

For Lease

High-Traffic Signalized Hard Corner

DRIVE-THRU PERMISSIVE LAND

400 Unser Blvd. NW | Albuquerque, NM 87121

NEC Unser Blvd. & Bluewater Rd. NW



AVAILABLE
±0.6427 Acres



GROUND LEASE
\$3,500/Mo.

IDO ZONING

- NR-BP, Business Park

HIGHLIGHTS

- Site available for ground lease or build-to-suit
- Buildable size of up to ±7,000 SF
- .08 Miles from I-40
- Signalized intersection
- Direct access off of Bluewater with potential access off of Unser
- Full city utilities available
- Build-to-suit opportunity available



This property is located in an **Opportunity Zone**

A new way to finance in under-served areas.



NAI SunVista

got space™

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

Todd Strickland
todd@sunvista.com
505 450 1121

Alex Pulliam
alex@sunvista.com
505 350 5729

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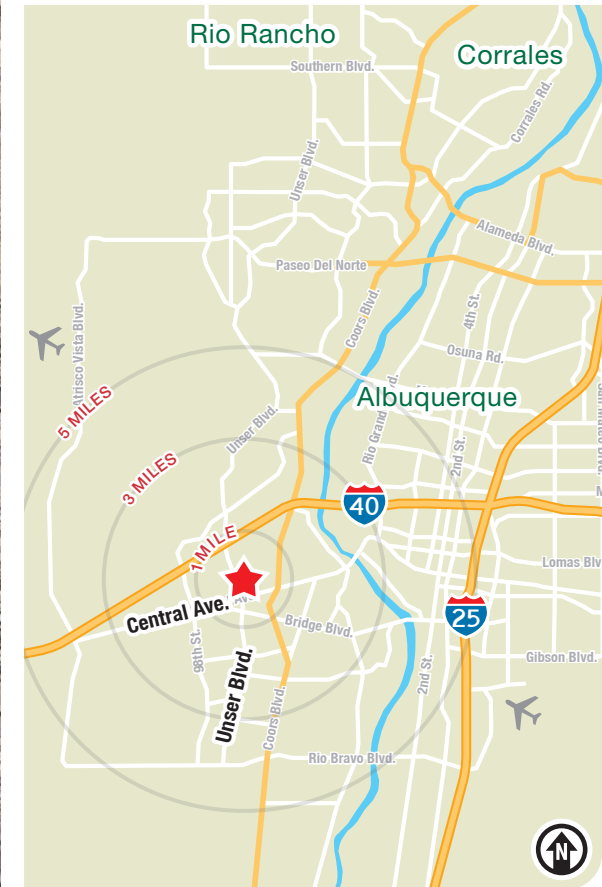
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,592	106,338	194,865
Average HH Income	\$63,631	\$74,873	\$76,525
Daytime Employment	4,063	15,957	69,807

2022 Forecasted by Esri



NAI SunVista

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

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 keithmeyer@sunvista.com
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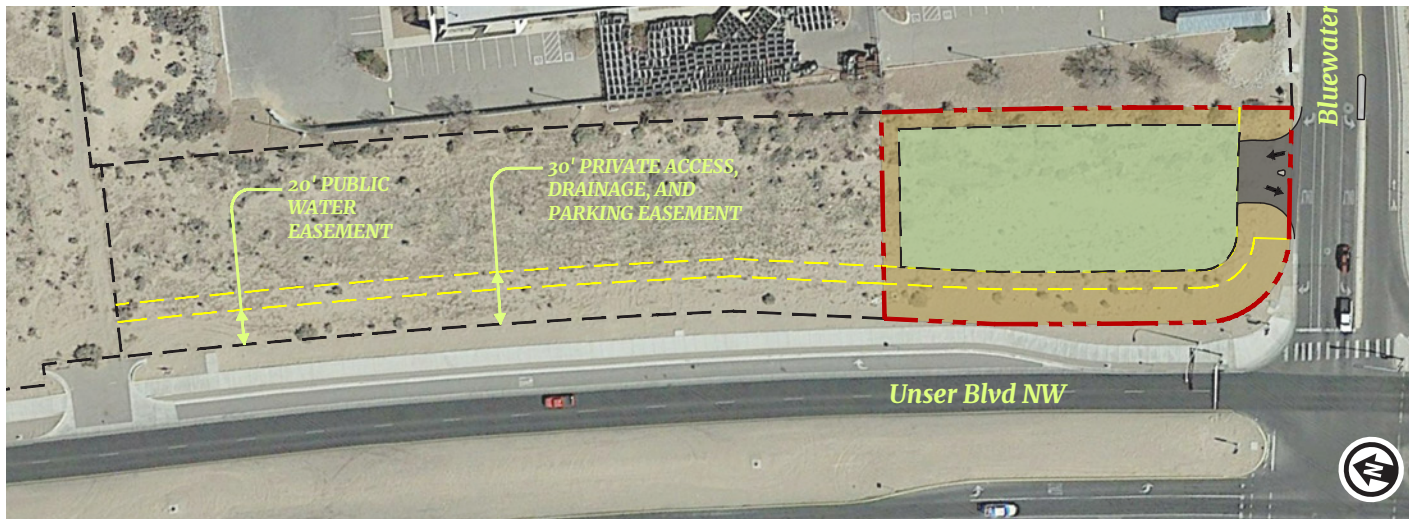
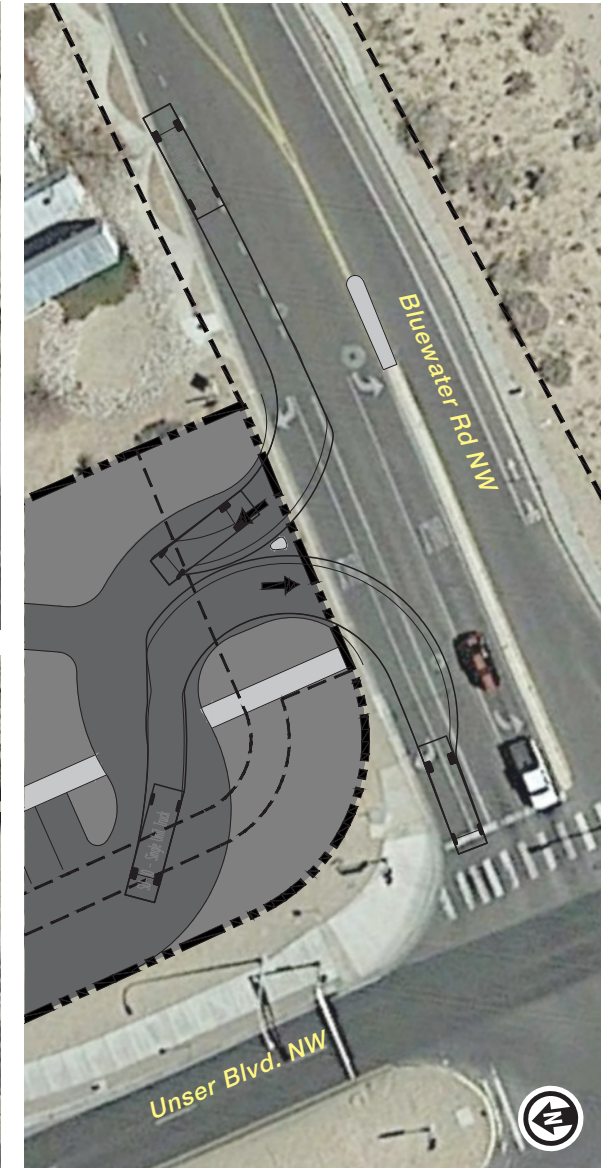
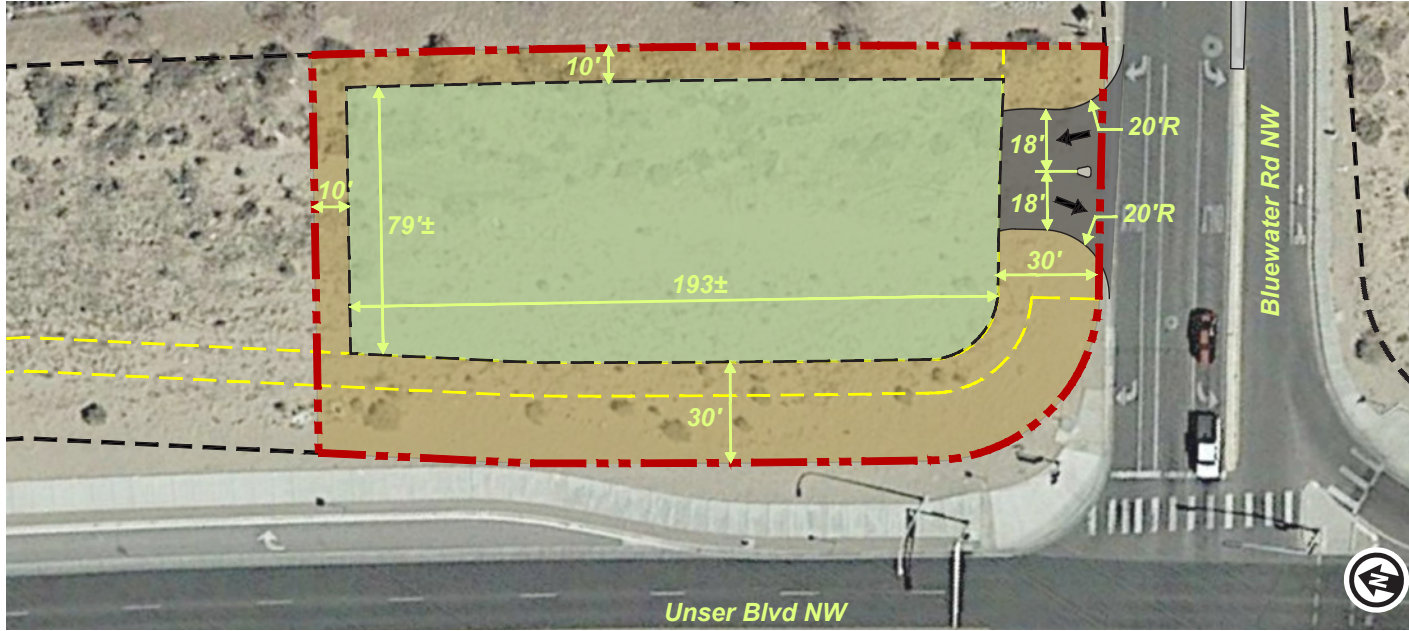
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SITE SURVEY



NAISunVista

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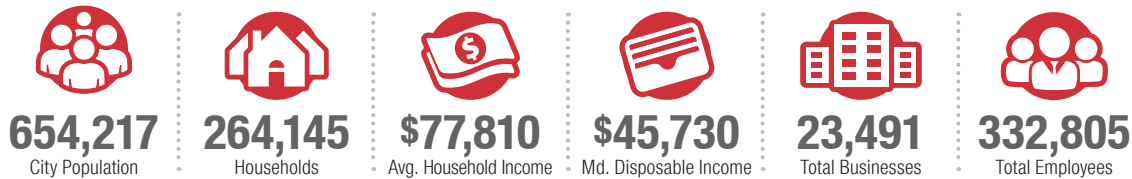
Albuquerque

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



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



936,582
Albuquerque Metro Population



The Largest
City in the State



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.