

For Sale

Prime Retail Intersection

LOCATED ON THE FAST-GROWING WESTSIDE

Universe & Rainbow Blvds. NW | Albuquerque, NM 87120

All Infrastructure in Place - Ready for Development!



VICINITY DESTINATIONS:

- Montecito Housing Development
±588 Lots
- Volcano Cliffs Housing Development
±300 Lots
- La Cuentista Housing Development
±537 Lots
- Petroglyph National Monument
±1.3 Miles
- Double Eagle Airport
±4.35 Miles

AVAILABLE

Lot	Acres	\$/SF	Sale Price
B	±0.91	\$7.50	\$297,297
C	±1.45	\$7.50	\$473,715
D	±3.36	\$13.00	\$1,902,700
F	±0.55	\$7.50	\$179,685
G	±2.03	\$7.50	\$663,201
H	±2.31	\$7.50	\$754,677

IDO ZONING

- MX-L, Low Intensity

HIGHLIGHTS

- Signalized intersection
- Hard corner
- High residential growth area:
 - Over 9,730 housing units within a 2-mile radius
 - Close proximity to Ventana Ranch community
- Near numerous schools:
 - Nearly 7,600 students within a 2-mile radius
- Rare selection for commercial sites in the area
- All utilities available to the lot

For Sale

Prime Retail Intersection

LOCATED ON THE FAST-GROWING WESTSIDE

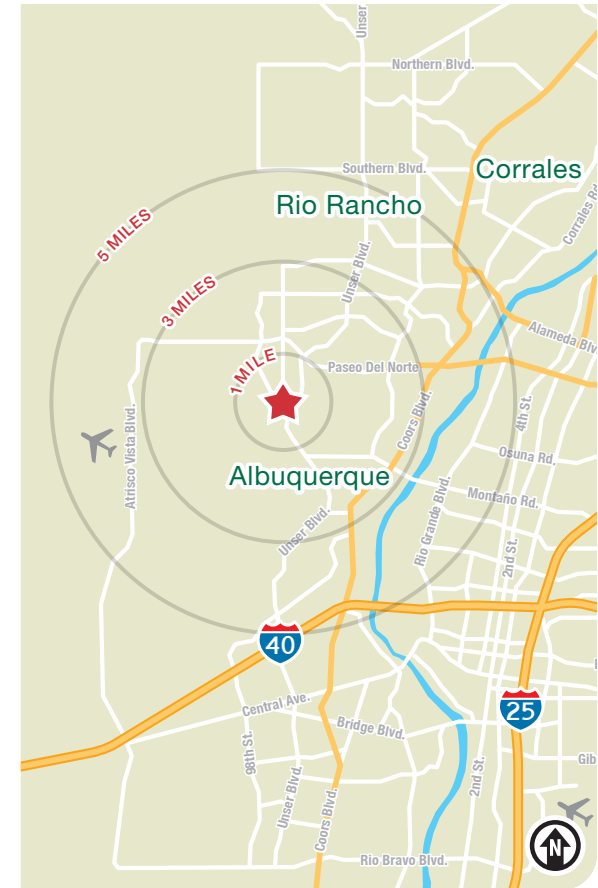
Universe & Rainbow Blvds. NW | Albuquerque, NM 87120



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	4,993	62,632	144,750
Average HH Income	\$135,662	\$108,923	\$107,369
Daytime Employment	359	6,865	29,294

2022 Forecasted by Esri



For Sale

Prime Retail Intersection

LOCATED ON THE FAST-GROWING WESTSIDE

Universe & Rainbow Blvds. NW | Albuquerque, NM 87120

PHOTOS



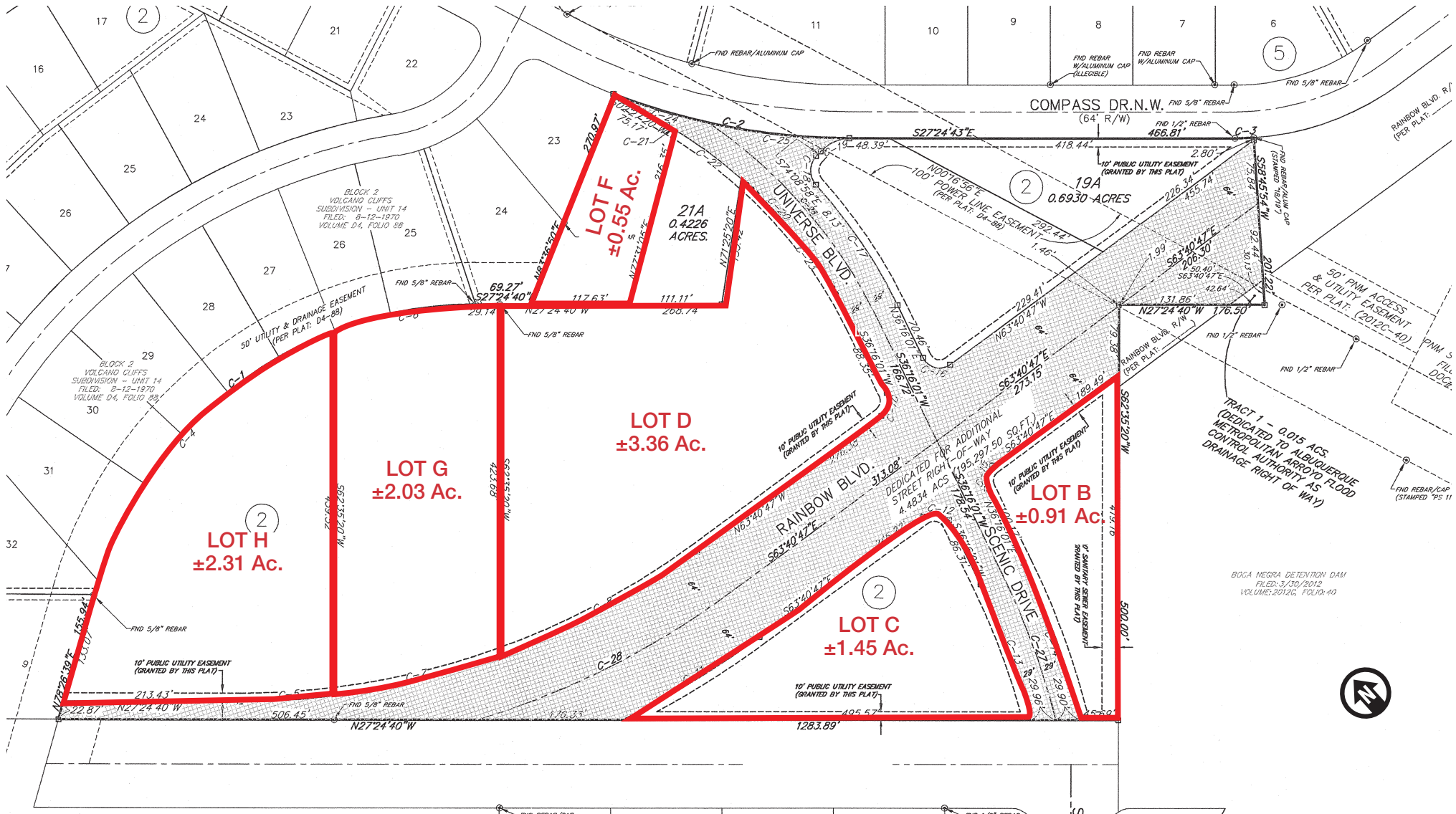
For Sale

Prime Retail Intersection

LOCATED ON THE FAST-GROWING WESTSIDE

Universe & Rainbow Blvds. NW | Albuquerque, NM 87120

SITE SURVEY



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

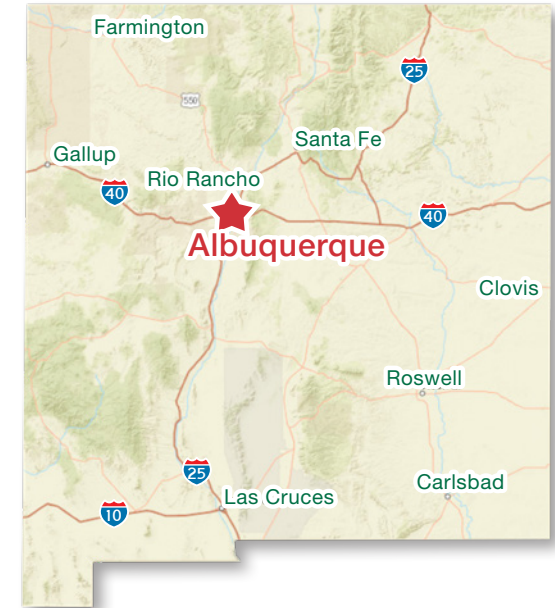
Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with 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 WEST SIDE

- 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.