

# For Sale

## Retail Pad Sites with Great Visibility

ACROSS FROM NEW MEXICO'S TOP PERFORMING **MAVERIK**

SWC Unser Blvd. & Los Volcanes Rd. NW | Albuquerque, NM 87121

SWQ I-40 & Unser Blvd. NW



**AVAILABLE**  
Land: ±1 - 5 Acres



**SALE PRICE**  
\$20.00/SF

**IDO ZONING** [NR-BP](#)

### HIGHLIGHTS

- Great location for retail sites needing high visibility and quick access to freeway
- 800' of frontage on Unser
- 1/4 mile to I-40
- Located at a signalized intersection with more than 49,300 cars per day
- Highly-traveled yet underserved corridor for growing residential communities
- On the "going home" side of Unser Blvd.

**NAI SunVista**

**got space™**

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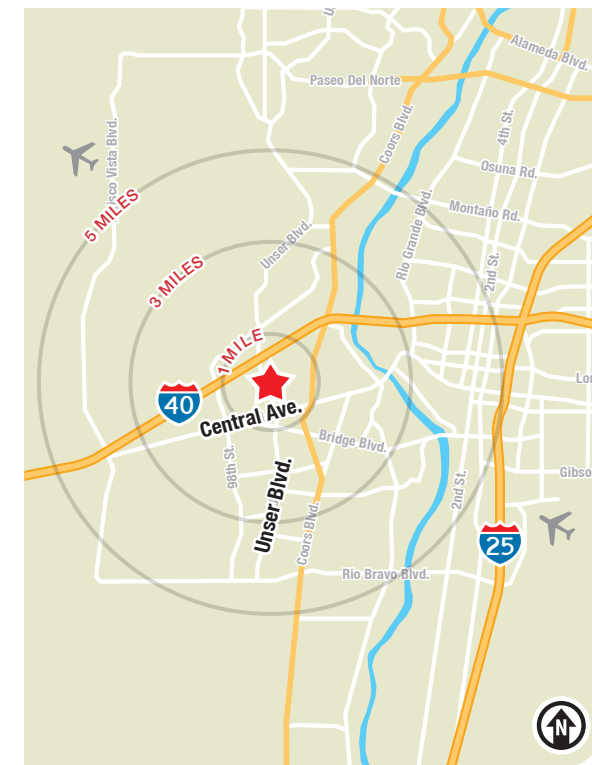
### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,654	99,789	192,238
Average HH Income	\$67,210	\$75,916	\$77,310
Daytime Employment	3,848	15,820	66,611

2022 Forecasted by Esri

**HUB Zone** For Small Companies in Historically Underutilized Business Zones

**Opportunity Zone** A new way to finance in underserved areas.



**NAI SunVista**

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# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

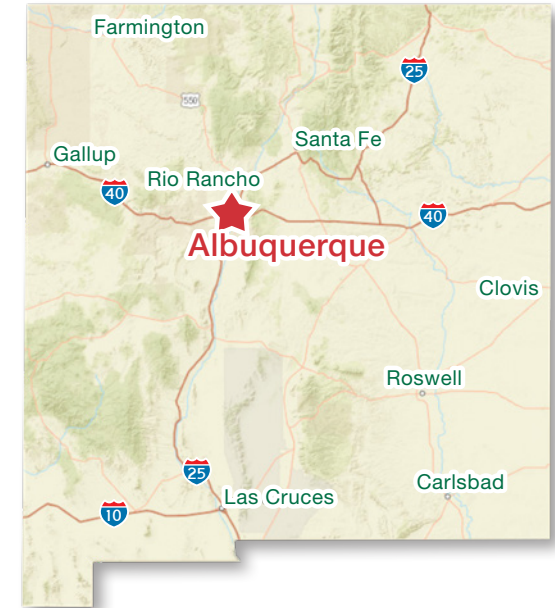
Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with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