

US Highway 66,
Albuquerque,
NM 87068

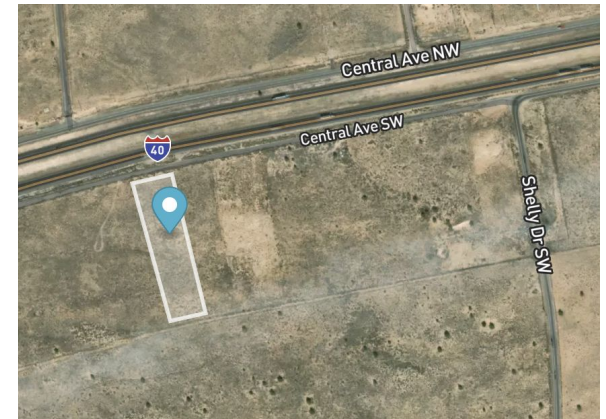
ADJACENT TO
UPCOMING I-40
EXIT AND
SANTOLINA
INDUSTRIAL &
BUSINESS PARK

Available:	3.31 Acres
Price:	\$115,850
Per Acre:	\$35,000
Total SF:	144,183
Price per SF:	\$0.80
Zoning:	A-1
UPC:	100205519220130203



Features

- Paved road access
- Near turn for Cerro Colorado Landfill, Sandia Speedway, & the Metropolitan Detention Center
- Approx. 4.2 miles from the Atrisco Vista I-40 exit
- Planned I-40 exit at Cerro Colorado/Shelly Road
- Adjacent to upcoming Santolina Industrial & Business Park Entrance
- Electric & communications at the corner of Shelly & Speedway Park Blvd approx 0.3 miles away
- I-40 VPD 30,000
- Legal Address: ATRISCO GRANT SEC 32 T10N R1E UNIT B TR 213 AKA TR 441 EXC POR TO HWY CON



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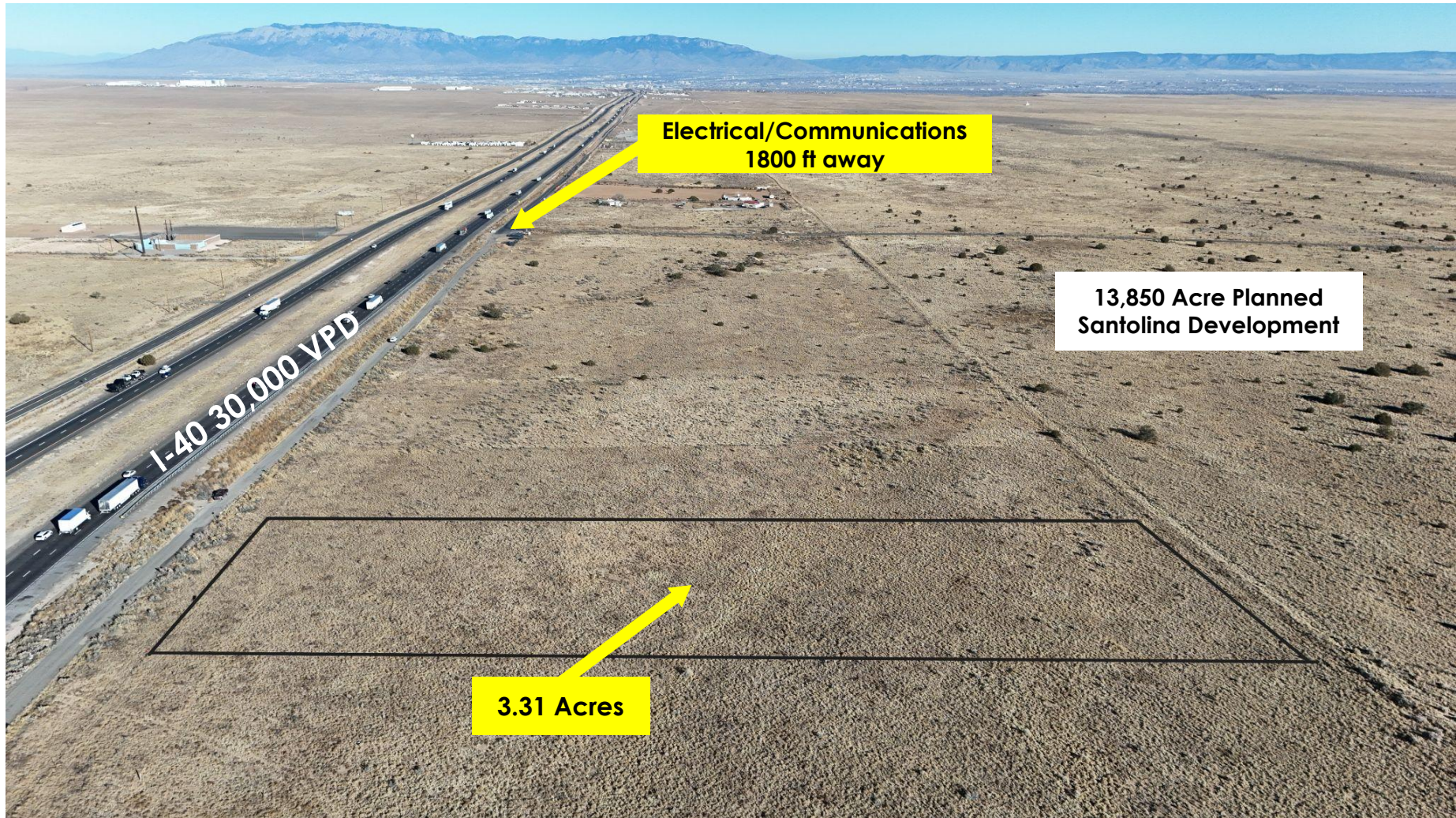
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SITE SUMMARY



TRADE AREA

Trade Area Highlights:

- 30,000 VPD on I-40
- Located near future I-40 exit at Shelly Road
- Approx. 4.2 miles from the Atrisco Vista I-40 exit
- West Central Avenue welcomes eastbound I-40 traffic to Albuquerque.
- Near new Amazon Fulfillment Center, Tempur-Pedic, Shamrock Foods and Freightliner.
- Adjacent to planned Santolina Industrial & Business Park Development.



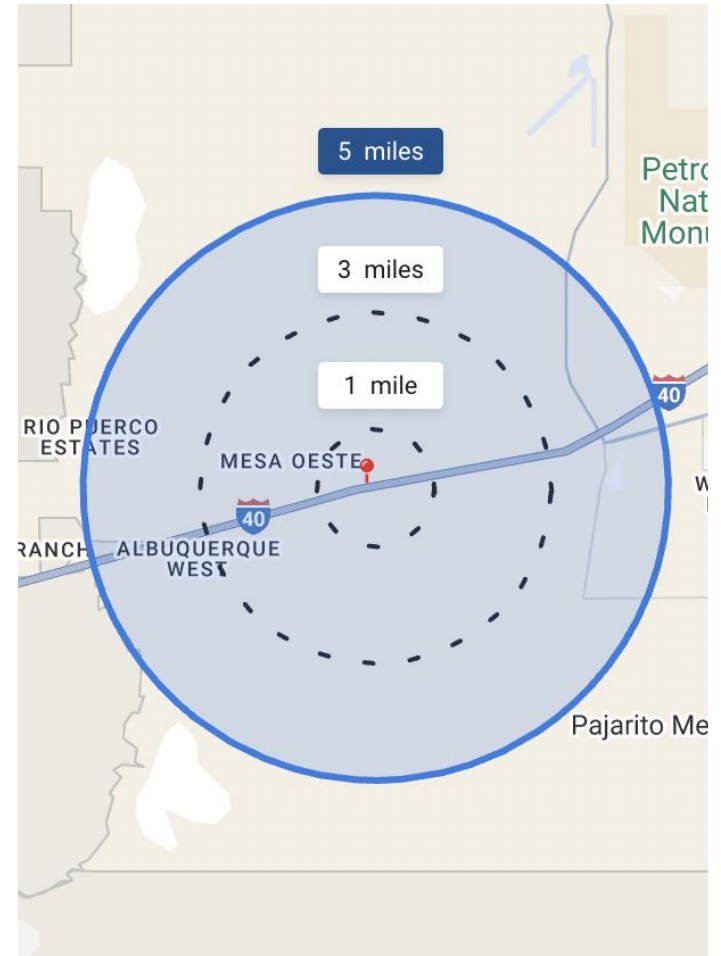
DEMOGRAPHICS

Proximity	1 Mile	3 Miles	5 Miles
Total Population	396	1,657	9,713
Households	143	143	3001
Avg Household Income	\$56,045	\$48,641	\$55,224

The Albuquerque metro area's population totals 908,252 residents. Historically, the area has grown at a steady pace of 1-2 percent per year. The city is one of the most culturally diverse in the nation.

COMMUTE TIMES

Despite the growth of the Albuquerque area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Albuquerque was ranked the 13th best commute city in the nation. Approximately 69 percent of Albuquerque metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.

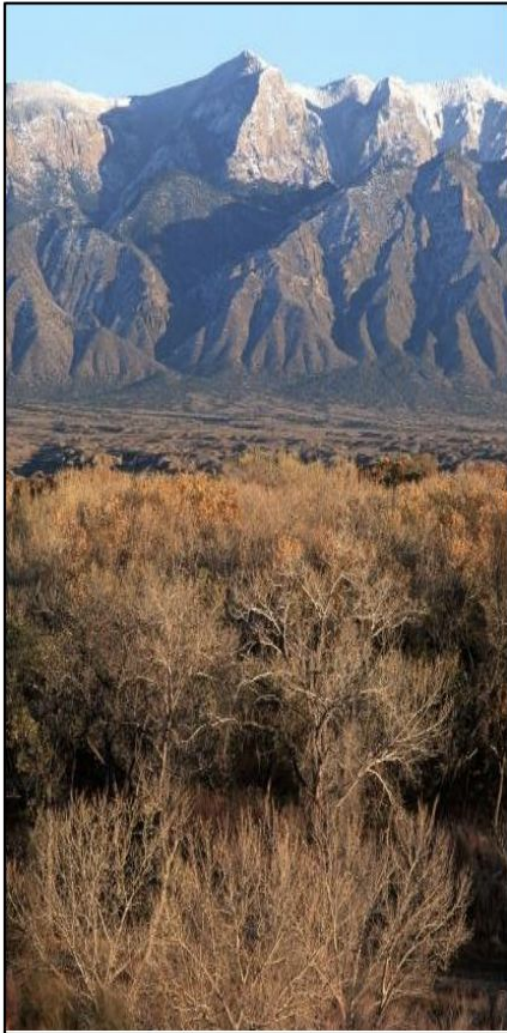


2 Miles From Sandia Speedway



New Amazon Fulfillment Center





LOCATION OVERVIEW: ALBUQUERQUE NM

Why Albuquerque?

Albuquerque is the urban center of New Mexico and one of America's best mid-sized cities. The 32nd largest city in the country, Albuquerque's economy is emerging with strength in space technology, directed energy, smart community technologies, and film and digital media. Albuquerque is a top city in which to start, expand, or relocate a business and offers a skilled workforce and a business-friendly environment. Companies like Netflix, NBCUniversal, LSI, RiskSense, Carenet, and many others have selected Albuquerque because it is a great place to do business and provides a healthy and affordable quality of life. Albuquerque welcomes businesses of all sizes and types, from startups to expansions and relocations of global businesses. <https://www.abqedd.com/reasons-why-albuquerque/>

Overview

Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. Courtesy of: www.visitalbuquerque.org