

For Sale,  
Ground Lease or  
Build-to-Suit

# High-Visibility Opportunity

MORE THAN 170,000 CARS PER DAY ON NORTH I-25

5151 Journal Center Blvd. NE | Albuquerque, NM 87109

SWQ I-25 & Paseo del Norte NE



**SALE PRICE** \$18.00/SF

## AVAILABLE

- Land:  $\pm 30,700$  to  $\pm 43,560$  SF
- Purchase, ground lease or build-to-suit

## IDO ZONING

- NR-BP, Business Park

## PROPERTY HIGHLIGHTS

- Last Journal Center pad with direct visibility to I-25
- Cross parking with Courtyard by Marriott
- Great retail or office site



**This property is in a HUB Zone** For small companies operating/employing people in Historically Underutilized Business Zones.



**This property is located in an Opportunity Zone** A new way to finance in under-served areas.



# got space

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

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FOR MORE INFORMATION:

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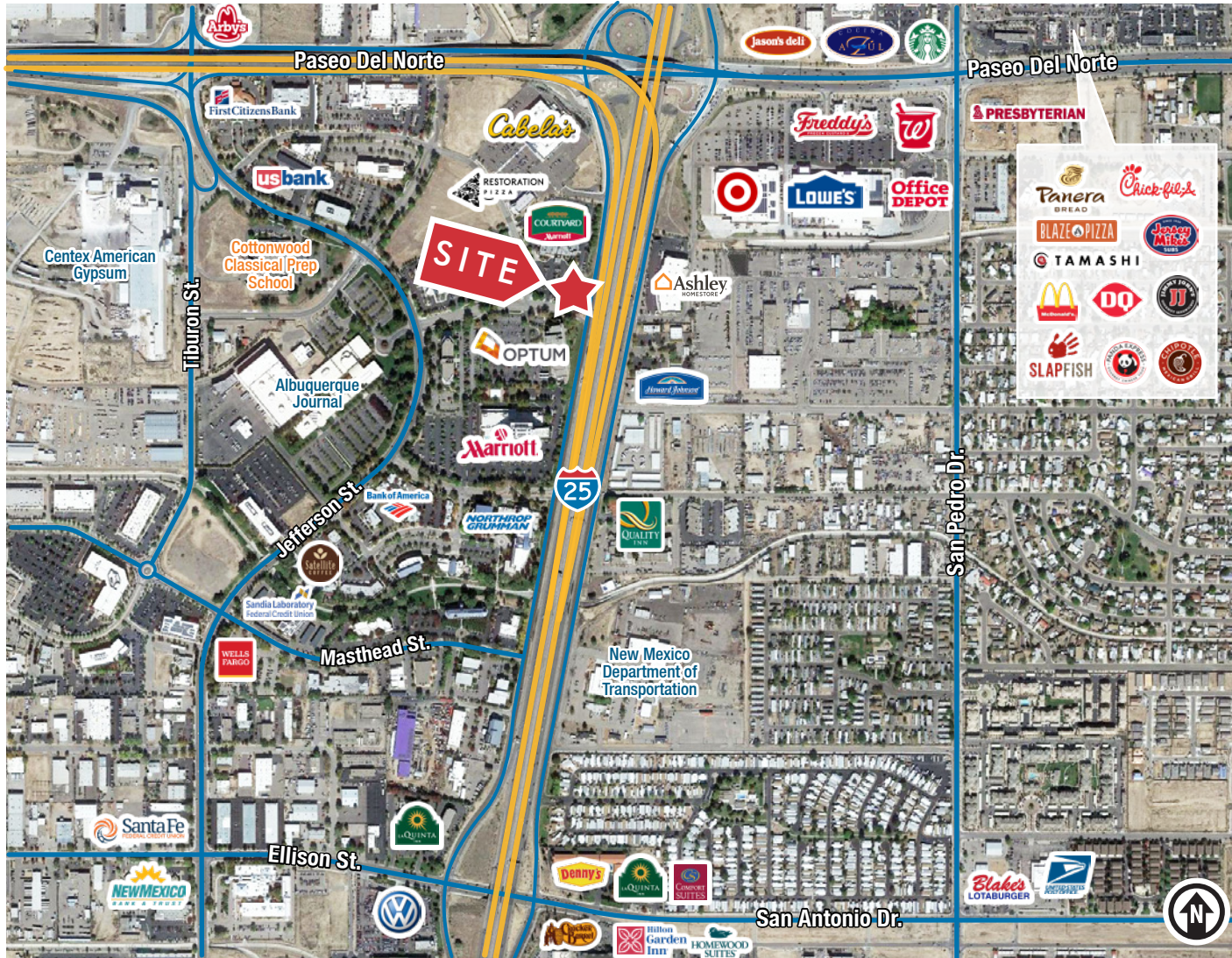


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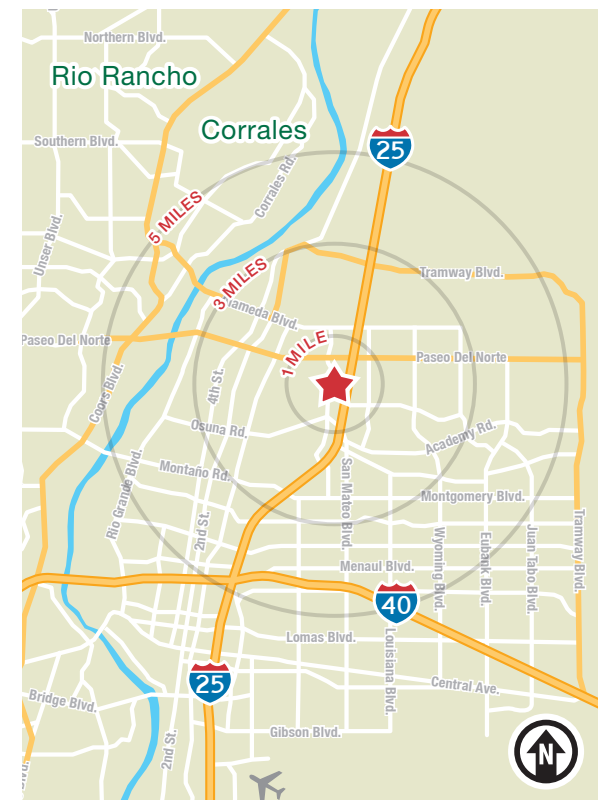
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## LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	6,334	75,899	186,035
Average HH Income	\$63,144	\$84,267	\$83,794
Daytime Employment	19,903	69,028	140,424
2020 Forecasted by Esri			



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PHOTOS



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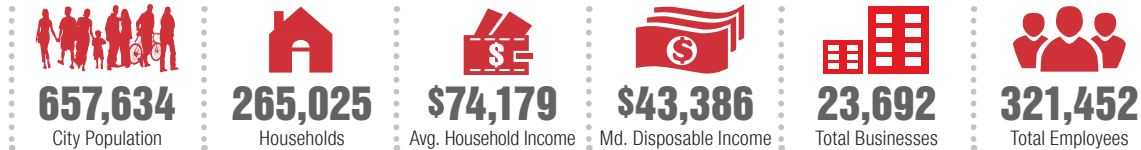


# Trade Area Analysis

## Albuquerque | Why Here? Why Now?

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.

### City of Albuquerque by the Numbers (ESRI 2020 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*

### 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

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



#### EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, 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 and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access



**939,316**

Albuquerque Metro Population

**#1**

**The Largest**  
City in the State

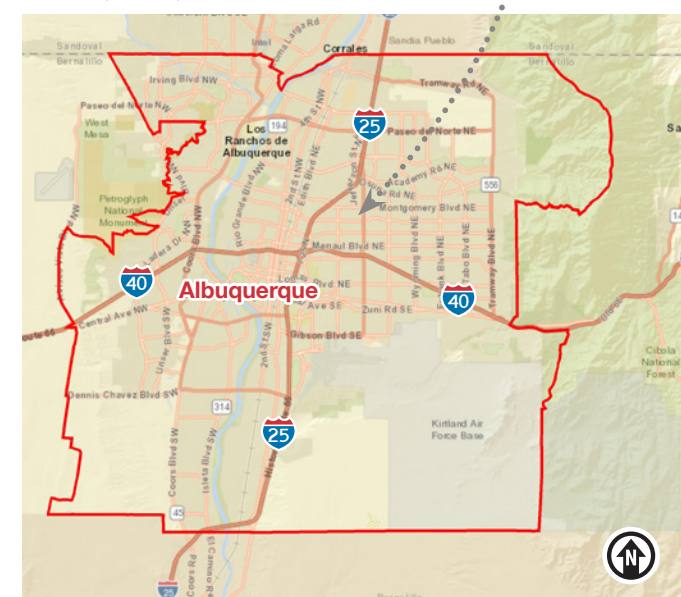
### NEW MEXICO



### ALBUQUERQUE METRO



### ALBUQUERQUE CITY



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