

Mixed-Use Westside Land

ON THE HIGH-TRAFFIC UNSER CORRIDOR

For Sale, Lease
or Build-to-Suit



SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114

Visit Our YouTube Channel
to See this Property Video



AVAILABLE
±0.73 to ±8.92 Acres



PRICE/RATES
Land: See Advisor Retail Suites: \$34.00/SF + NNN



IDO ZONING
[MX-L](#) & [MX-M](#)

NAISunVista

got space™

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For Sale, Lease
or Build-to-Suit

MIXED-USE WESTSIDE LAND ON UNSER BLVD.

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LOCATION

AVAILABLE

- ±0.73 to ±8.92 Acres

PRICE/RATES

- Land: See Advisor
- Lot 4 Retail Suites:
\$34.00/SF + NNN
(3 Inline Suites)

IDO ZONING

- MX-L & MX-M

HIGHLIGHTS

- Conceptual development plan includes retail with drive-thru options
- Property delivered in construction-ready condition with earthwork completed
- Multiple access points to property
- Located within two signalized intersections: Unser & McMahon (56,500 CPD) and Unser & Bandelier (23,300 CPD)
- .35 miles from Rust Presbyterian Hospital and 1.17 miles from Lovelace Westside & UNM Care Hospitals



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AREA HIGHLIGHTS

WITHIN A
5-MILE
RADIUS

2024 Demographics Forecasted by ESRI



167,383
Population



\$109,269
Avg. Household
Income



42,216
Total Employees



DEVELOPMENT

West Albuquerque is the fastest-growing sector of the city. It boasts consistent housing development and new infrastructure endeavors, including vital transportation projects, ongoing commercial, medical and educational facility development.



HOUSING

30 to 42% of Albuquerque single-family housing permits were issued in the city's northwest quadrant over the last 10 years.



POPULATION

38% of the Albuquerque MSA population lives west of the Rio Grande (river)

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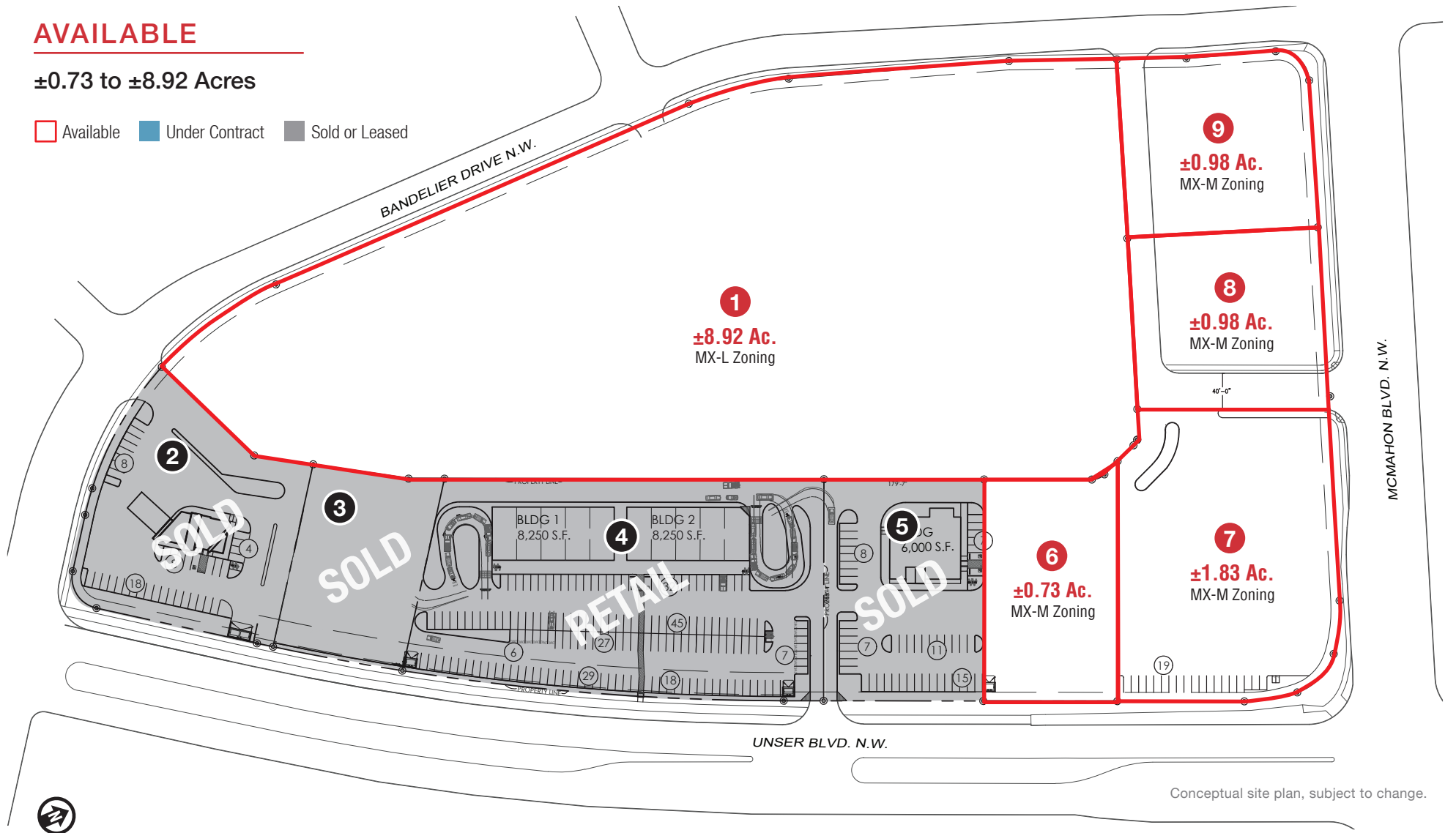
MIXED-USE WESTSIDE LAND ON UNSER BLVD.

SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114

AVAILABLE

±0.73 to ±8.92 Acres

Available
 Under Contract
 Sold or Leased



For Sale, Lease or Build-to-Suit

MIXED-USE WESTSIDE LAND ON UNSER BLVD.

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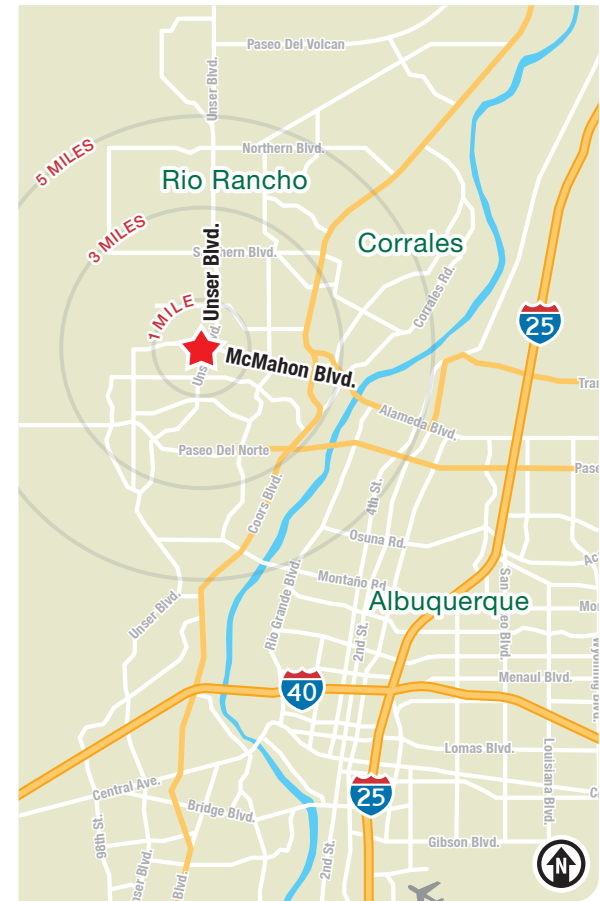
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	14,325		92,661		167,955	
Households	5,394		35,915		65,737	
Families	3,538		23,935		43,787	
Average Household Size	2.63		2.57		2.53	
Owner Occupied Housing Units	4,321		27,466		51,301	
Renter Occupied Housing Units	1,073		8,449		14,436	
Median Age	37.6		38.2		40.0	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	2024		2024		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	228	4.2%	1,913	5.3%	3,279	5.0%
\$15,000 - \$24,999	301	5.6%	1,510	4.2%	2,789	4.2%
\$25,000 - \$34,999	163	3.0%	1,507	4.2%	3,311	5.0%
\$35,000 - \$49,999	470	8.7%	3,482	9.7%	6,228	9.5%
\$50,000 - \$74,999	887	16.4%	6,198	17.3%	11,105	16.9%
\$75,000 - \$99,999	780	14.5%	5,855	16.3%	10,333	15.7%
\$100,000 - \$149,999	1,245	23.1%	8,336	23.2%	15,208	23.1%
\$150,000 - \$199,999	586	10.9%	4,110	11.4%	7,026	10.7%
\$200,000+	733	13.6%	3,000	8.4%	6,448	9.8%
Median Household Income	\$94,689		\$87,393		\$88,051	
Average Household Income	\$121,383		\$107,745		\$111,367	
Per Capita Income	\$45,863		\$41,642		\$43,530	

DEMO SNAP SHOT

Demographics	1 mile	3 mile	5 mile
Total Population	14,325	92,661	167,955
Average HH Income	\$121,383	\$107,745	\$111,367
Daytime Employment	1,495	23,142	44,044

2024 Forecasted by Esri



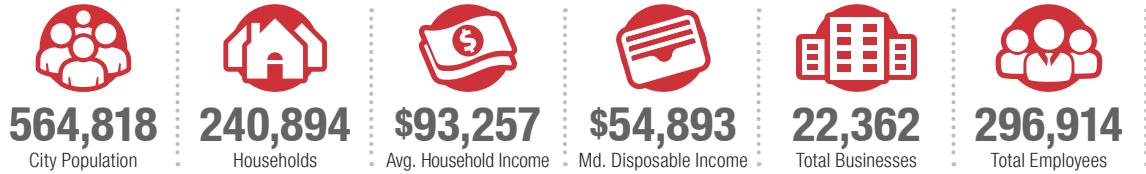
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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.

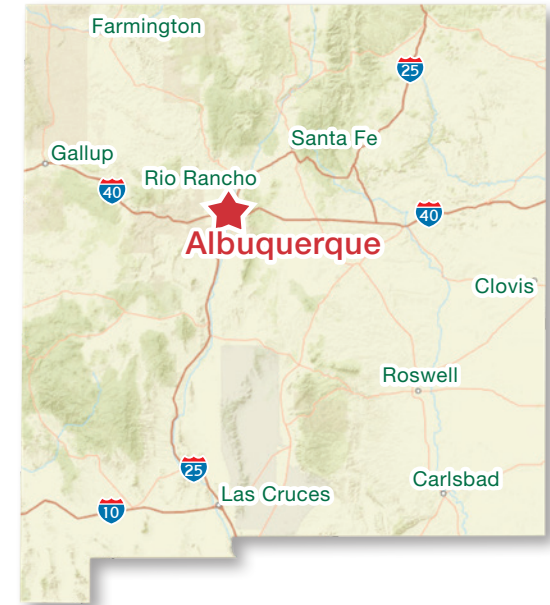
ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



926,835
Albuquerque Metro Population



The Largest
City in the State



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 WESTSIDE

-  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.