



For Sale

1700 Unser Blvd NW
Albuquerque, NM 87120

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Property Profile

Details

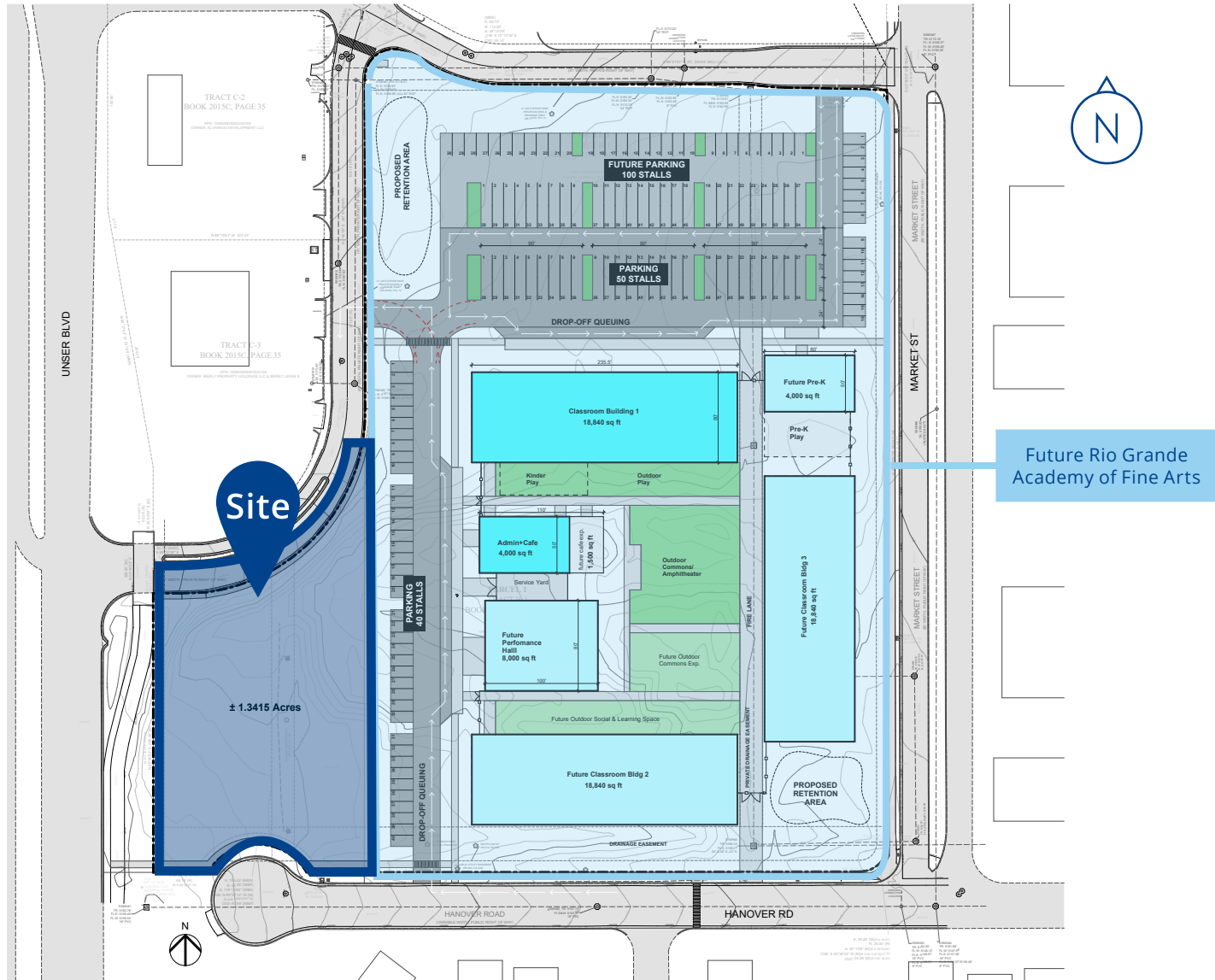
Sales Price	\$1,285,586 (\$22.00 PSF)
Lot Size	± 1.3415 AC
Submarket	West Mesa
Zoning	MX-L (Mixed-Use - Low Intensity Zone District)

Features

- Pad site for sale (to be replatted as Tract B-1-B)
- Ideal site for retail, medical office, or financial institution
- Excellent visibility from 34,300 VPD
- Located immediately north of I-40
- Convenient access to site from northbound/southbound traffic on Unser Blvd and interior roadways
- Strong Demographics: Dense residential neighborhoods and growing population base in the surrounding area
- Surrounded by national & regional tenants:

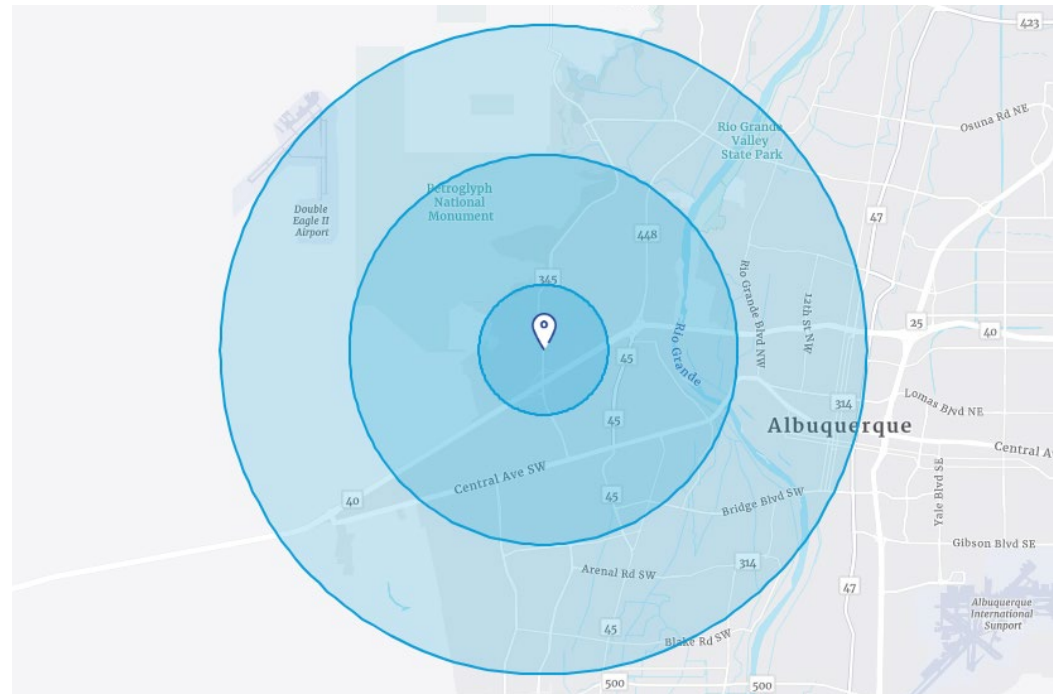


Master Site Plan



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	16,159	78,558	189,738
Households	6,124	29,575	72,733
Median HH Income	\$82,529	\$67,470	\$67,427
Average HH Income	\$102,658	\$87,056	\$88,167

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