

For Sale

Retail Pads Sites off Unser & I-40

ACROSS FROM A TOP PERFORMING



UNDERSERVED CORRIDOR

SWC Unser Blvd. & Los Volcanes Rd. NW | Albuquerque, NM 87121

±2.5 - 5.0 Ac. Available

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NA SunVista] **Got Space**™

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PROPERTY

AVAILABLE

Land: ±2.5 - 5.0 Acres

SALE PRICE

All ±5 Acres: \$20.00/SF

Pad A (North): ±2.5 Ac. \$30.00/SF

Pad B (South): ±2.5 Ac. \$18.00/SF

IDO ZONING

▪ NR-BP

HIGHLIGHTS

- Great location for retail sites needing high visibility and quick access to freeway
- 800' of frontage on Unser
- 1/4 mile to I-40
- Located at a signalized intersection ensuring high visibility and efficient traffic flow
- Immediate access via traffic-controlled intersection allowing for excellent ingress/egress
- More than 47,500 cars per day at intersection
- Highly-traveled yet underserved corridor for growing residential communities in Albuquerque's Southwest Mesa
- On the "going home" side of Unser Blvd.



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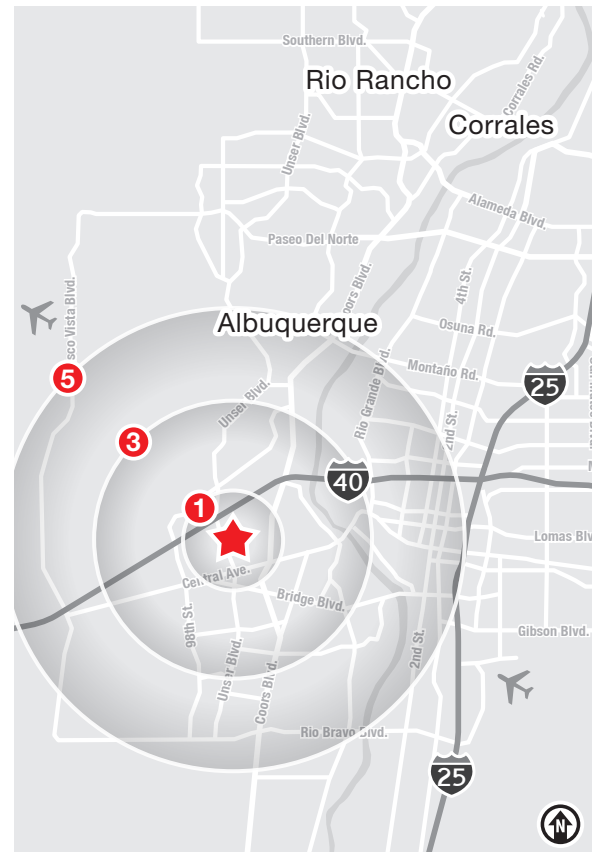
LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,773	100,829	193,179
Average HH Income	\$76,076	\$80,145	\$80,928
Daytime Employment	4,168	16,614	70,060

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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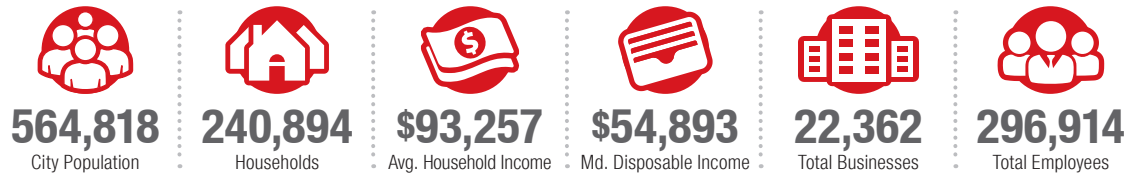
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



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*



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State



IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.