



Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population (2019 Estimate)	6,842	35,983	109,278
Avg HH Income (2019)	\$88,537	\$81,388	\$86,493



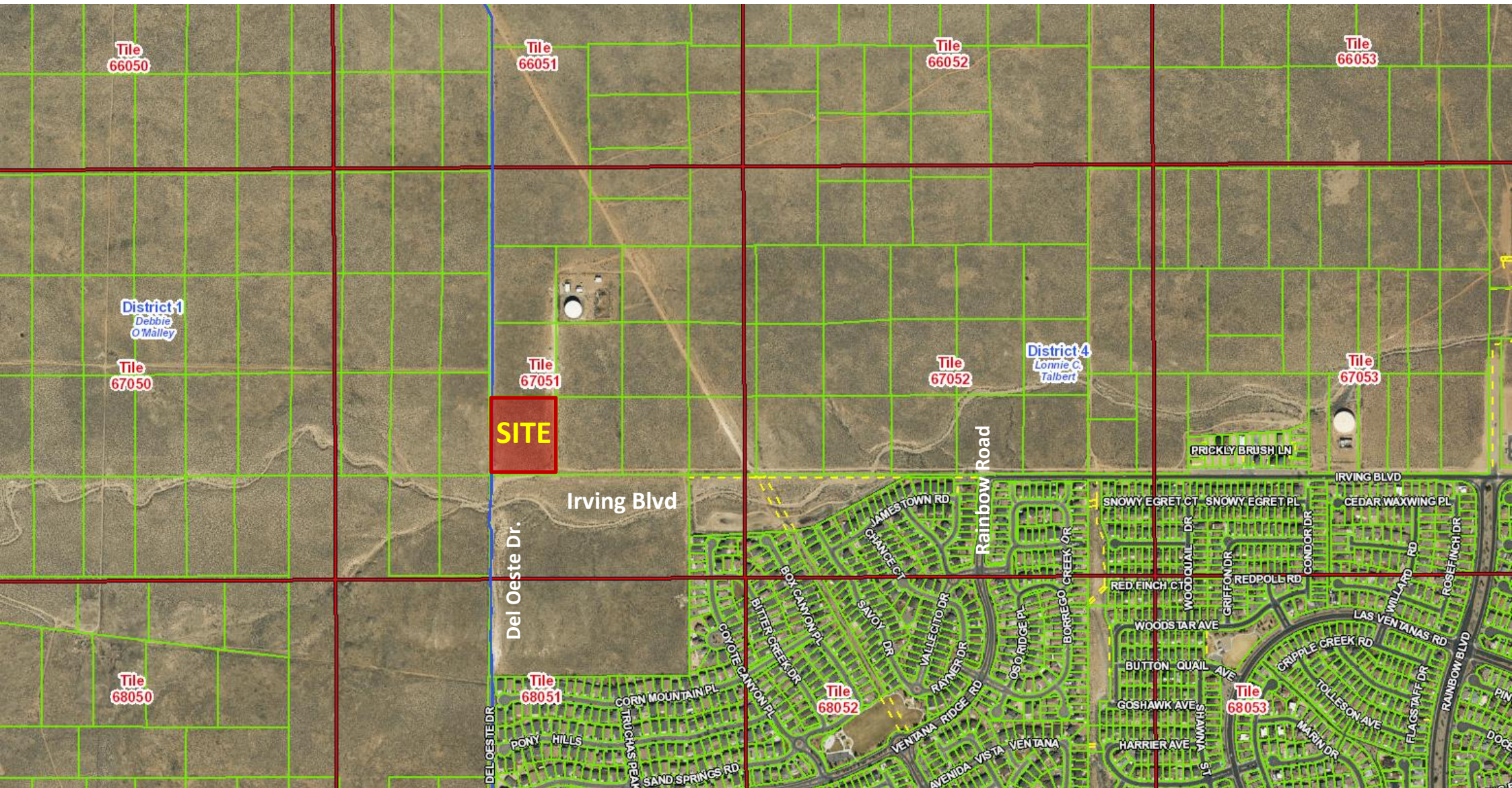
Sale Price: \$200,000 (\$0.92/SF)

Land Size: +/- 5 Acres

Features:

- Long Term Investment Potential
- Excellent Development Opportunity
- In the path of growth
- Excellent Proximity to new housing and schools
- Consumer Services located nearby
- Close to CNM West Side Campus

Parcel Map



West Side Albuquerque MSA 5 Acres Vacant Land Bernalillo County, NM 87114

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | info@go-absolute.net

Alfredo Barrenechea
505-401-0135

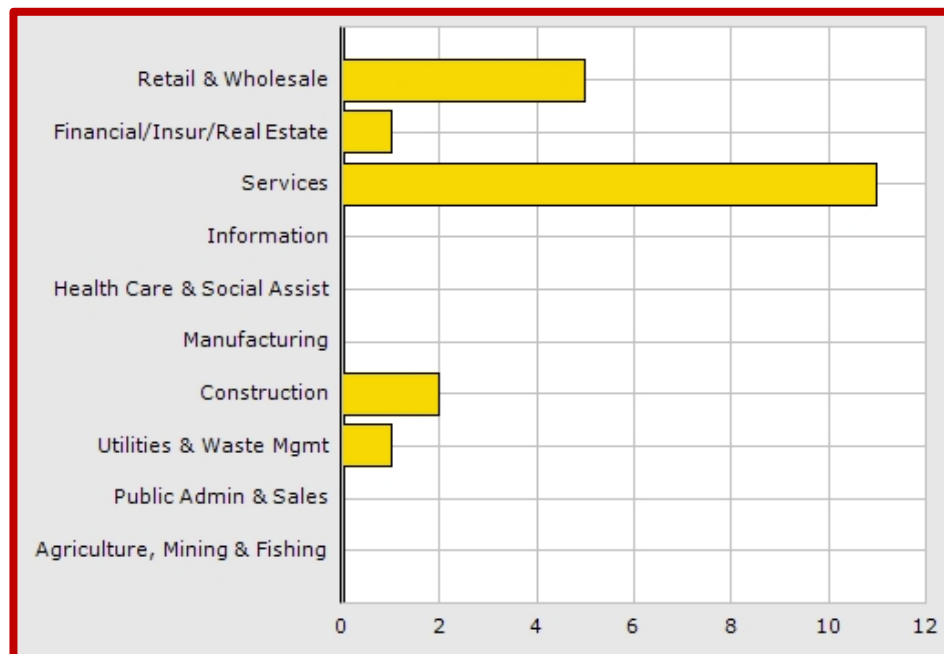
Lucas Romero
505-610-1991

alfredo@go-absolute.net lucas@go-absolute.net

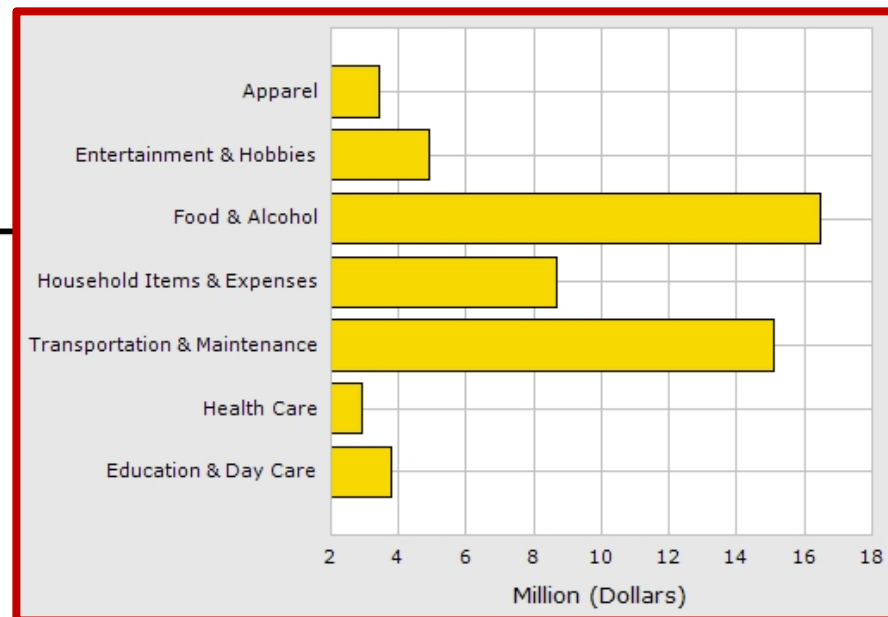


Demographics

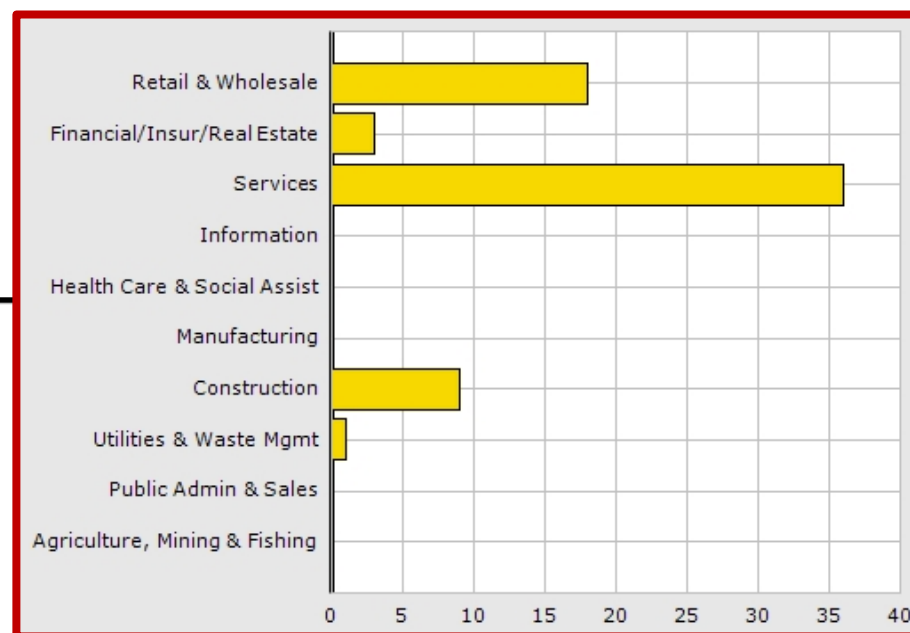
Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile



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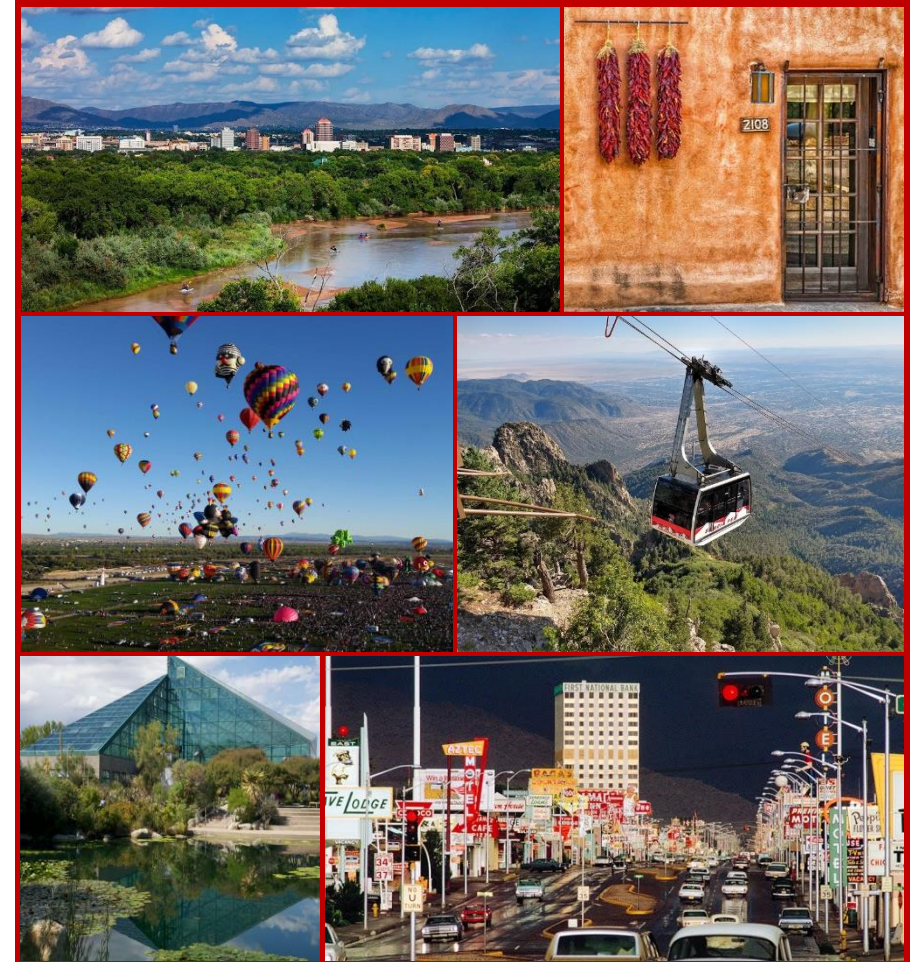
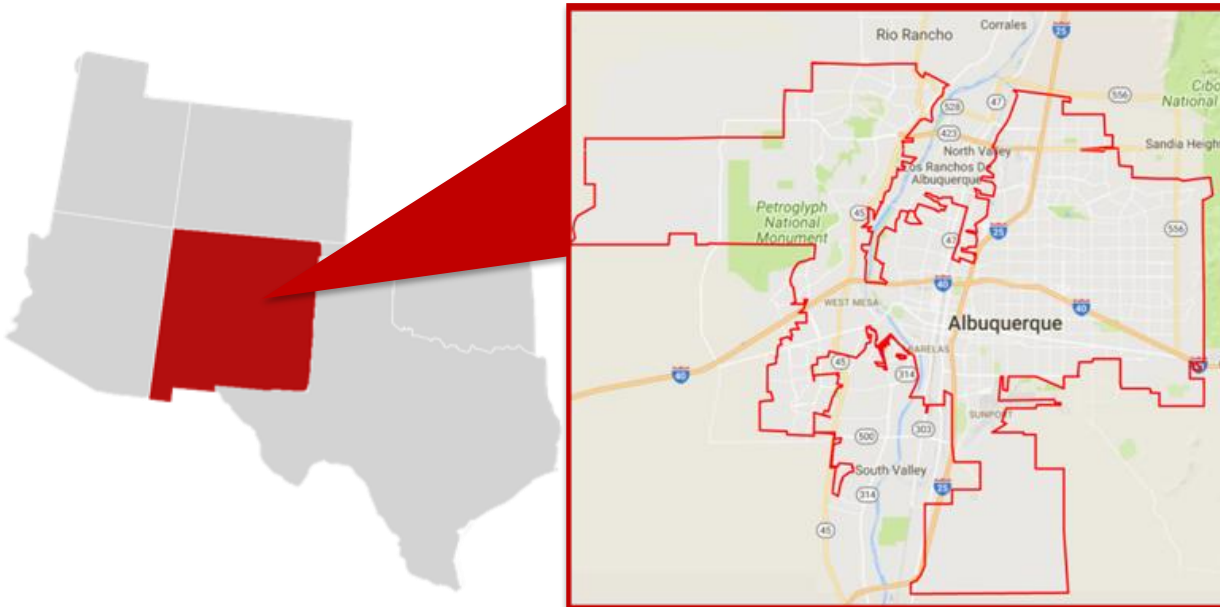
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Albuquerque, NM MSA

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 and Northrup Grumman. 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 and routinely receives awards for quality of life and low cost of living.



Albuquerque MSA Demographics (2018 Estimate)

		 Avg.
Total Population	Total Households	Household Income
915,927	358,000	\$51,128

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Absolute Investment Realty

Meet the Brokers



Alfredo Barrenechea
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



Some of Alfredo's Recent Transactions



Lucas Romero
Associate Broker

Lucas, born and raised in Albuquerque, joined Absolute in 2018. Lucas uses his vast professional relationships to help clients with there commercial needs. Lucas has a finance background and has been in the insurance and financial services business for 15 years.



Some of Lucas's Recent Transactions

Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITs. We have closed transactions throughout the United States and have clients from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and can advise our clients on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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