

# Lease/Build-to-Suit Opportunity

Desert Surf Circle | Albuquerque, NM 87107


## For Lease

IN THE SHADOW OF  **TOPGOLF**



**Lease Rate** See Advisor

**Available** Land: ±3.1895 Acres  
(±138,934 SF)

**IDO Zoning** NR-BP, Business Park  
 [Allowable uses for zoning](#)

### Property Highlights

- Terrific location in the I-25 corridor for office, retail, industrial or entertainment
- Easy access to I-25 from Montgomery Blvd. or Comanche Rd.




**This property is in a  
HUB Zone**

For small companies that operate and employ people in Historically Underutilized Business Zones. Click for details. 



**This property is located in an  
Opportunity Zone**

A new way to finance projects in underserved areas. Click for details. 

**NAI Maestas & Ward**  
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For more information:



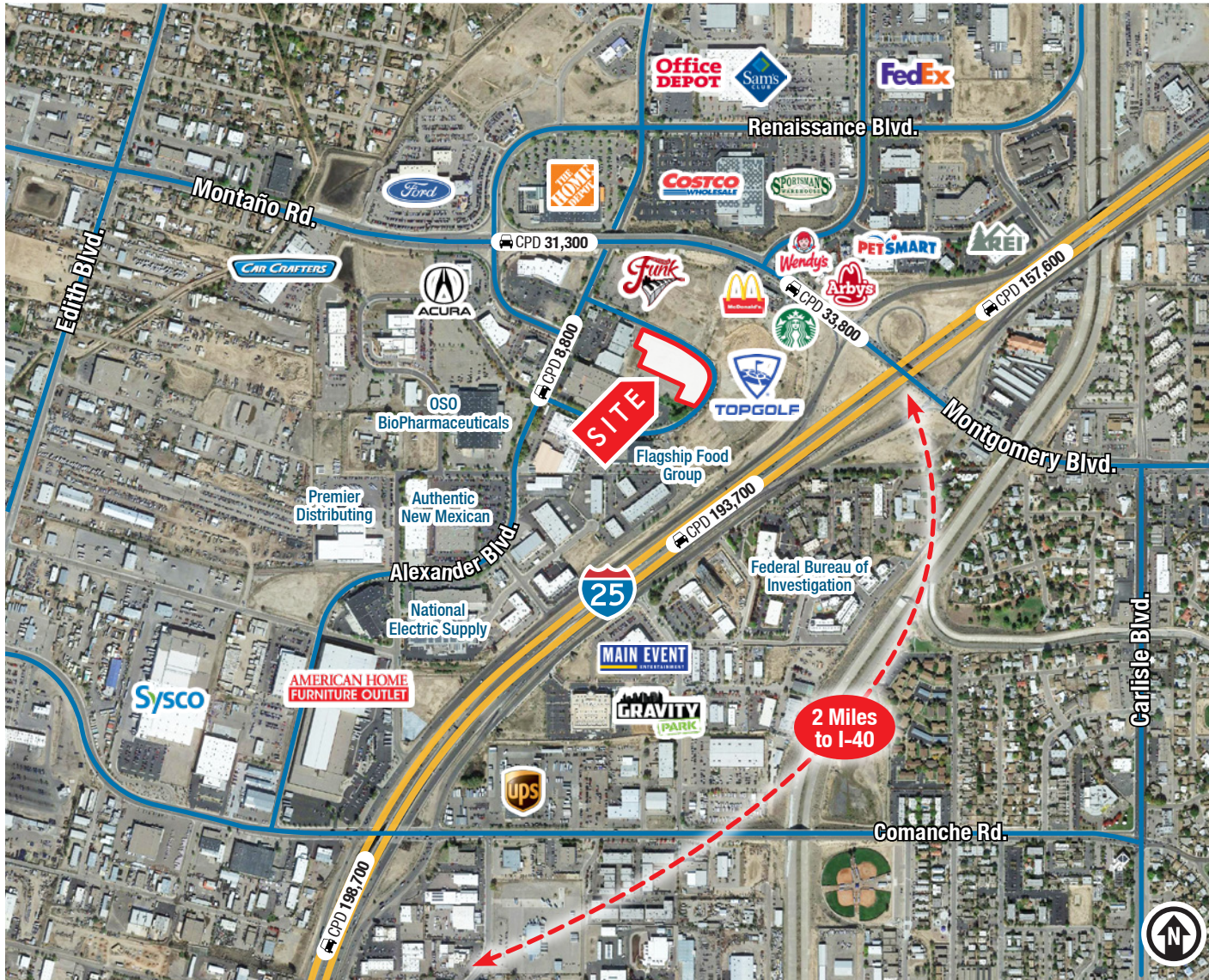
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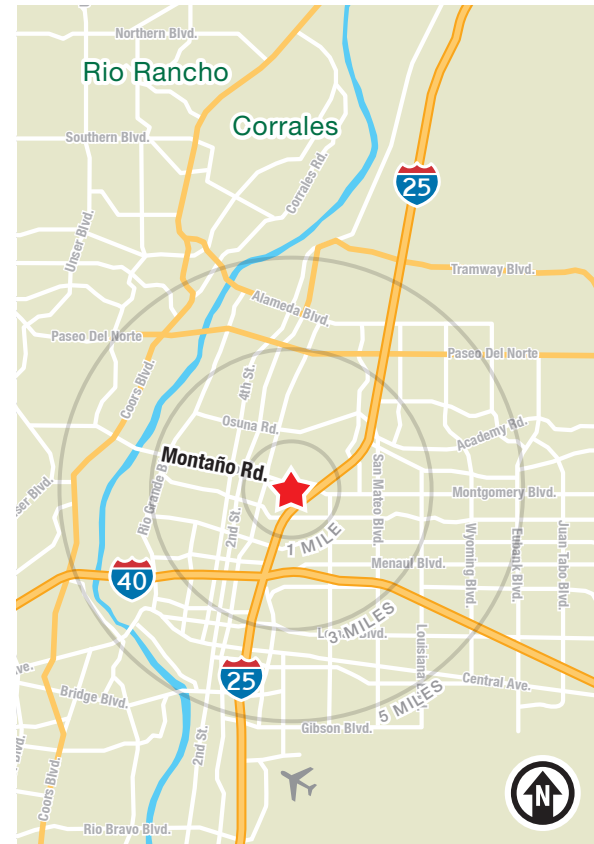
SWQ I-25 & Montañó Rd. NE

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2020 Demographics	1 mile	3 mile	5 mile
Total Population	8,550	85,027	262,130
Average HH Income	\$41,986	\$67,117	\$71,677
Daytime Employment	13,364	109,634	226,344
2020 Forecasted by Esri			



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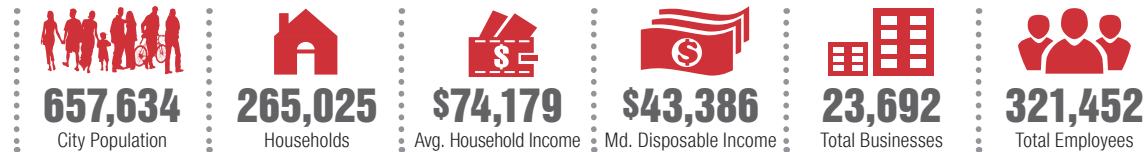


# Trade Area Analysis

## 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)



**939,316**

Albuquerque  
Metro  
Population

**#1**

**The  
Largest**  
City in  
the State

## 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

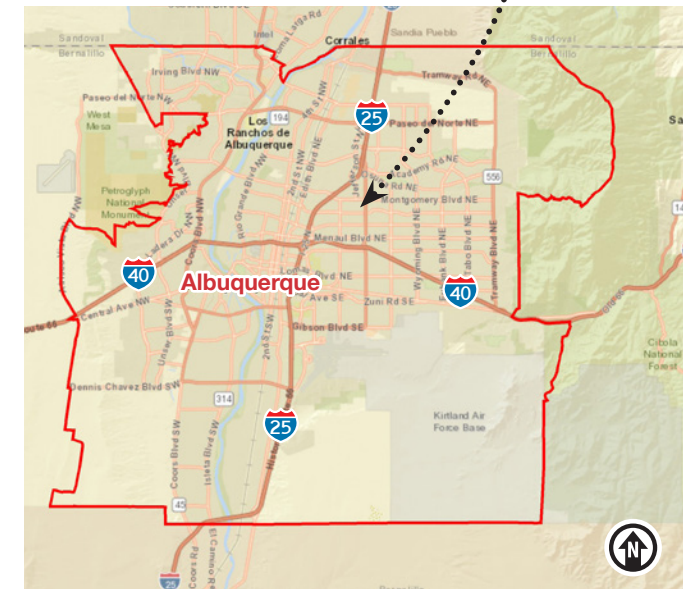
### NEW MEXICO



### ALBUQUERQUE METRO



### ALBUQUERQUE CITY



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