West Central Commercial Light Industrial)



**West Central Industrial Vacant Land for Sale**

**110th and Central SW Albuquerque, NM 87121**

Absolute Investment Realty | 105 Jefferson NE Albuquerque, NM 87108 | 505-346-6006 | [info@go-absolute.net](mailto:info@go-absolute.net)

Rita Cordova  
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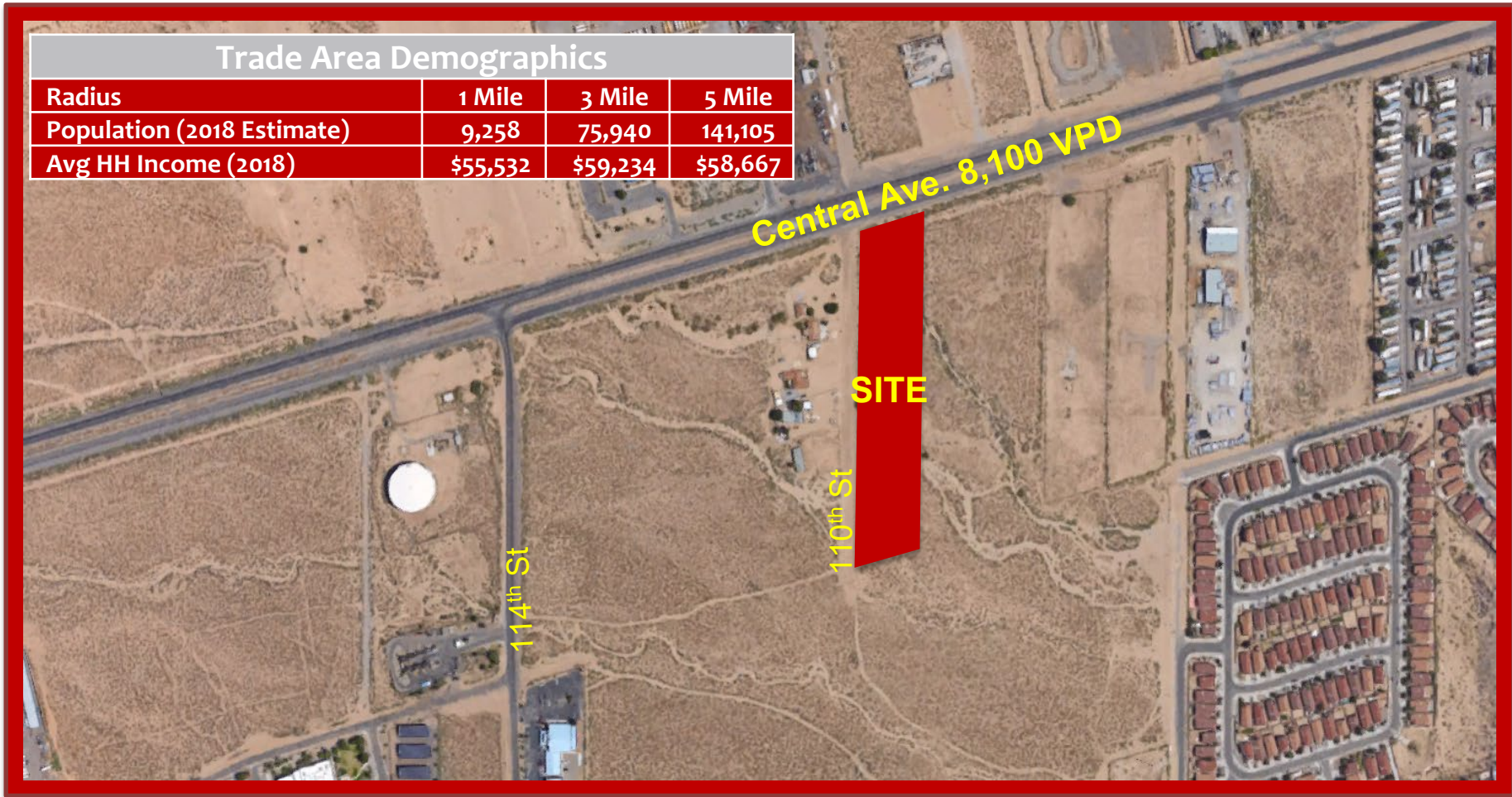
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# Site Close Up & Location Description



## Property and Location Description

This Property is located just south of Interstate 40, and West of 98<sup>th</sup> street. It is near by some of the city’s government department sites including, Albuquerque Fire Department, Animal Welfare and the Emergency Management office. There are many homes and subdivisions close by as well as gas stations and restaurants just a little way further up Central Ave. including McDonald’s, Church’s Chicken, Denny's, Burger King and Jack in The Box. It is located toward the west end of Albuquerque, close to travel shops such as Loves' Truck Stop and American RV Park for those traveling to and from the city. SD-WC-CLI Zoning incorporates many uses based upon the County’s existing C-LI and C-2 Zoning. Permissive uses include Hotels, Motels, Resorts, Drive In Restaurants, Truck Plaza, Automotive Sales including Auto Body Repair, Rental and Storage as well as Camp Grounds.



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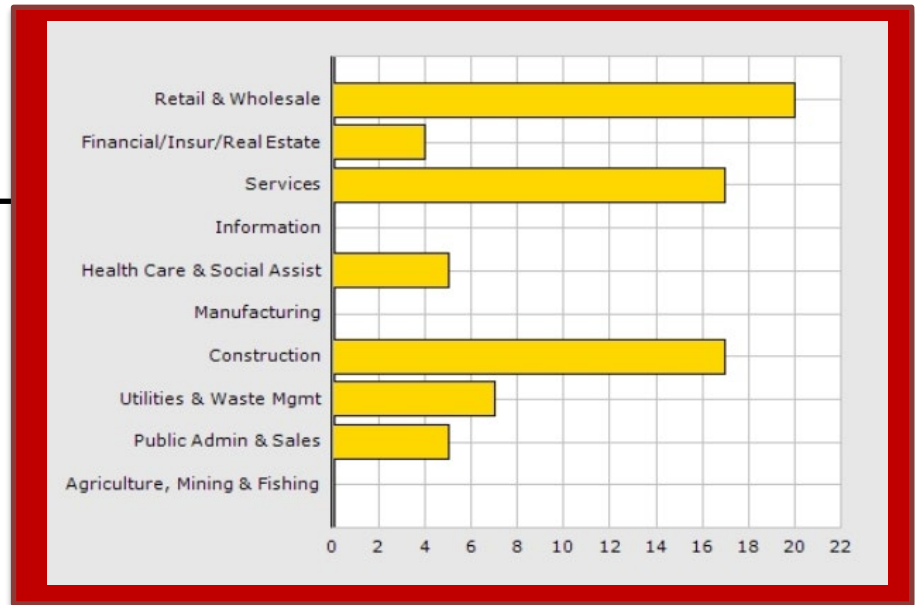
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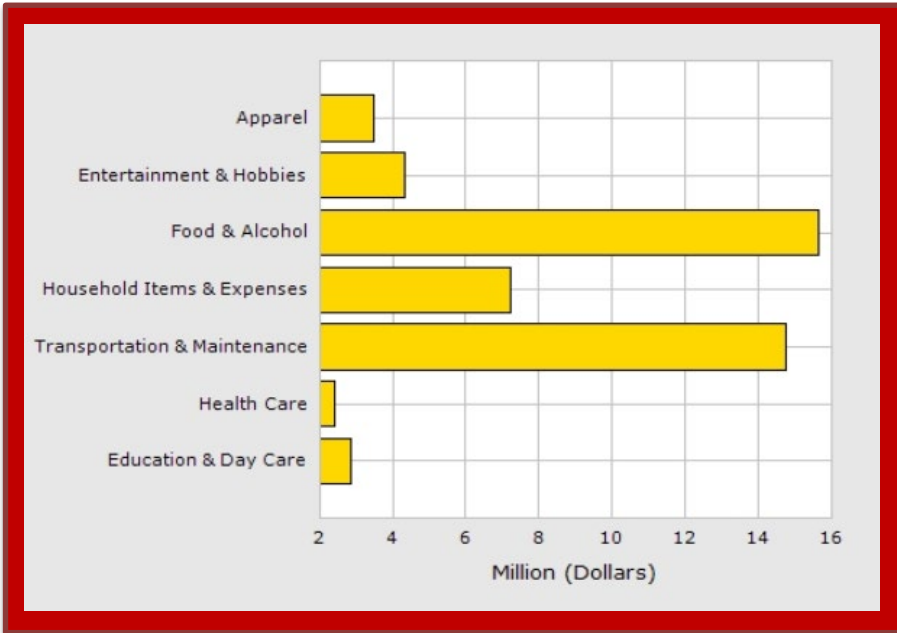
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# Demographics

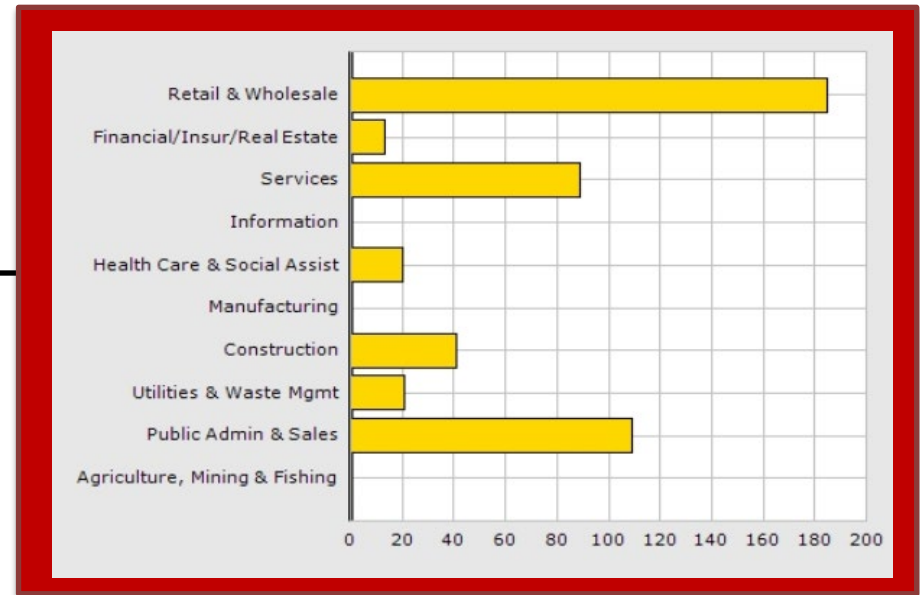
## Businesses – 1 Mile



Consumer Spending – 1 Mile



## Daytime Employees – 1 Mile



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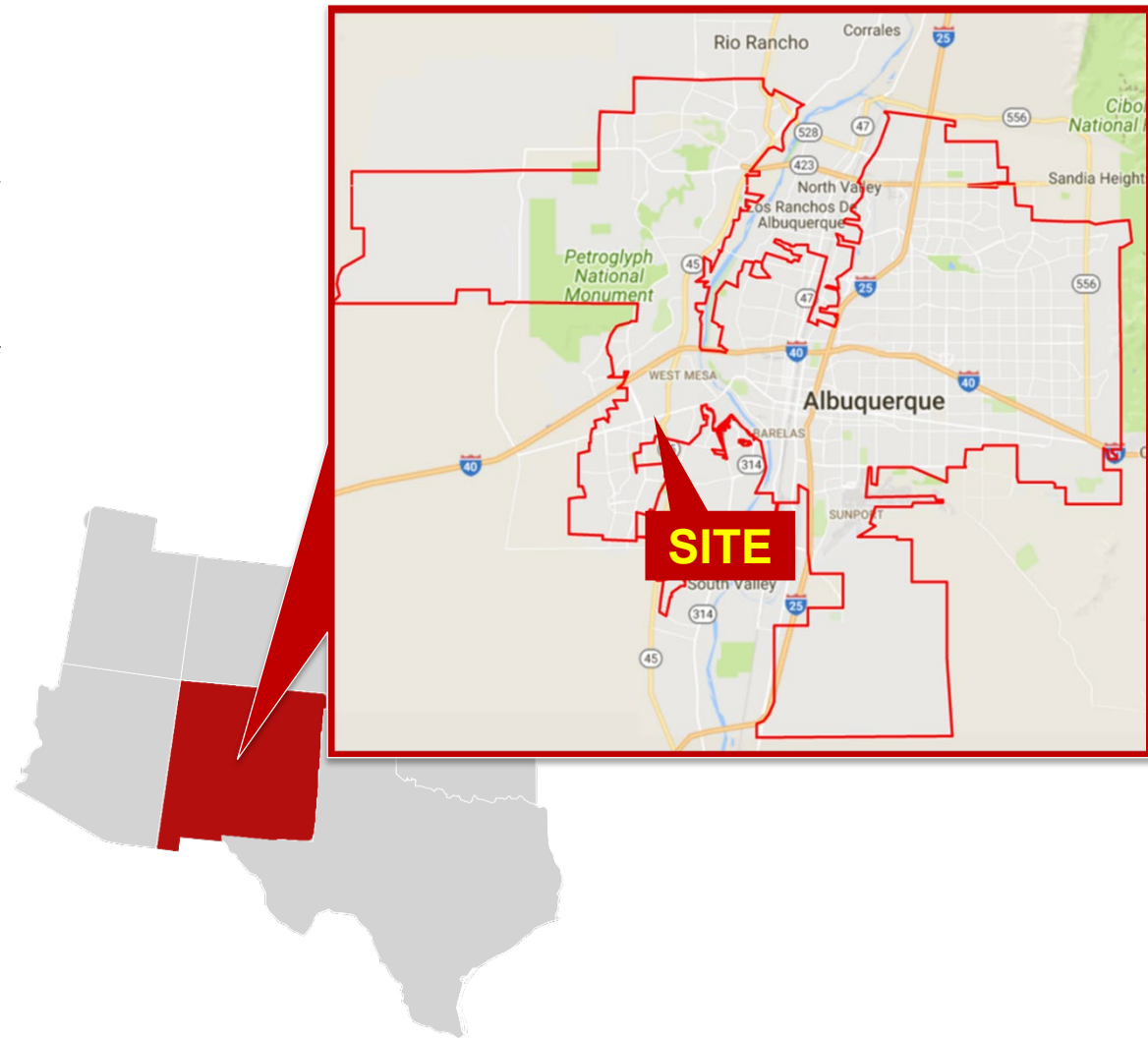


# Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities and routinely receives awards for quality of life and low cost of living.



## Albuquerque MSA Demographics (2016 Estimate)

Total Population	Total Households	Avg. Household Income
909,906	357,434	\$69,380



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# Absolute Investment Realty



Alfredo Barrenechea  
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



Some of Alfredo's Recent Transactions



Rita Cordova  
Associate Broker

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.



## Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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