I-25 Frontage in Journal Center Area

VISIBLE TO 154,800 CARS PER DAY ON I-25 AND PAN AMERICAN

6921 Pan American Fwy. NE
Albuquerque, NM 87109

NWQ Pan American Fwy. & Osuna Rd. NE

For Lease

Lease Rate

- $10,000/Mo. + NNN

Available

- Building: ±5,100 SF
- Land: ±2.0 Acres

IDO Zoning

- MX-M, Moderate Intensity

Property Highlights

- 154,800 cars per day – great visibility and signage available
- MX-M zoning allows for many uses included drive-thru's and hospitality
- Existing ±5,100 SF building available or landlord will redevelop
- Cross access both north and south out to Osuna Rd.
- Site can be expanded up to 4 acres
- Currently on well and septic system – Municipal utilities are available

got space

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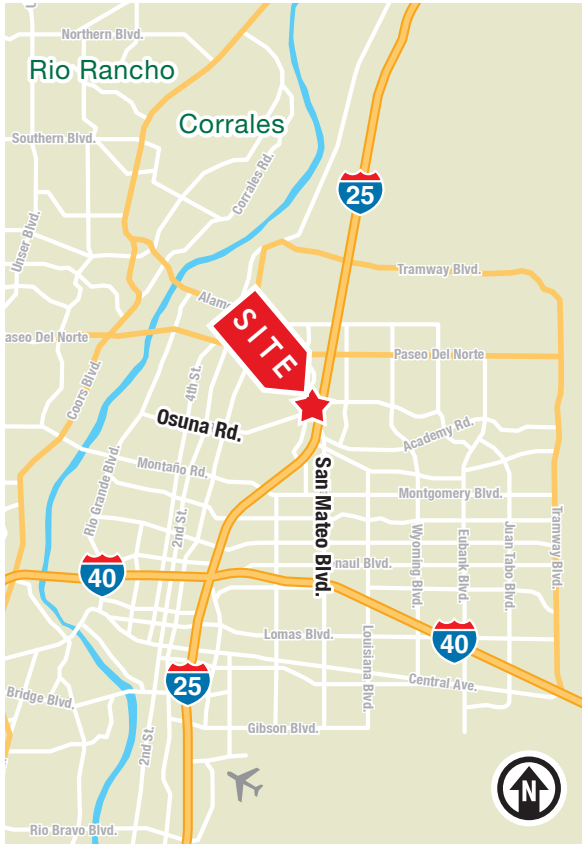
LOCATION

2019 Demographics	1 mile	3 mile	5 mile
Total Population	8,999	94,881	222,596
Average HH Income	$59,315	$73,601	$77,796
Daytime Employment	24,123	89,918	194,696

2019 Forecasted by Esri



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TRADE AREA

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PHOTOS

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