

For Sale

RETAIL PAD SITES IN A HIGH-GROWTH AREA

NEQ Paseo del Norte & Universe Blvd. NW | Albuquerque, NM 87114



HIGHLIGHTS



AVAILABLE

Pad Sites:
±3.08 Ac. Total



SALE PRICE

\$12.00-\$14.00/SF

IDO ZONING [MX-M](#)

HIGHLIGHTS

- Positioned at a key, signalized intersection with almost 39,000 cars per day
- Adjacent to Strip/ Convenience Center which ranks in the top 17% nationally
- High-growth, high-income area with a demand for retail and services
- Surrounded by new retail construction such as Dion's and Dutch Bros
- Near multiple schools with significant student traffic
- Pylon signage available along Paseo del Norte
- Level site ready for development
- All utilities to the site

RESTRICTIONS

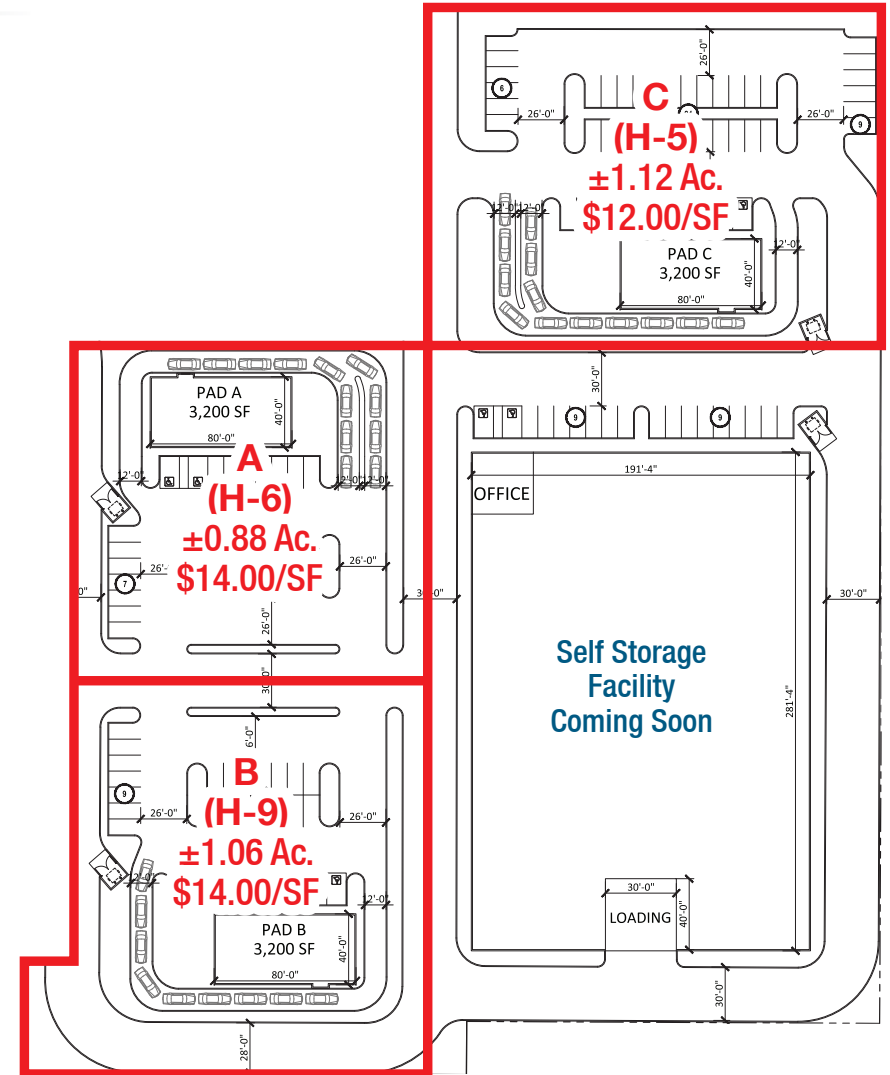
GENERAL RESTRICTIONS ON USE:

Subject to the provisions of this Declaration, all buildings in the Shopping Center shall be used for commercial purposes of the types customarily found in retail shopping centers in the greater Albuquerque metropolitan area, including, without limitation, financial institutions, service shops, offices and retail stores. The following uses are hereby prohibited on any portion of the Shopping Center:

- Automobile body shop
- Automotive sales
- Bar, except as part of a sit down restaurant
- Carnival or Circus, outdoor
- Disco, without liquor
- Fireworks sales
- Mobile home sales
- Mortuary
- Nightclub
- Parking lot or structure (as a separate business)
- Rifle, pistol range, indoor
- Trailer rental for use elsewhere; and
- Trailer sales, mobile home and RV
- Gasoline station/convenience store is only permitted on Tract H-1
- A freestanding drugstore with a drive-up pharmacy is only permitted on Tract G-3
- Burger (See Advisors for details)

SPECIFIC RESTRICTIONS ON USE:

Retail sales of alcohol for consumption off premises within 500 feet of any residential zoning or residential development is limited to Tracts G-2, G-3, H-1, H-2, H-3, H-4, **H-5, H-6, H-9**, H-10 and H-11.



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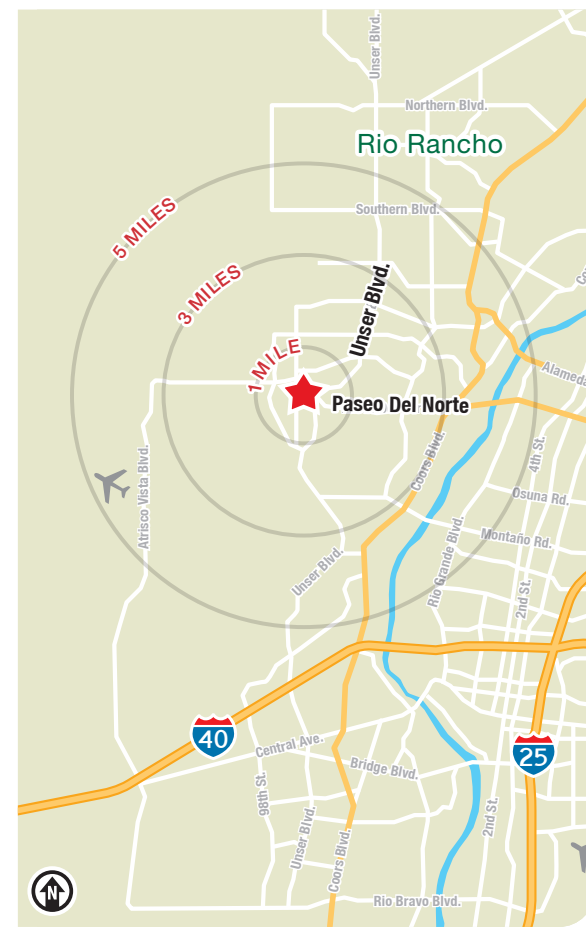
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,365	67,925	140,800
Average HH Income	\$97,261	\$117,829	\$108,353
Daytime Employment	903	6,548	32,356

2024 Forecasted by Esri



505 878 0001 | sunvista.com
 2424 Louisiana Blvd. NE | Suite 100
 Albuquerque, NM 87110

Alex Pulliam
 alex@sunvista.com
 505 350 5729

Genieve Posen
 genieve@sunvista.com
 505 998 1568

Jim Wible, CCIM
 jimw@sunvista.com
 505 400 6857

Keith Meyer, CCIM, SIOR
 keithmeyer@sunvista.com
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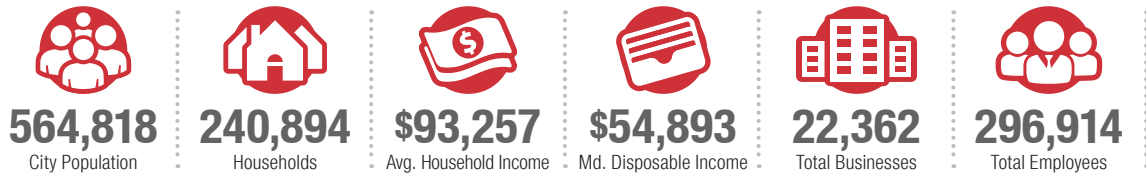
Albuquerque

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.

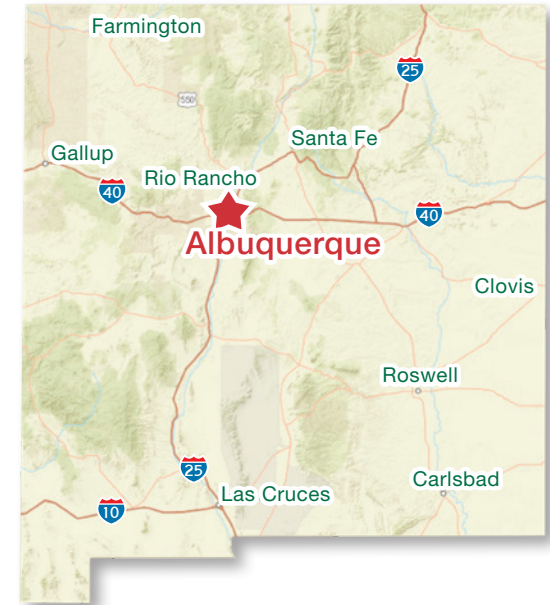
ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



926,835
Albuquerque Metro Population



The Largest
City in the State



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.