



SALE PRICE: \$300,000.0 (\$6.89/SF)

Land Size: 1 Acre

Zoning: County of Bernalillo C-1

Features:

- Growing Trade Area
- Easy Access to Paseo Del Norte
- Excellent Visibility on 2nd Street
- Flexible Commercial Zoning
- Fee Simple Ownership
- Busy Street - 22,100 VPD
- Fully Fenced
- Includes Building Improvements

2nd St. Industrial For Sale or Lease

7601 2nd Street, Albuquerque, NM 87107

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Property Overview



Absolute Investment Realty has been selected as the exclusive representative for the sale of this very visible one-acre piece of property. The property is located in the heart of the North Valley off 2nd Street in between Heads Up Landscaping and Vigils Jerky Store. With over 52,155 residents within a 3-mile radius, this property is the ideal candidate for a tap-room, brewery, general contractor yard or even a storage facility. The property is currently zoned County of Bernalillo C-1. which allows for a wide variety of commercial and industrial uses. The property is completely fenced. There are 2 structures on the property which may be re-habilitated by the new owner or demolished to make way for new development. The sale price is based on land value, not the value of the structures. One of the structures is a garage/shop. The other is a retail/office building with an attached carport. The property was used for many years as the home of New Mexico Scale Company. For the past several years it has been used as a personal storage for the owner. This property presents a fantastic opportunity for redevelopment.

Property Summary

Property Address:	7601 2 nd Street NW, Albuquerque NM
Property Description:	Commercial Land with Improvements
Building Improvements:	+/- 1,200 SF Office/Retail Building +/- 800 SF Car Port +/- 1,800 SF Garage/Shop Building
Property Size:	1.0 Acre
Purchase Price:	\$300,000.00
Purchase Price (\$/SF)	(\$6.89/SF)
Access:	Good – 2 Access points off 2 nd Street Left in & out, Right in & out
Visibility:	Excellent
Signage:	Excellent
Highest and Best Use:	Commercial, Brewery, Storage
Trade Area Description:	North Valley (Los Ranchos de Albuquerque) – Semi Rural

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Trade Area Map



Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population (2017 Estimate)	6,595	52,515	206,231
Avg HH Income (2017)	\$68,353	\$66,732	\$72,647



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Site Close Up & Location Description



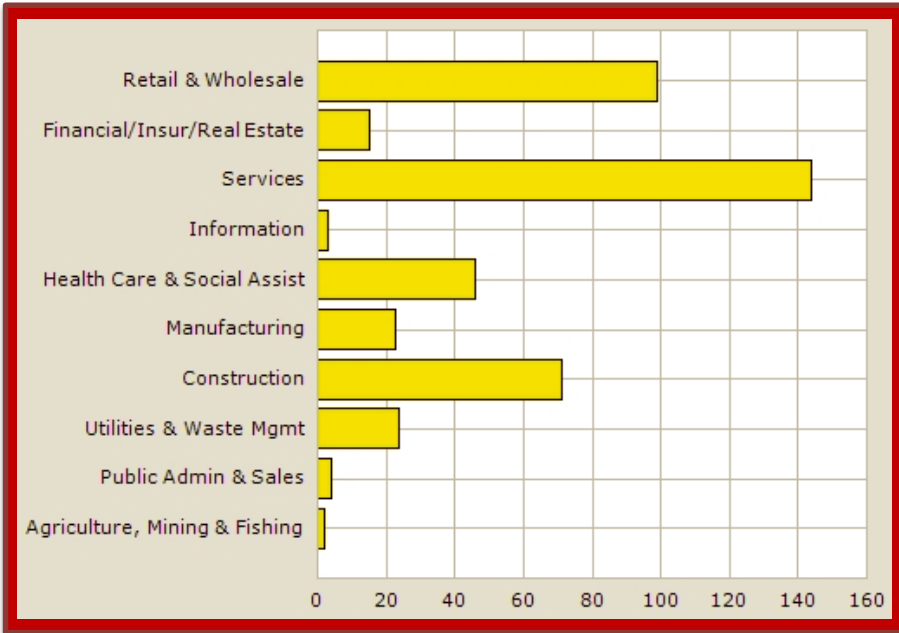
LOCATION DESCRIPTION

The property is well located in the heart of the North Valley of Albuquerque, NM, between Los Rancho's de Albuquerque and the City of Albuquerque. Just south of the major road, Paseo Del Norte, the property is easily accessible from 2nd street via Paseo Del Norte or Osuna Blvd and has excellent visibility. In vibrant area of the city, near the Los Ranchos neighborhood, there are many established and expanding businesses. Some of which include Vigil's Jerky, and Steel Bender Brew yard, the newest addition to the many breweries located throughout the city. 2nd street is one of the major roads in Albuquerque, runs the entire north-south length of the city and is a close drive to many popular points of the city, including winery's, historic inns and farms and many sought-after restaurants.

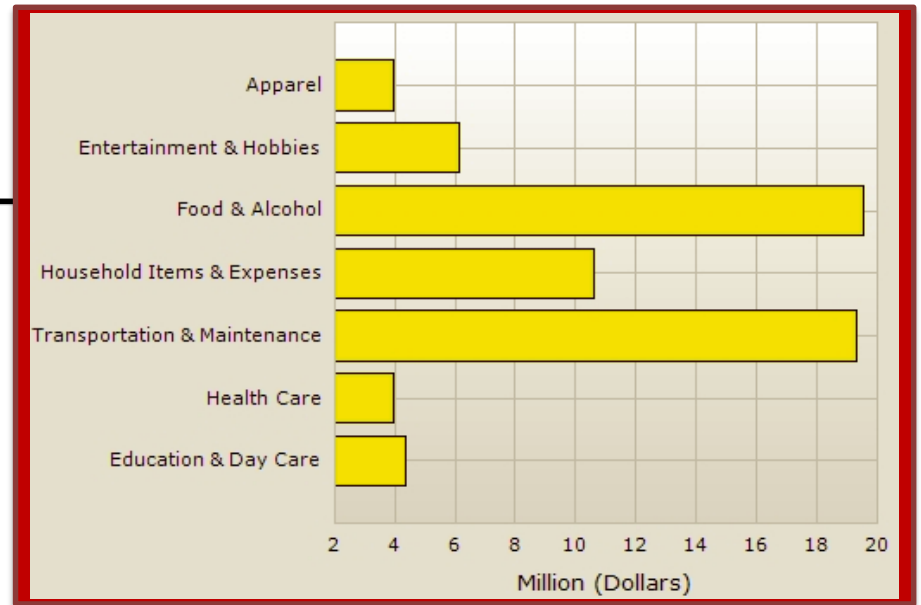
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Demographics

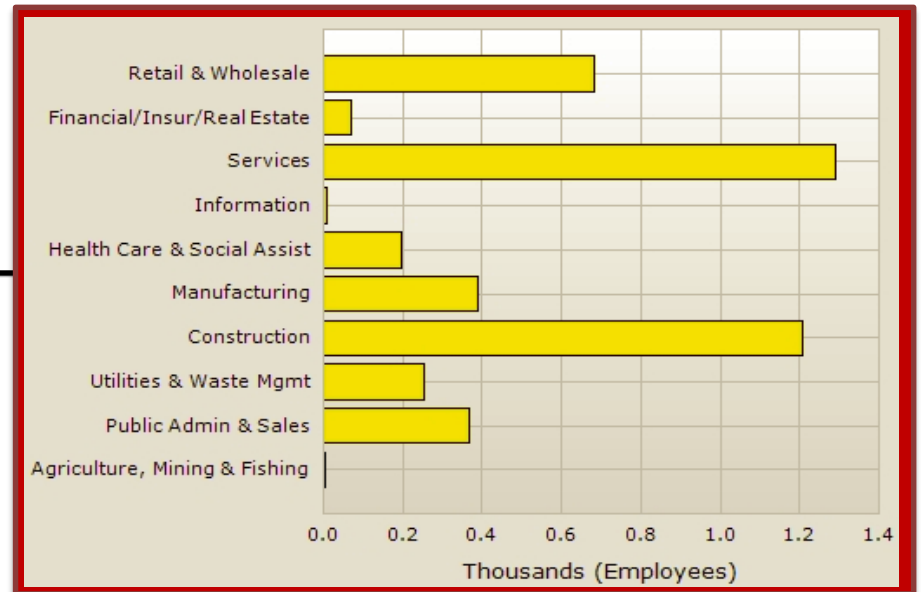
Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile



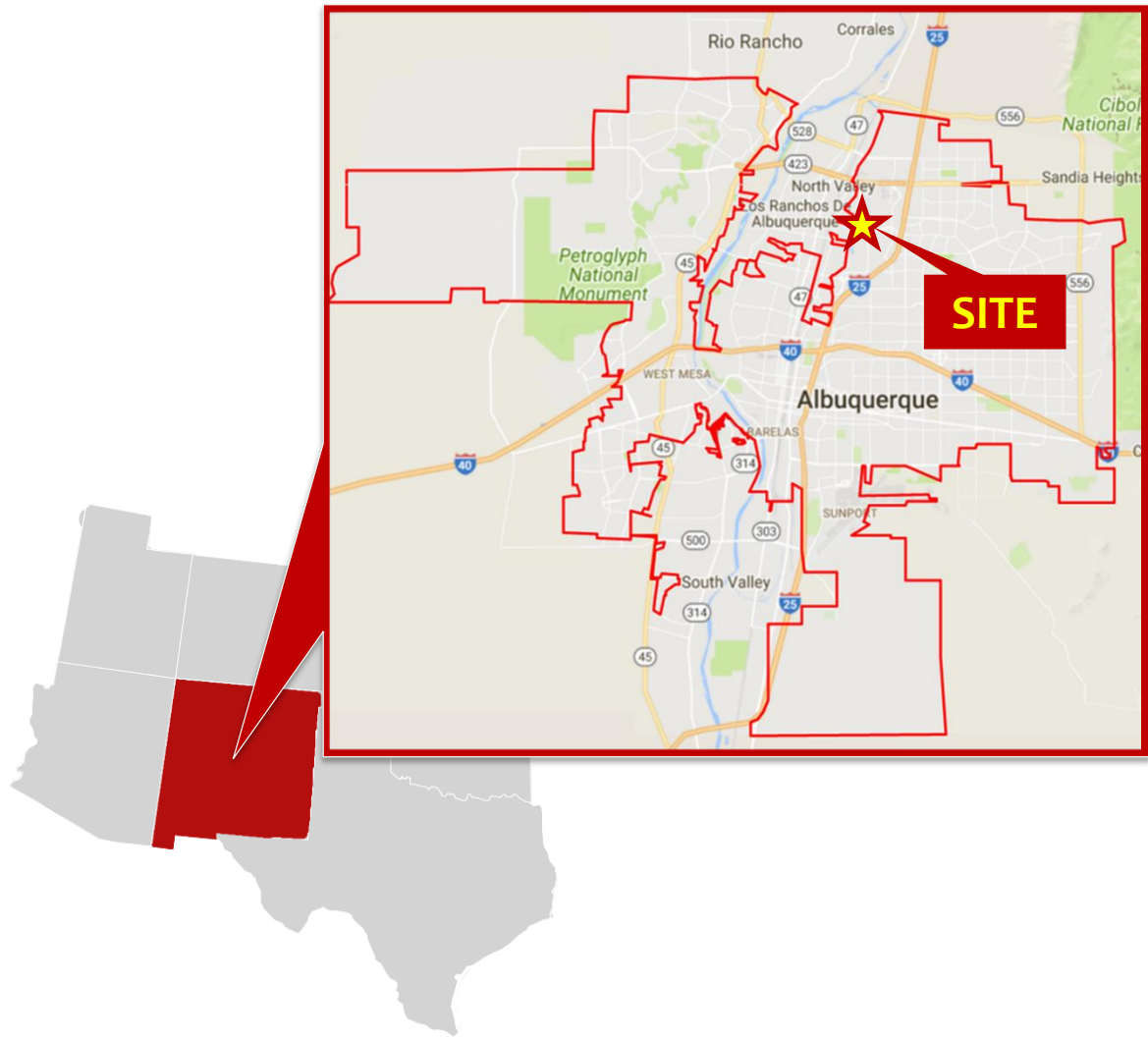
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Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities, it also holds awards for quality of life and low cost of living,.



Albuquerque MSA Demographics (2016 Estimate)

		
Total Population	Total Households	Avg. Household Income
909,906	357,434	\$69,380

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