

# For Sale

# Multi-Family Development Opportunity

LOCATED IN THE DESIRABLE NOB HILL AREA

SWC Silver Ave. & Graceland Dr. SE | Albuquerque, NM 87108

SWQ Central Ave. & Washington St. SE



**AVAILABLE**  
Land: ±0.29 Acres



**SALE PRICE**  
\$275,000

## IDO ZONING

- MX-T

## HIGHLIGHTS

- Can support at least 4 four-plex's or town home concept
- Zoning allows for 3-4 stories
- Low apartment vacancy rate in the area
- All utilities adjacent to site
- Two full-access points
- Surrounded by retail services
- Highest walkability corridor in Albuquerque
- 1 mile from UNM and 10 minutes from Sandia National Labs and Kirtland AFB
- Join the development activity in the Nob Hill Corridor

**NA** SunVista

got space™

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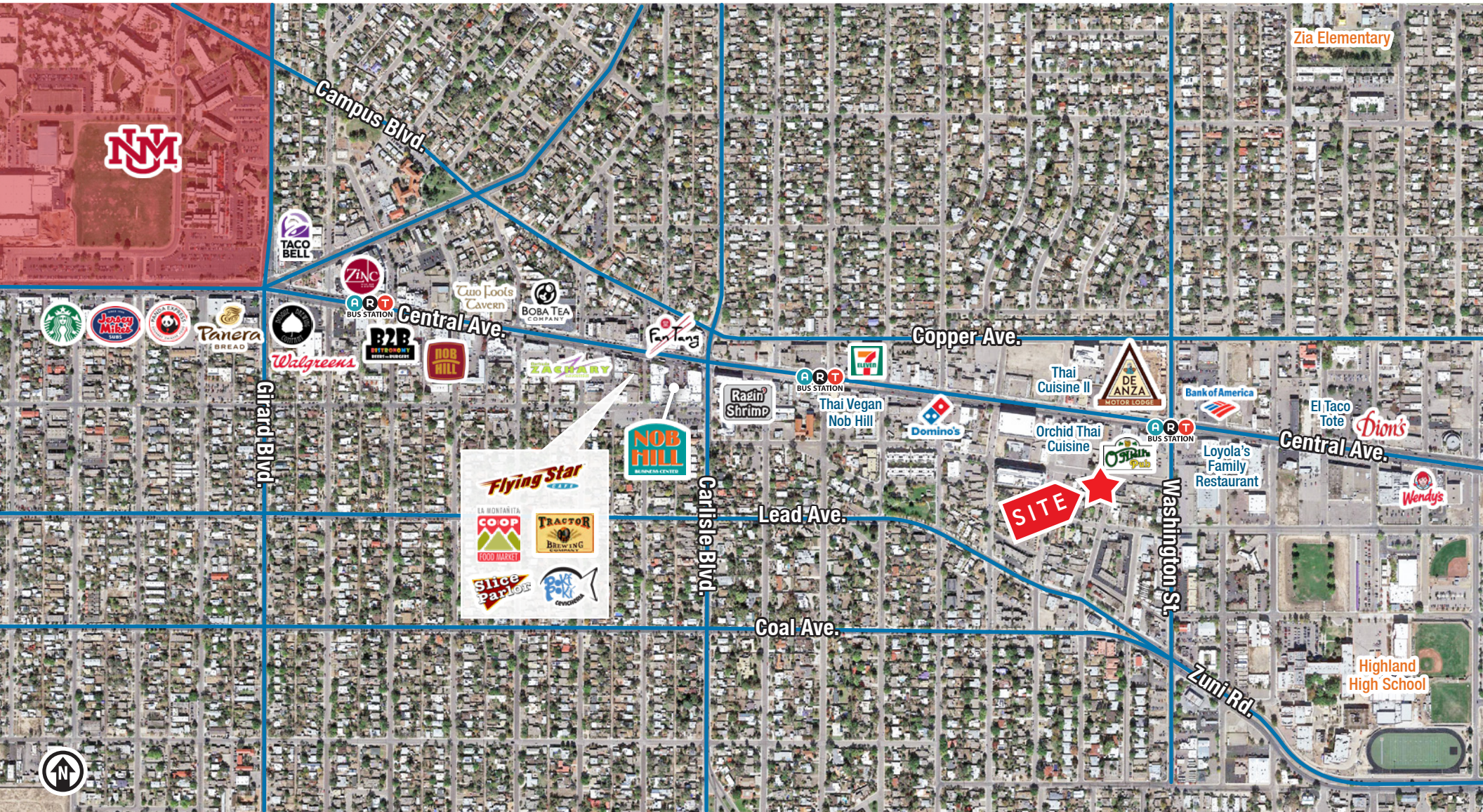
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LOCATION



**NAI**SunVista

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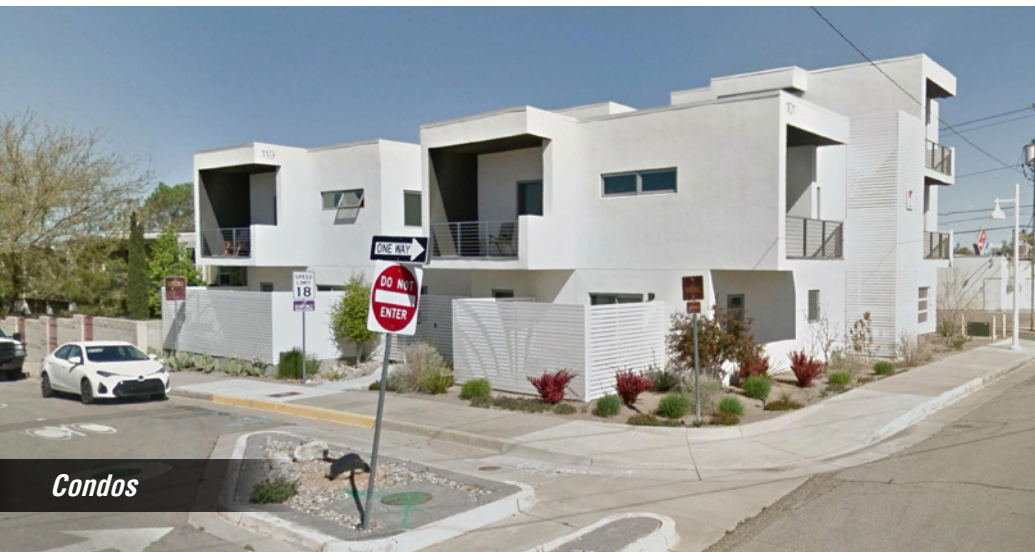
NEW NOB HILL HOUSING



Multifamily



Town Homes



Condos



Multifamily

Photos shown are examples of new housing in the area and are not a part of this listing.

**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com) | [f](https://www.facebook.com) [t](https://www.twitter.com) [in](https://www.linkedin.com) [ig](https://www.instagram.com)  
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## LOCATION

## DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2020</b>		<b>2020</b>		<b>2020</b>	
Population	15,134		109,517		242,672	
Households	7,929		48,796		105,927	
Families	3,032		21,229		52,132	
Average Household Size	1.89		2.15		2.22	
Owner Occupied Housing Units	3,912		19,731		51,543	
Renter Occupied Housing Units	4,017		29,065		54,384	
Median Age	42.4		34.7		36.4	
<b>Trends: 2020-2025 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.54%		0.54%		0.54%	
Households	0.57%		0.57%		0.57%	
Families	0.39%		0.39%		0.39%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	1.11%		1.11%		1.11%	
<b>Households by Income</b>	<b>2020</b>		<b>2020</b>		<b>2020</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,307	16.5%	11,992	24.6%	21,694	20.5%
\$15,000 - \$24,999	792	10.0%	6,864	14.1%	13,719	13.0%
\$25,000 - \$34,999	860	10.8%	6,007	12.3%	13,203	12.5%
\$35,000 - \$49,999	1,148	14.5%	6,585	13.5%	15,503	14.6%
\$50,000 - \$74,999	1,139	14.4%	6,798	13.9%	16,498	15.6%
\$75,000 - \$99,999	779	9.8%	3,635	7.4%	9,303	8.8%
\$100,000 - \$149,999	1,051	13.3%	4,081	8.4%	10,097	9.5%
\$150,000 - \$199,999	386	4.9%	1,362	2.8%	2,917	2.8%
\$200,000+	468	5.9%	1,469	3.0%	2,991	2.8%
Median Household Income	\$47,583		\$33,999		\$38,265	
Average Household Income	\$74,647		\$54,491		\$57,348	
Per Capita Income	\$38,864		\$24,651		\$25,262	

Demographics	1 mile	3 mile	5 mile
Total Population 	15,134	109,517	242,672
Average HH Income 	\$74,647	\$54,491	\$57,348
Daytime Employment 	7,787	103,788	207,918

2020 Forecasted by Esri

