



Ladera Business Park

FOR SALE

Unser Blvd NW & Ladera Dr NW
 Albuquerque, NM 87120



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct their own investigations to determine the suitability of its intended use for the property.

LOCATION

- North I-25 Corridor

AVAILABLE LOTS

- Lot 11-C 2± Acres (usable)
27.19± Acres (gross)
- Lot 12 1.682± Acres
- Total 3.68± Acres

ZONING

- NR-C, Commercial

SALE PRICE

- Lot 11-C \$261,160 (\$3.00/SF)
- Lot 12 \$366,340 (\$5.00/SF)

POPULATION (2021 Est.)

- 1 Mile 16,491
- 3 Mile 78,844
- 5 Mile 189,961

TRAFFIC COUNT (2020)

- Unser Blvd 27,512 VPD

CONTACT

Mark Friedman, CCIM
 NM Lic. 35421
 Mobile (505) 250-5796
 mark@jcrenm.com

Derek Mitchell
 NM Lic. 48551
 Mobile (505) 353-2055
 derek@jcrenm.com



4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109



ALTA Survey

EASEMENTS

SUBDIVISION PLAT OF
TRACTS 11-A, 11-B AND 11-C
LADERA BUSINESS PARK UNIT 1
 BEING A RE-PLAT OF TRACTS 11
 LADERA BUSINESS PARK UNIT 1
 PROJECTED SECTION 10, T 10 N, R 2 E, N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2015

