

# University Pad Sites

1300 Lomas Blvd. NE | Albuquerque, NM 87102

## For Lease



**Lease Rate Available** Varies – See Advisor for details

- Land: ±4.86 Acres
- Pad Sites: ±1.24 - ±2.38 Acres

**IDO Zoning** MX-H, High Intensity

### Property Highlights

- Unique and capable site, uses limited only by your imagination
- Retail pad sites with drive-thru in an underserved retail trade area
- Breathtaking views of the mountains and west mesa
- Proximity to UNM campus, hospitals and downtown provides the highest daytime population in New Mexico

**NAI Maestas & Ward**  
6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109  
**505 878 0001** [gotspaceusa.com](http://gotspaceusa.com)



**Keith Meyer, CCIM, SIOR**  
[keithmeyer@gotspaceusa.com](mailto:keithmeyer@gotspaceusa.com)  
505 715 3228

For more information:

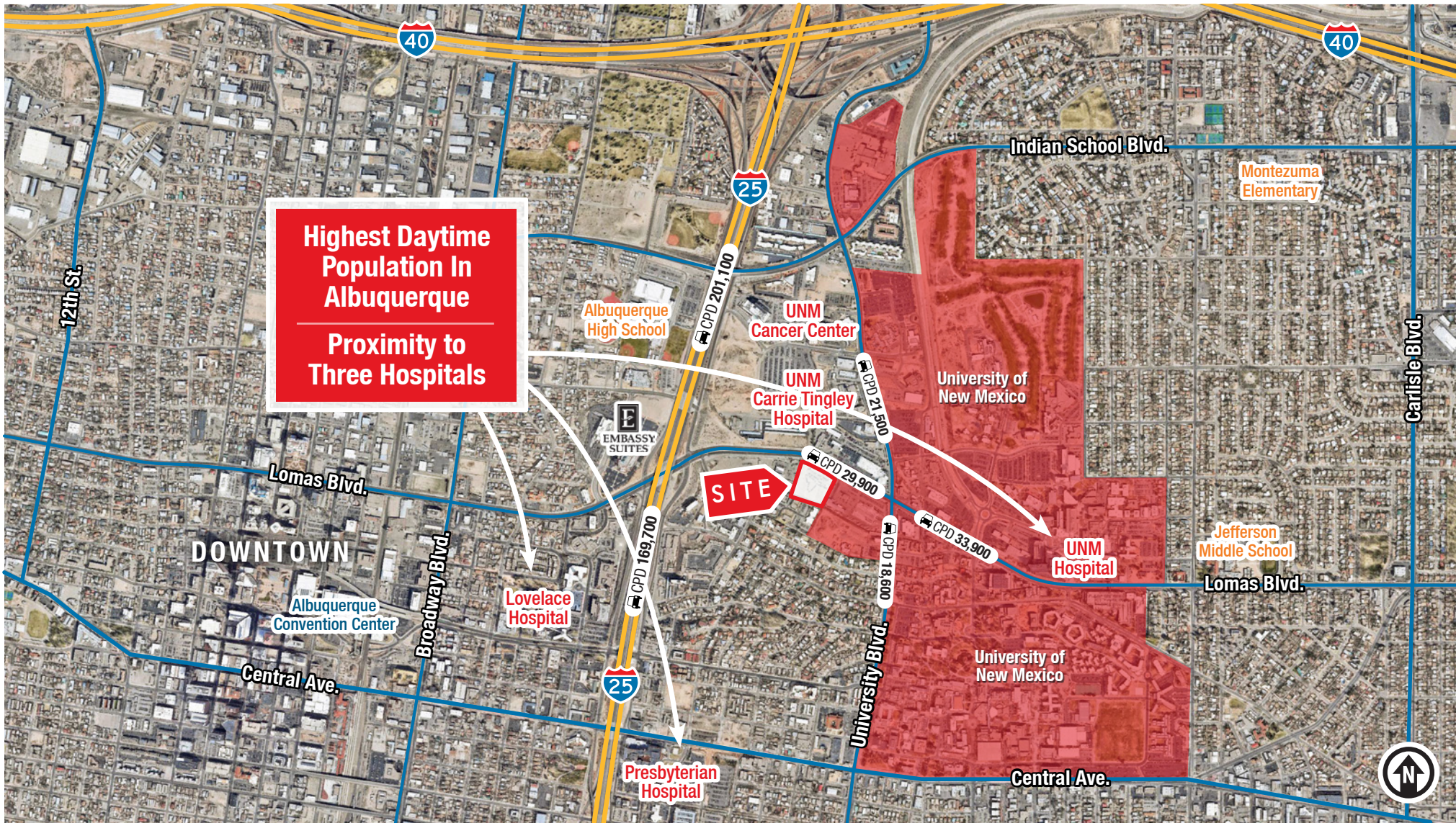
**Jim Wible, CCIM**  
[jimw@gotspaceusa.com](mailto:jimw@gotspaceusa.com)  
505 400 6857

# University Pad Sites

DRIVE-THRU PERMISSIVE IN THE UNM AREA

1300 Lomas Blvd. NE  
Albuquerque, NM 87102

**LOCATION**



**NAI Maestas & Ward**  
6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109  
505 878 0001 [gotSPACEUSA.com](http://gotSPACEUSA.com)



**Keith Meyer, CCIM, SIOR**  
[keithmeyer@gotSPACEUSA.com](mailto:keithmeyer@gotSPACEUSA.com)  
505 715 3228

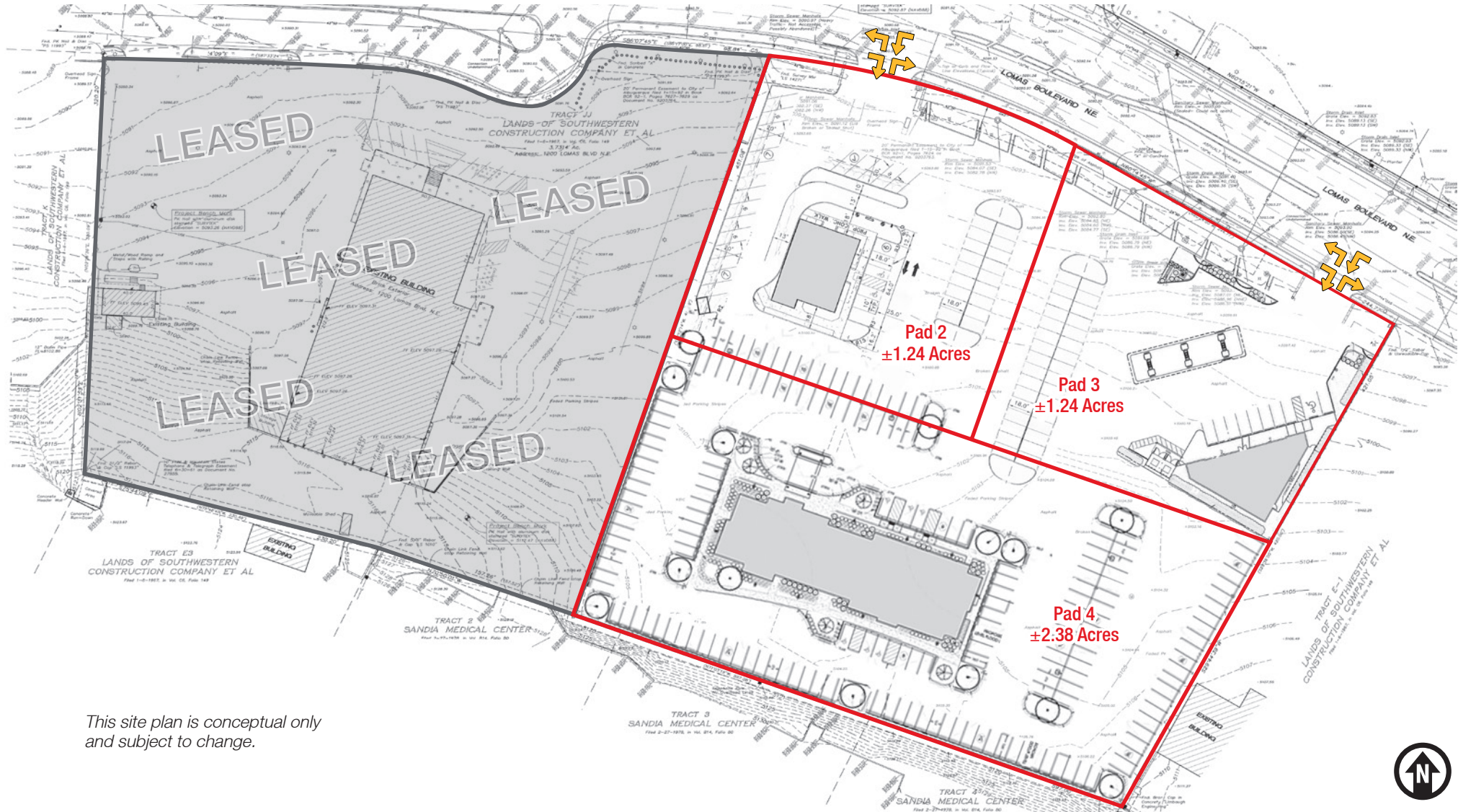
For more information:  
**Jim Wible, CCIM**  
[jimw@gotSPACEUSA.com](mailto:jimw@gotSPACEUSA.com)  
505 400 6857

# University Pad Sites

DRIVE-THRU PERMISSIVE IN THE UNM AREA

1300 Lomas Blvd. NE  
Albuquerque, NM 87102

**SITE PLAN**



*This site plan is conceptual only  
and subject to change.*

**NAI Maestas & Ward** 505 878 0001

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

**Keith Meyer, CCIM, SIOR**  
keithmeyer@gotspacusa.com  
505 715 3228

**Jim Wible, CCIM**  
jimw@gotspacusa.com  
505 400 6857

For more information:

# University Pad Sites

DRIVE-THRU PERMISSIVE IN THE UNM AREA

1300 Lomas Blvd. NE  
Albuquerque, NM 87102

**SITE SURVEY**



**AVAILABLE**

Land: ±4.97 Acres

**NAI Maestas & Ward** 505 878 0001

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

**Keith Meyer, CCIM, SIOR**  
keithmeyer@gotspacusa.com  
505 715 3228

**Jim Wible, CCIM**  
jimw@gotspacusa.com  
505 400 6857

For more information:

# University Pad Sites

DRIVE-THRU PERMISSIVE IN THE UNM AREA

1300 Lomas Blvd. NE  
Albuquerque, NM 87102

## DEMOGRAPHICS



Source: ESRI 2020	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>DAYTIME EMPLOYMENT</b>			
★ 1300 LOMAS	33,463	124,203	205,920
① NOB HILL	11,707	126,141	207,748
② UPTOWN	15,048	84,014	229,825
③ I-25 & PASEO	11,858	61,721	132,935
④ JOURNAL CENTER	20,687	78,804	153,599
<b>POPULATION</b>			
★ 1300 LOMAS	12,427	102,226	250,714
① NOB HILL	17,107	110,527	242,934
② UPTOWN	14,714	148,260	315,056
③ I-25 & PASEO	10,975	71,212	176,440
④ JOURNAL CENTER	5,500	85,470	208,816

**NAI Maestas & Ward** 505 878 0001

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

**Keith Meyer, CCIM, SIOR**  
keithmeyer@gotSPACEUSA.com  
505 715 3228

**Jim Wible, CCIM**  
jimw@gotSPACEUSA.com  
505 400 6857

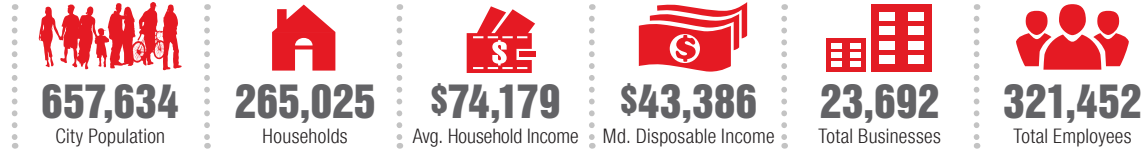

# Trade Area Analysis



## 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

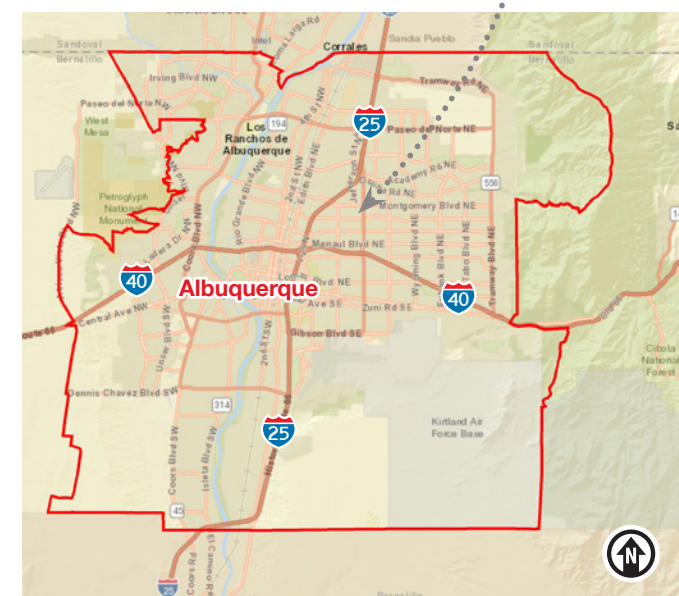
NEW MEXICO



ALBUQUERQUE METRO



ALBUQUERQUE CITY



**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

**NAI Maestas & Ward 505 878 0001**

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

**Keith Meyer, CCIM, SIOR**  
keithmeyer@gotSPACEUSA.com  
505 715 3228

For more information:

**Jim Wible, CCIM**  
jimw@gotSPACEUSA.com  
505 400 6857