Vacant Land For Lease
RETAIL PAD SITE WITH INTERSTATE ACCESS

For Lease

Lease Rate
- See Advisors

Available
- Lot A: ±0.7 Acres

IDO Zoning
- MX-L, Low Intensity

Property Highlights
- Drive-thru-approved pad site on the hard corner of Unser Blvd. & Ladera Dr.
- 1/4 mile to I-40
- 35,000 cars per day at intersection
- High-density residential
- High visibility
- In path of growing residential area

For more information:
NEC Unser Blvd. & Ladera Dr. NW
Albuquerque, NM 87120

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2019 Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 mile</th>
<th>5 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>15,840</td>
<td>79,213</td>
<td>190,344</td>
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<tr>
<td>Average HH Income</td>
<td>$80,983</td>
<td>$68,531</td>
<td>$66,914</td>
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<tr>
<td>Daytime Employment</td>
<td>2,497</td>
<td>17,100</td>
<td>67,233</td>
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2019 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 2019 Demographics)

659,606 City Population
263,456 Households
$72,386 Avg. Household Income
$42,604 Md. Disposable Income
25,352 Total Businesses
345,614 Total Employees

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 he 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.

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