

# For Sale

## Retail Land with Excellent Visibility

WELL-POSITIONED INFILL SITE IN ESTABLISHED TRADE AREA

SEQ Golf Course Rd. & Paradise Blvd. NW | Albuquerque, NM 87114



**AVAILABLE**

Land: ±0.7382 Ac.



**SALE PRICE**

\$589,000

- Full access from Golf Course Rd.
- Highly-visible site with over 26,000 CPD
- Improved land with nearby utilities

- Ideal retail location in a high-density, high-median household income area
- IDO Zoning: NR-BP

**NAI SunVista**

got space™

**Alex Pulliam**  
alex@sunvista.com  
505 350 5729

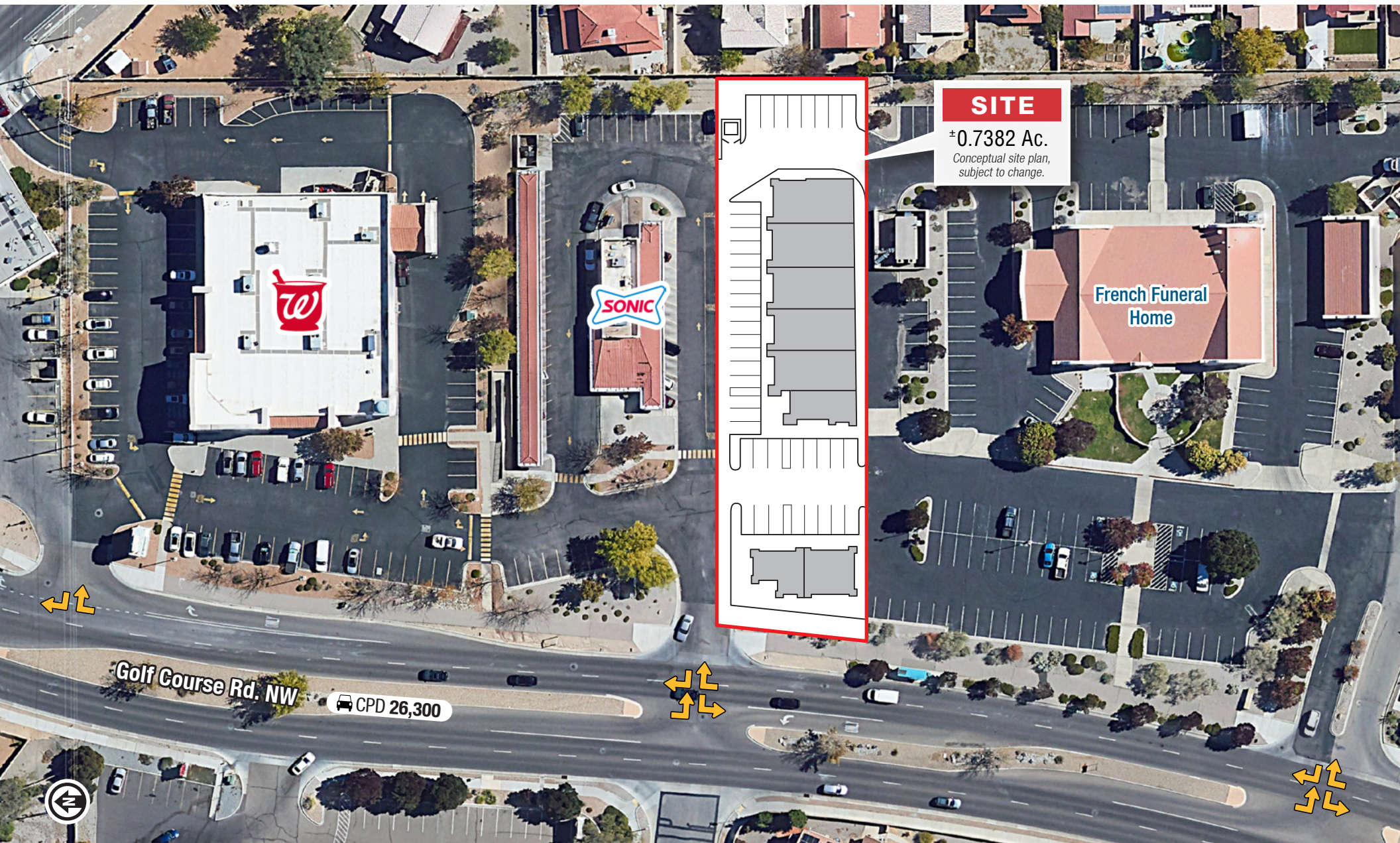
**Riley McKee**  
riley@sunvista.com  
505 379 1549



For Sale

RETAIL LAND WITH EXCELLENT VISIBILITY

SEQ Golf Course Rd. & Paradise Blvd. NW | Albuquerque, NM 87114



SITE

±0.7382 Ac.  
Conceptual site plan,  
subject to change.

Golf Course Rd. NW

CPD 26,300



# For Sale

## RETAIL LAND WITH EXCELLENT VISIBILITY

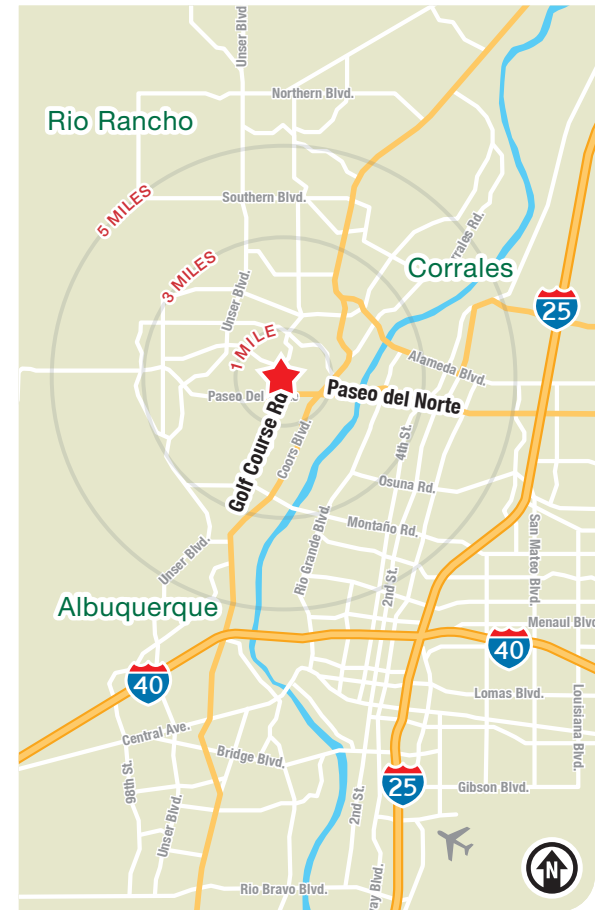
SEQ Golf Course Rd. & Paradise Blvd. NW | Albuquerque, NM 87114



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,929	86,108	185,480
Average HH Income	\$114,812	\$112,910	\$107,493
Daytime Employment	2,297	24,413	61,359

2023 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com) |

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Alex Pulliam**  
alex@sunvista.com  
505 350 5729

**Riley McKee**  
riley@sunvista.com  
505 379 1549



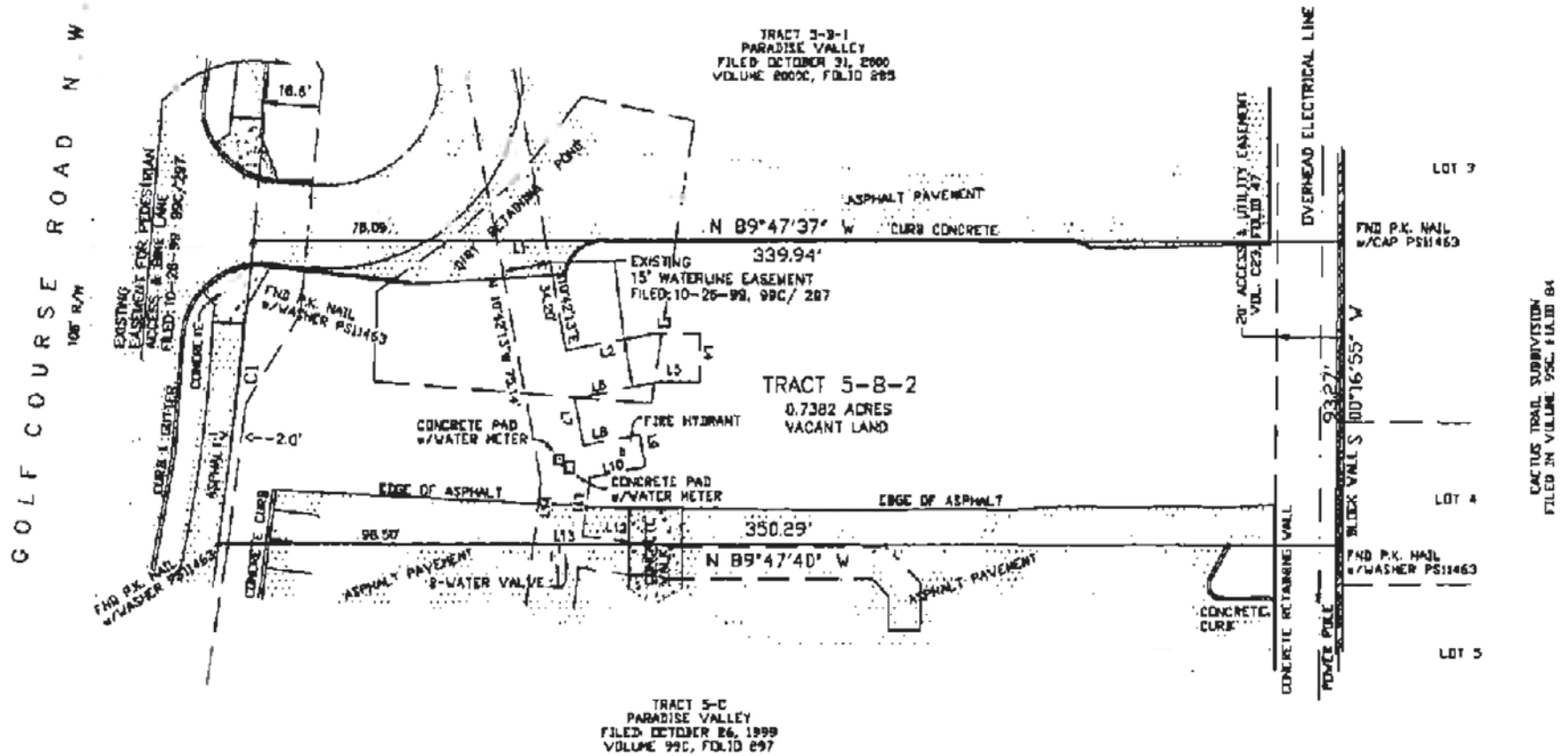
# For Sale

## RETAIL LAND WITH EXCELLENT VISIBILITY

SEQ Golf Course Rd. & Paradise Blvd. NW | Albuquerque, NM 87114

### SITE SURVEY

Tract 5-B-2: ±0.7382 Acres



# 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.



**936,582**  
Albuquerque Metro Population



**The Largest**  
City in the State



### ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



**654,217**  
City Population



**264,145**  
Households



**\$77,810**  
Avg. Household Income



**\$45,730**  
Md. Disposable Income



**23,491**  
Total Businesses



**332,805**  
Total Employees

### 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*

### 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.