

For Sale or  
Ground Lease

# Fast-Growing Westside Opportunity

LOCATED IN AN UNDERSERVED TRADE AREA

NWC Universe & Rainbow Blvds. NW | Albuquerque, NM 87120

All Infrastructure in Place - Ready for Development!

Tierra Antigua  
Elementary  
949 Students

APS Soccer  
Complex

Tony Hillerman  
Middle School  
1,224 Students

Volcano Vista  
High School  
2,156 Students

## 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

VOLCANO CLIFFS

Scenic Dr.

MONTECITO

SITE  
±3.36 Ac.

CPD 14,400

CPD 14,300

CPD 25,000

CPD 9,800

0057 CJC

Future Master  
Planned Community  
Developments

Unser Blvd.

Universe Blvd.

Rainbow Blvd.



## SALE PRICE

\$1,902,700  
(\$13.00/SF)

## AVAILABLE

- Land: ±3.36 Acres
- Pad Sites: ±1.0 to ±3.3 Acres Available for Ground Lease
- Ask Advisor for Pad Site and Ground Lease Rates

## 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

NA SunVista

got space™

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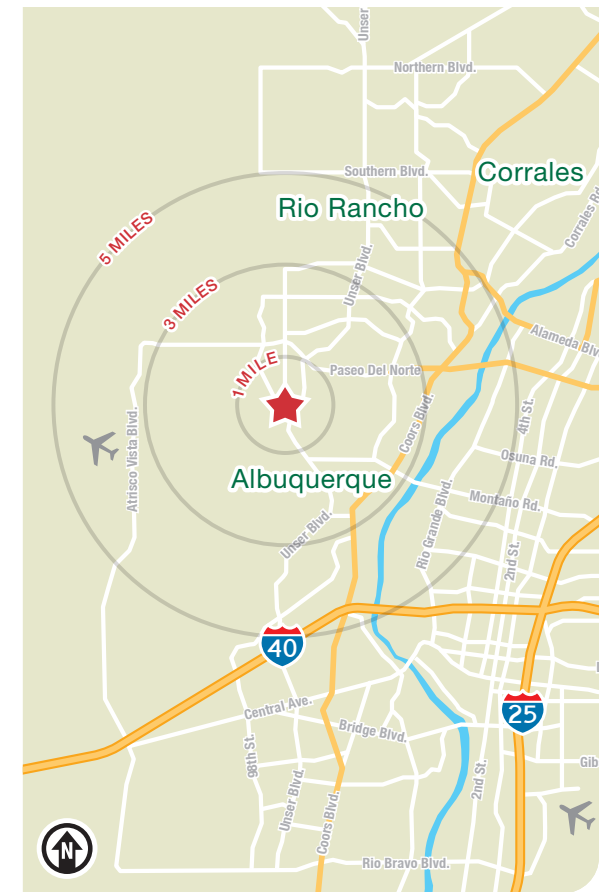
NWC Universe & Rainbow Blvds. NW | Albuquerque, NM 87120



## 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



**NAI** SunVista

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

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

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PHOTOS



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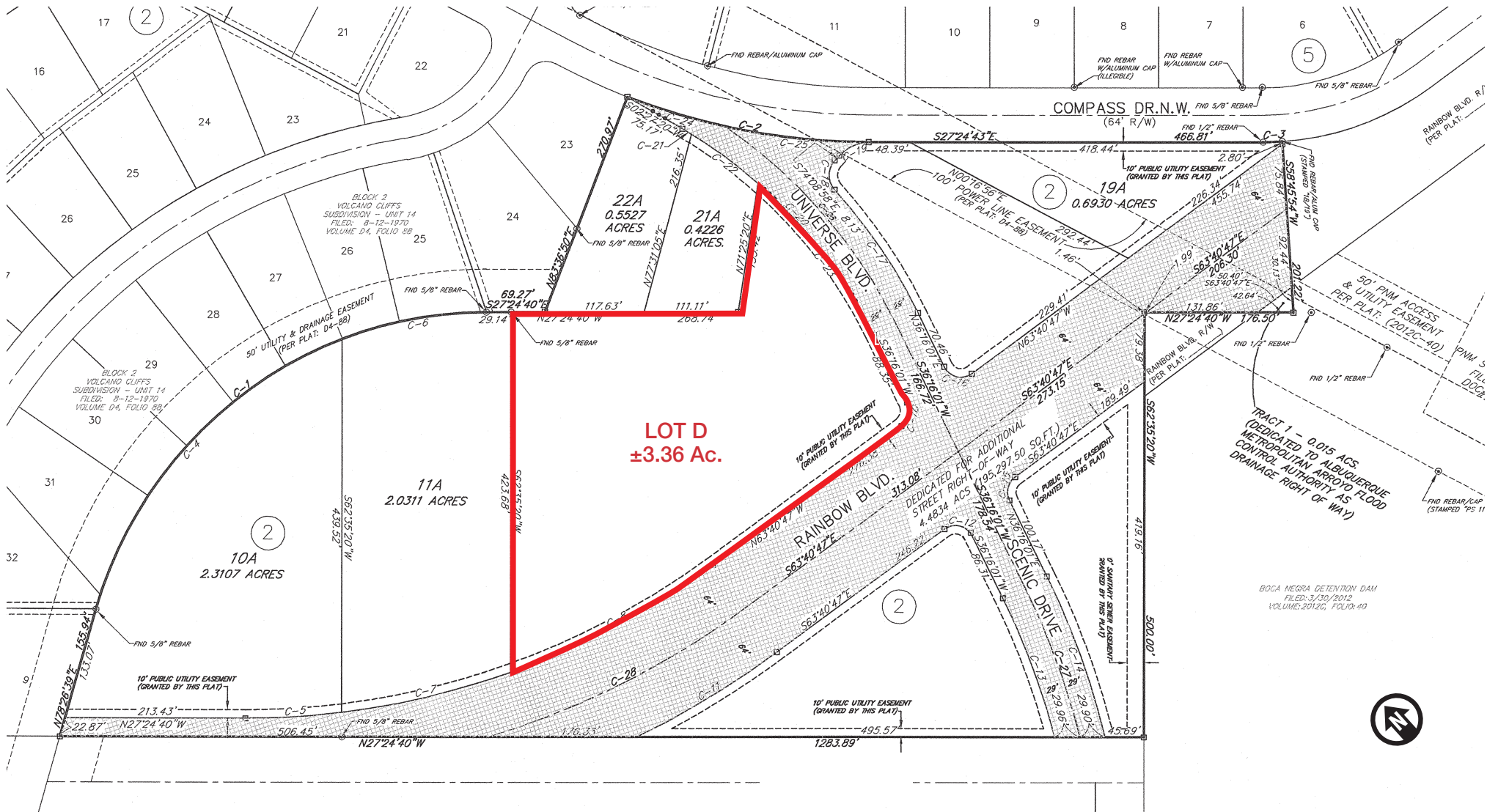
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SITE SURVEY



505 878 0001 | [suvista.com](http://suvista.com) | [f](#) [t](#) [in](#) [v](#)  
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# 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*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.