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Nob Hill Area - Large Lot with a small building

145 Jackson St NE
Albuquerque, NM 87108



For Sale: See Broker
Size: +/- .20 Acres
Building Size: +/- 900 SF

Features:
Free Standing Building
Excellent CCR-3 Zoning allows a variety of uses

Fenced Yard
Close to Nob Hill
.20 Acres



Site Close Up.

**145 Jefferson St NE
Albuquerque, NM 87108**

Copper Ave. NE

SITE

Jackson St. NE

This property is located on Jackson St, right off of Central Ave in the Nob Hill area. Central Ave, Old Route 66, is one of the busiest streets in the heart of Albuquerque, NM. Jackson St serves a residential population to the north and the day-time population of businesses.

Central provides access to the University Area. This area has a variety of retail. Central avenue is a main arterial in Albuquerque and runs the entire east-west length of the city. It provides highly necessary access to I-25.

Area co-tenants include: Firestone, Bank of Albuquerque, Media Arts Center, Oneill's Pub



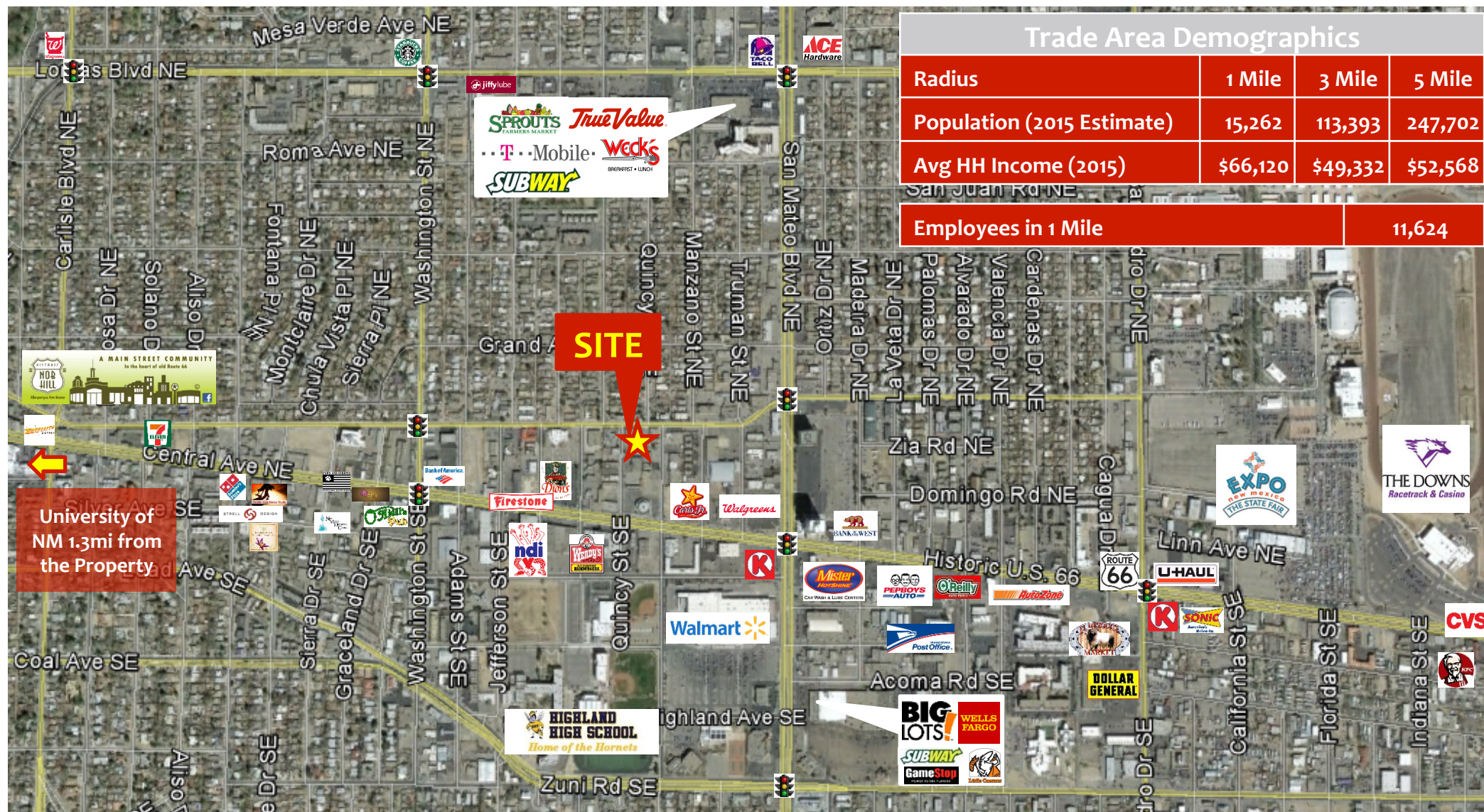


Trade Area

145 Jackson St NE
Albuquerque, NM 87108

Trade Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population (2015 Estimate)	15,262	113,393	247,702
Avg HH Income (2015)	\$66,120	\$49,332	\$52,568
Employees in 1 Mile			11,624





Property Photos

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Albuquerque, New Mexico MSA

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Albuquerque MSA



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Albuquerque MSA Demographics

Population (2015 Estimate)	907,679
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$65,193

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with 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 2,000–2010, 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. Albuquerque lies at the center of the New Mexico Technology Corridor, a 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, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.