

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$310,000

**LOT SIZE:** 0.98 Acres

**LEASE RATE** \$1,900/Mo

**MARKET:** Albuquerque

**SUB MARKET:** North I-25

**CROSS STREETS:** Wilshire / Jefferson

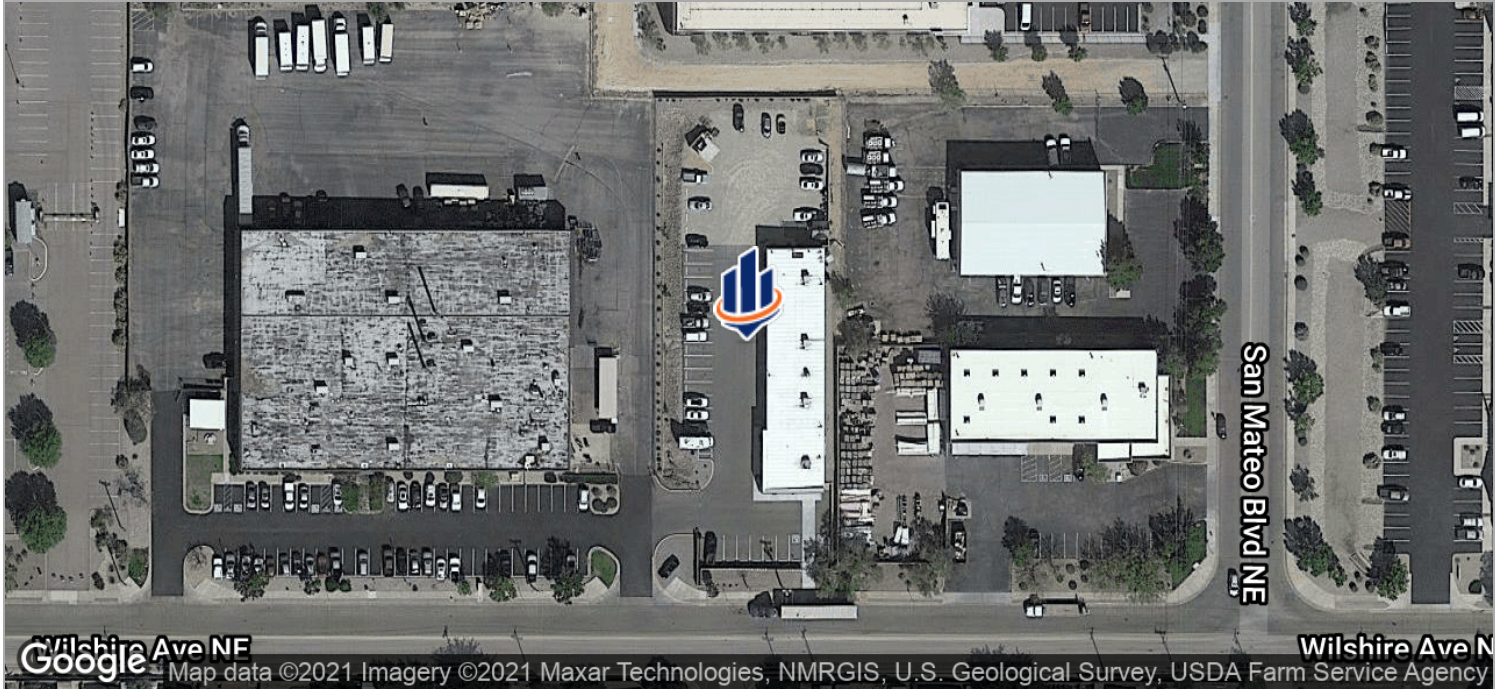
## PROPERTY DESCRIPTION

Vacant Land in North I-25 Corridor between two Industrial Buildings.

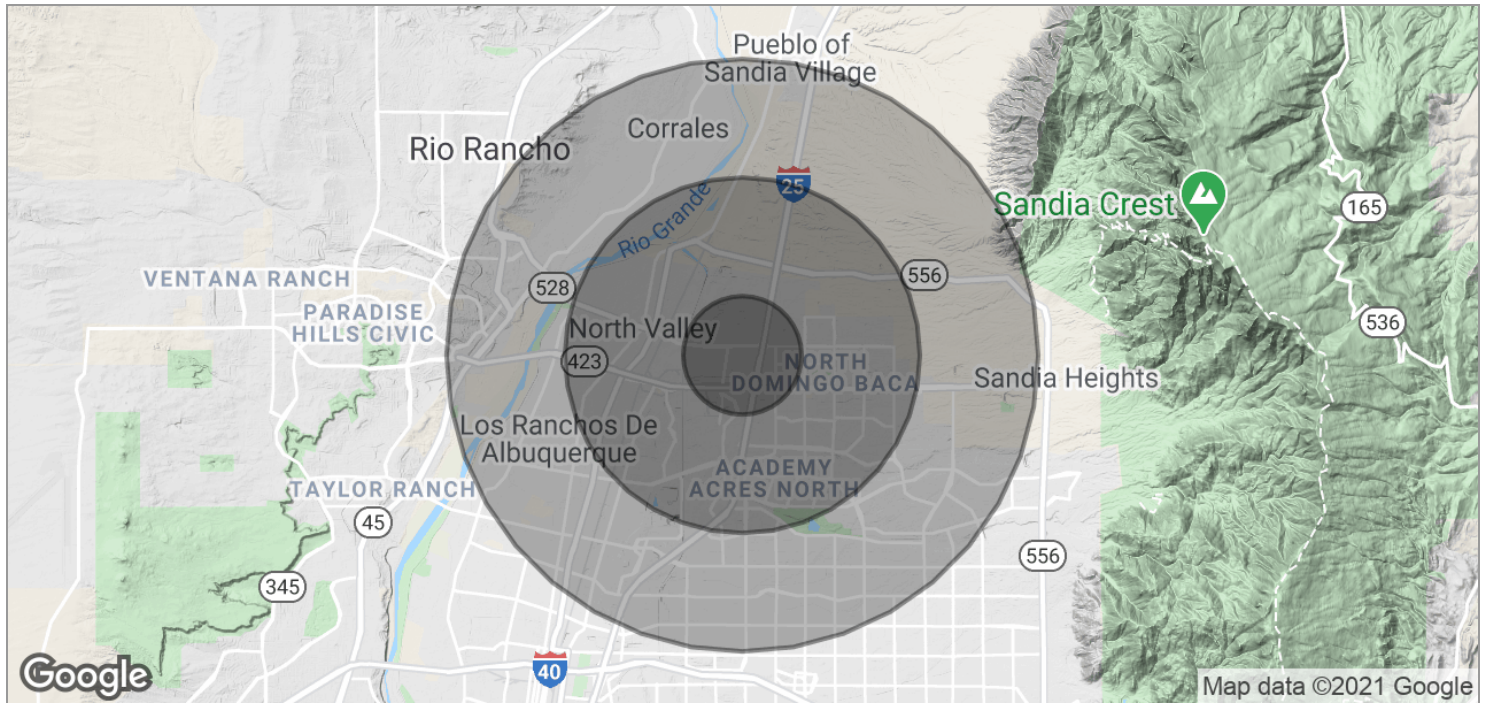
## PROPERTY HIGHLIGHTS

- Lease Rate: \$1,900/month [\$0.5341/sf - ground]
- Zoning: SU-2/M-1
- Located just south of Alameda in the North I-25 Corridor
- Easy Freeway Accrss

# Location Maps



# Demographics Map



| <b>POPULATION</b>   | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| TOTAL POPULATION    | 3,470         | 53,539         | 154,288        |
| MEDIAN AGE          | 36.4          | 41.1           | 41.1           |
| MEDIAN AGE (MALE)   | 36.1          | 39.5           | 39.6           |
| MEDIAN AGE (FEMALE) | 36.5          | 42.6           | 42.5           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| TOTAL HOUSEHOLDS               | 1,462         | 23,102         | 66,611         |
| # OF PERSONS PER HH            | 2.4           | 2.3            | 2.3            |
| AVERAGE HH INCOME              | \$65,158      | \$72,742       | \$74,957       |
| AVERAGE HOUSE VALUE            | \$122,013     | \$246,081      | \$278,139      |