

# For Sale

# Residential or Retail Development Land

PRIME SITE LOCATED ONE-HALF MILE FROM I-40

1700 Unser Blvd. NW | Albuquerque, NM 87120

SEQ Unser Blvd. & Ladera Dr. NW



**AVAILABLE**  
±9.05 Acres



**SALE PRICE**  
\$9.25/SF

- Superb access to I-40
- Adjacent to retail, dining and grocery
- Direct access off of Unser Blvd.
- Utilities run to the site
- Site is level and development ready
- Ideal location for multifamily, build-to-rent, senior housing, health club, restaurants, hospitality and more
- Flexible [MX-L](#) IDO Zoning allows for a variety of uses

**NA** SunVista

got space™

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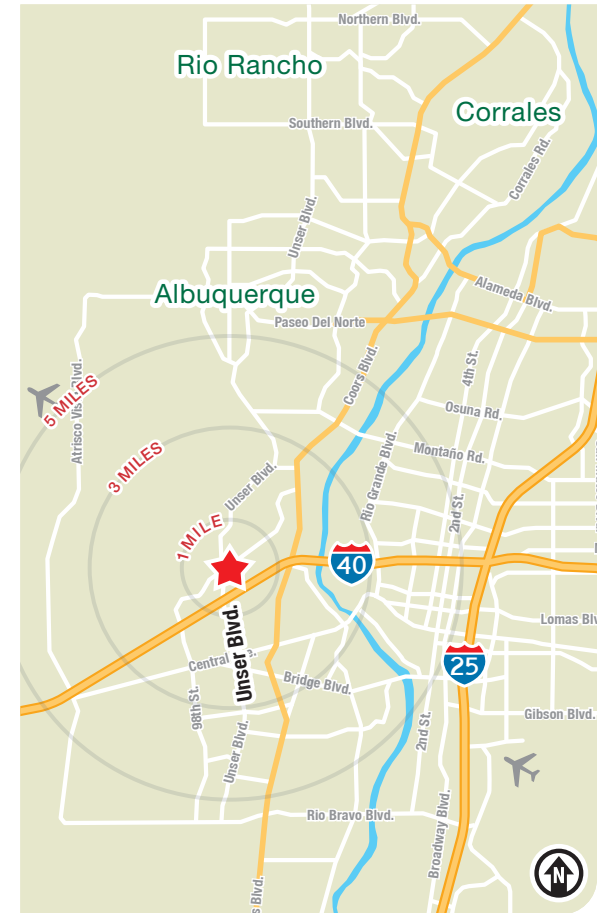


Albuquerque remains the **24th HOTTEST** rental market in the country, and is **#1 SMALL RENTAL** market in the Southwest with 95% occupancy.  
[-ABQ Journal/RentCafe.com](#)

### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,873	80,367	192,368
Average HH Income	\$94,964	\$81,635	\$80,854
Daytime Employment	2,026	15,581	66,295

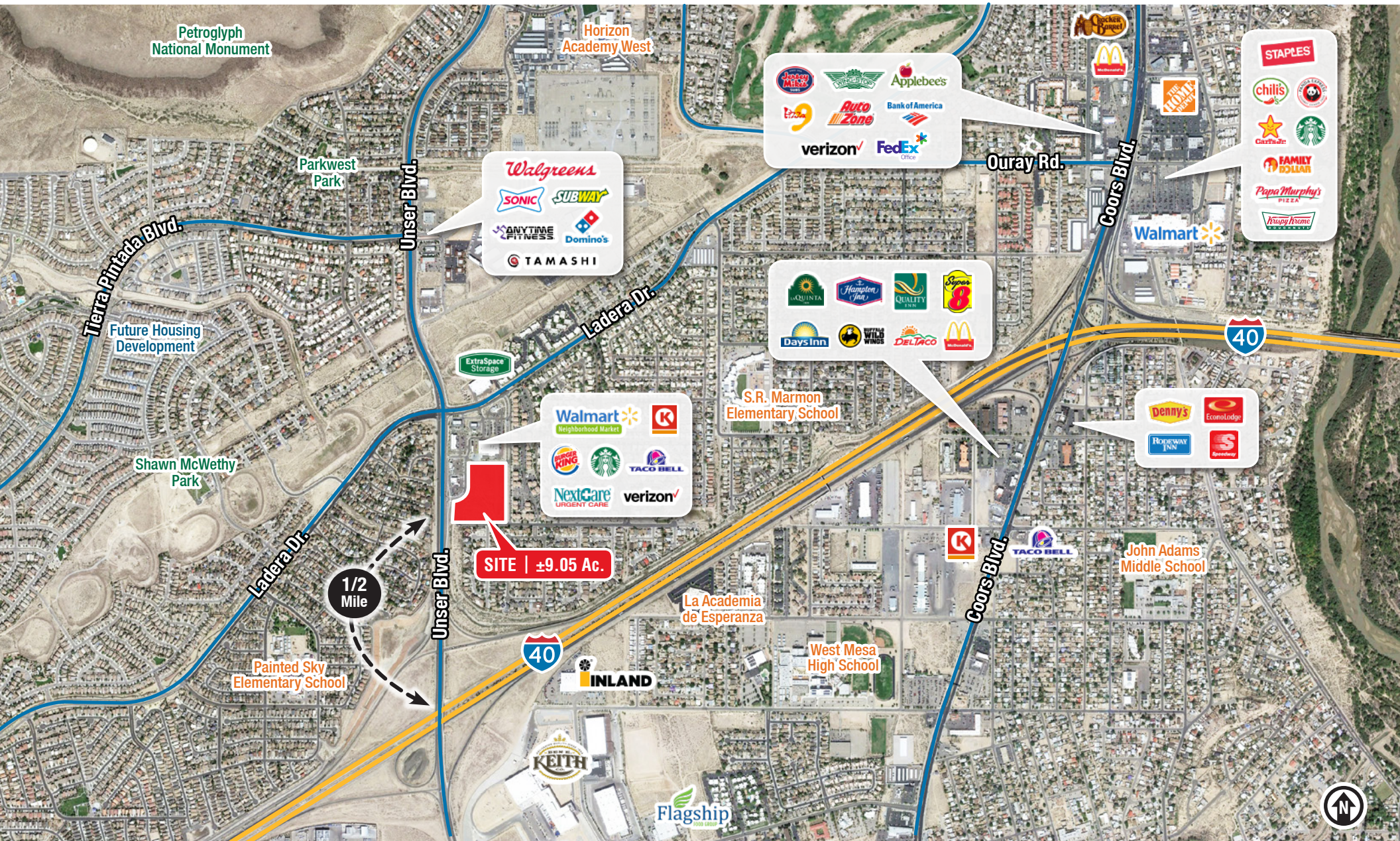
2022 Forecasted by Esri



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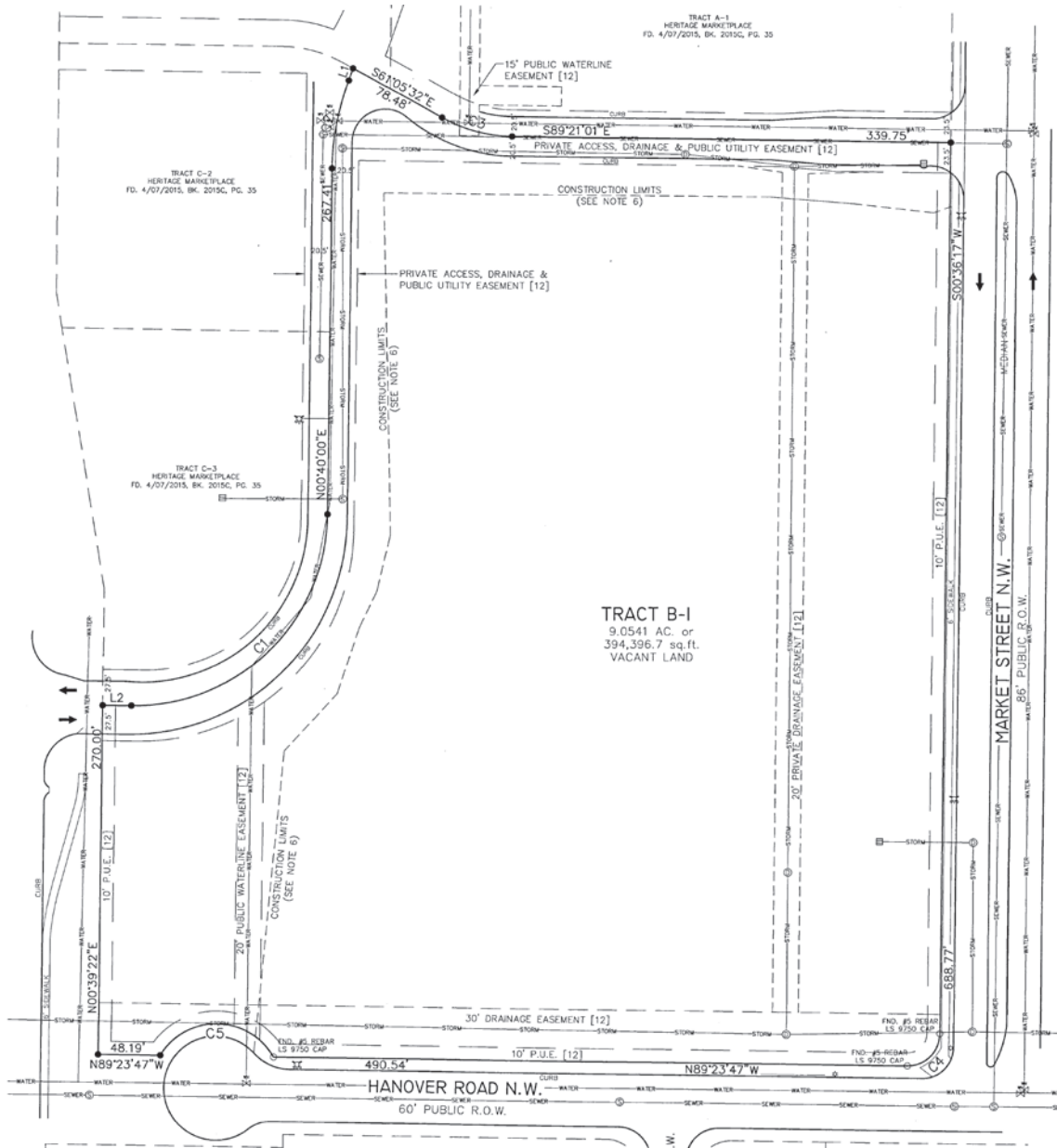
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### SITE SURVEY

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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*

### 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.