

# For Sale

## Ready-to-Build Pad Sites

LOCATED IN AN UNDERSERVED RETAIL TRADE AREA

2701-2755 Sunshine West Plaza Dr. SW | Albuquerque, NM 87121

NWQ Coors Blvd. & Blake Rd. SW

### ONLY 4 LOTS LEFT!



**AVAILABLE**  
±0.39 - 2.56 Acres



**SALE PRICE**  
\$5.00 to \$12.00/SF

### ZONING

- M-1/C-1, Bernalillo County

### HIGHLIGHTS

- Opportunity to own your lot
- Rare M-1 zoning available and allows for industrial uses
- High-performing retail co-tenants on site: Wendy's, Murphy Express and O'Reilly Auto Parts
- High-traffic, expanding Area
- Booming residential housing development adjacent to property
- Lots are delivered in build-ready condition
- Monument sign opportunities available

**SITES**  
±0.39 to ±2.56 Ac.

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## READY-TO-BUILD PAD SITES

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Zoning: M-1 C-1 SU

**LOT 8**  
±0.07 Ac.  
**SOLD**  
(\$6,500/SF)  
SU

**LOT 7**  
±0.49 Ac.  
\$256,128  
(\$12/SF)  
C-1

**LOT 4**  
±0.98 Ac.  
\$213,445 (\$5/SF)  
C-1

**LOT 1**  
±2.57 Ac.  
\$559,745 (\$5/SF)  
M-1

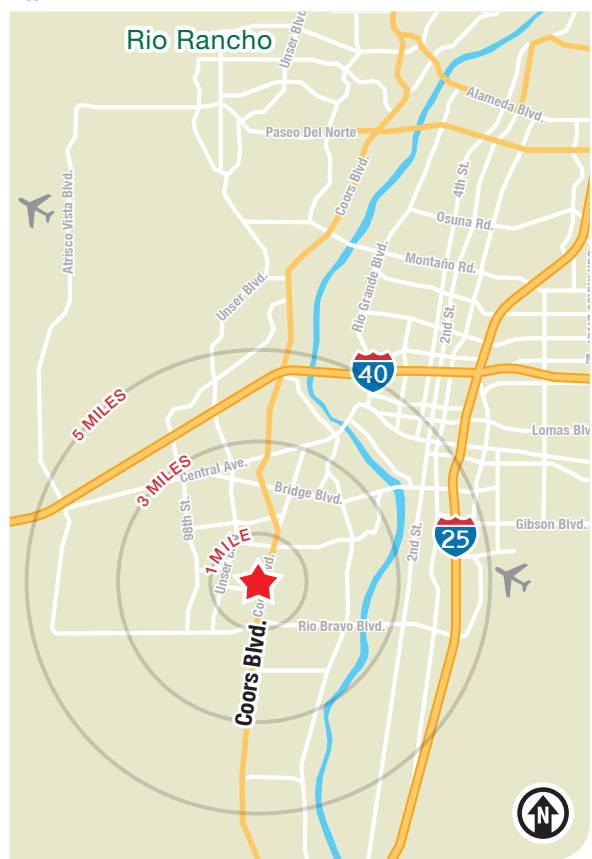
**LOT 2**  
±0.39 Ac.  
\$203,860  
(\$12/SF)  
M-1

### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,699	94,517	163,627
Average HH Income	\$56,869	\$69,586	\$72,703
Daytime Employment	1,460	9,570	56,810

2023 Forecasted by Esri

**HUB Zone** [MORE INFO](#)



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Ethan Melvin**  
ethan@sunvista.com  
505 235 9347

**Keith Meyer, CCIM, SIOR**  
keithmeyer@sunvista.com  
505 878 0001

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505 878 0001 | [sunvista.com](http://sunvista.com) | [f](https://www.facebook.com) [t](https://www.twitter.com) [in](https://www.linkedin.com) [y](https://www.youtube.com)  
224 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

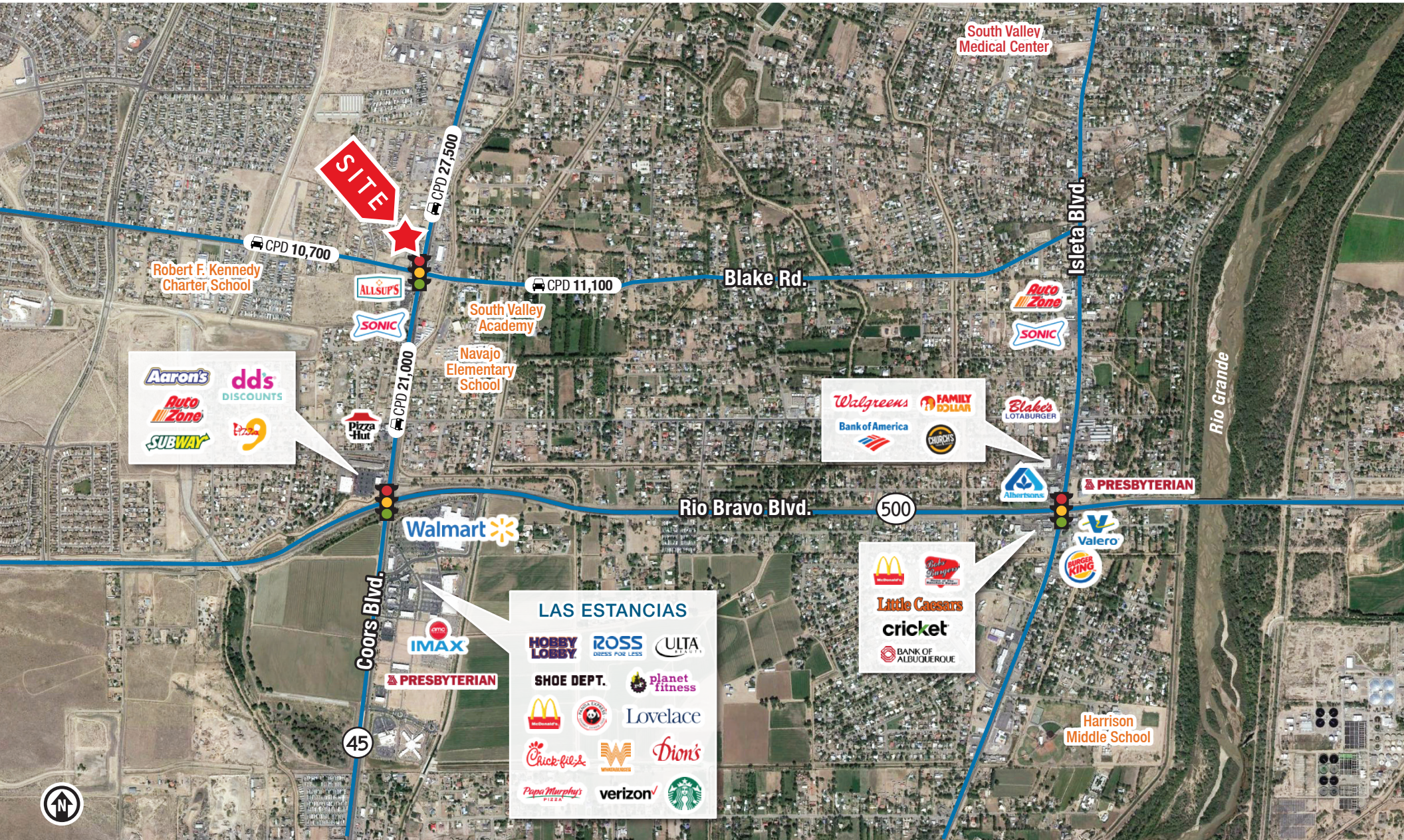
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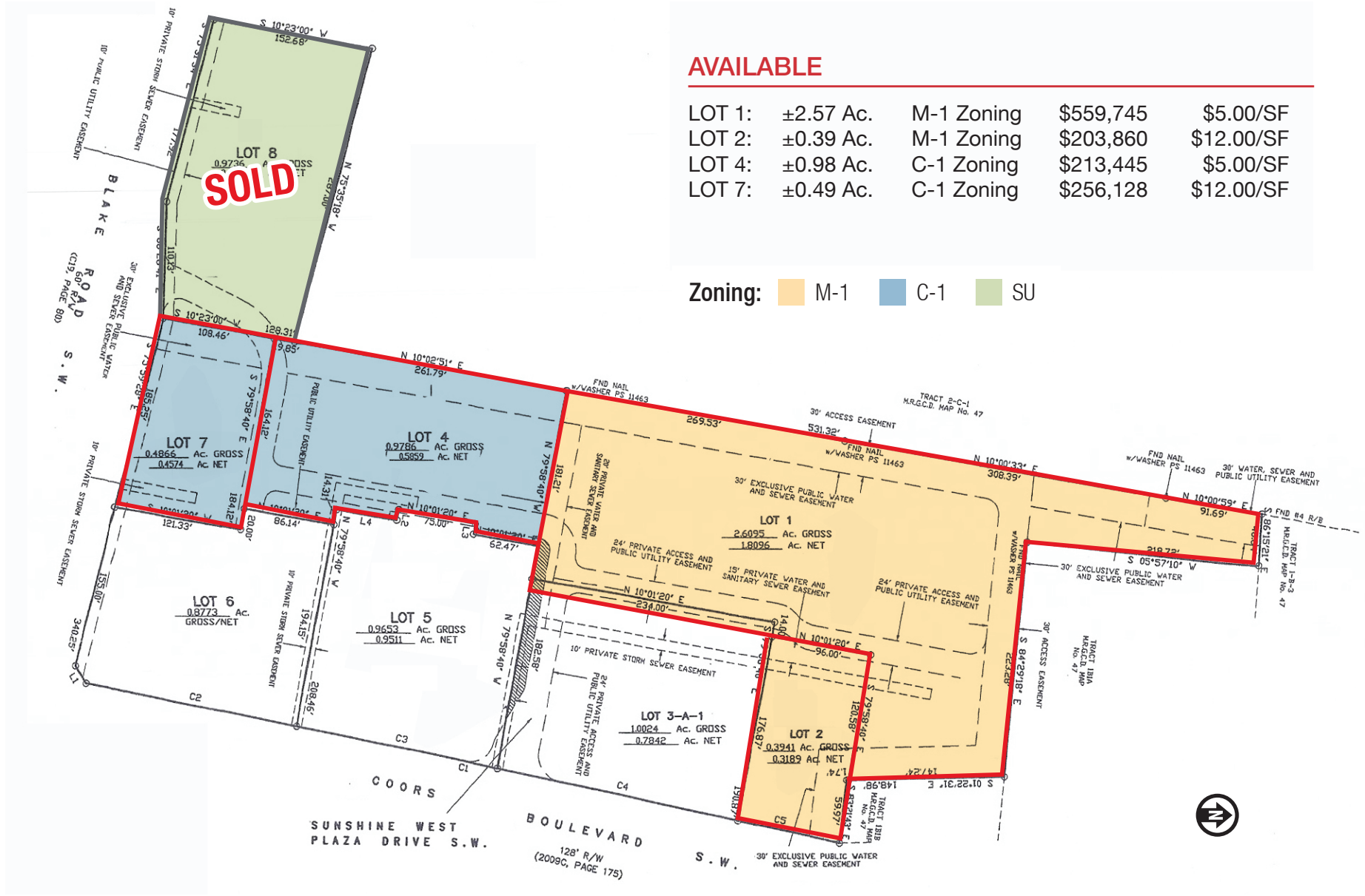
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# For Sale

## READY-TO-BUILD PAD SITES

2701-2755 Sunshine West Plaza Dr. SW | Albuquerque, NM 87121



### AVAILABLE

LOT 1:	±2.57 Ac.	M-1 Zoning	\$559,745	\$5.00/SF
LOT 2:	±0.39 Ac.	M-1 Zoning	\$203,860	\$12.00/SF
LOT 4:	±0.98 Ac.	C-1 Zoning	\$213,445	\$5.00/SF
LOT 7:	±0.49 Ac.	C-1 Zoning	\$256,128	\$12.00/SF

Zoning:  M-1  C-1  SU

# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

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.



**923,076**  
Albuquerque  
Metro  
Population



**The  
Largest**  
City in the State

### ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



**291,840**  
Total Employees

### SOUTHWEST MESA DEMOGRAPHICS



**Total  
Population** 117,564

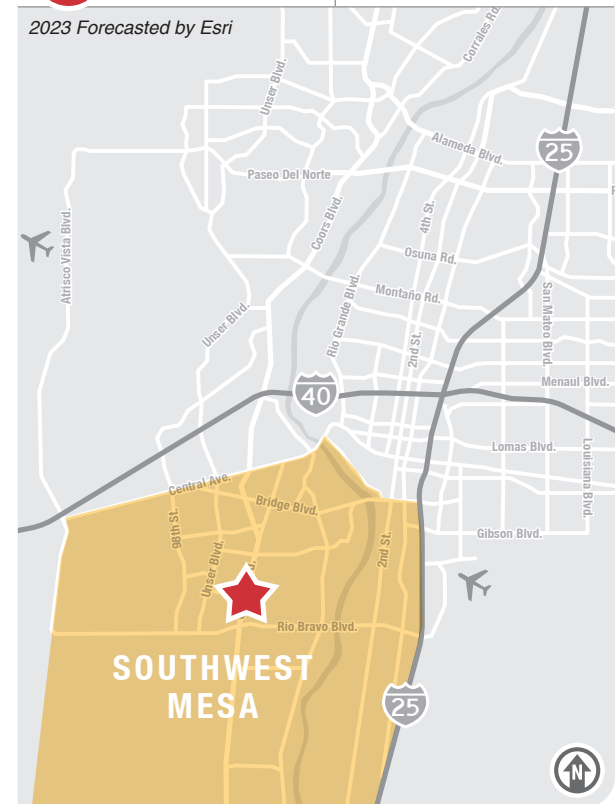


**Average  
HH Income** \$69,298



**Daytime  
Employment** 17,769

2023 Forecasted by Esri



## SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income in the Southwest Mesa trade area is **\$69,298.**