

For Sale, Lease  
or Build-to-Suit

# Mixed-Use Westside Land

JOIN THE RETAIL & MEDICAL ENERGY OF THE UNSER CORRIDOR

SWC Unser & McMahon NW | Albuquerque, NM 87114

Visit Our YouTube Channel  
to See this Property Video



ON HIGH-TRAFFIC CORRIDOR



**AVAILABLE**  
±0.73 to  
±12.25 Acres



**PRICE/RATES**  
Land: See Advisor  
Lot 4 Retail Suites: \$25 to \$35/SF  
(3 Inline and 1 End Cap)



**IDO  
ZONING**  
MX-L &  
MX-M

- Conceptual development plan includes retail with drive-thru options
- Property delivered in construction-ready condition with earthwork completed

**NAI SunVista**

got space™

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## MIXED-USE WESTSIDE LAND ON THE UNSER CORRIDOR

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### HIGHLIGHTS

#### AVAILABLE

- ±0.73 to ±12.25 Acres

#### PRICE/RATES

- Land: See Advisor
- Lot 4 Retail Suites:  
\$25.00 to \$35.00/SF  
(3 Inline and 1 End Cap)

#### IDO ZONING

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

#### PROPERTY 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 (54,500 VPD) and Unser & Bandelier (29,900 VPD)
- .35 miles from Rust Presbyterian Hospital and 1.17 miles from Lovelace Westside & UNM Care Hospitals





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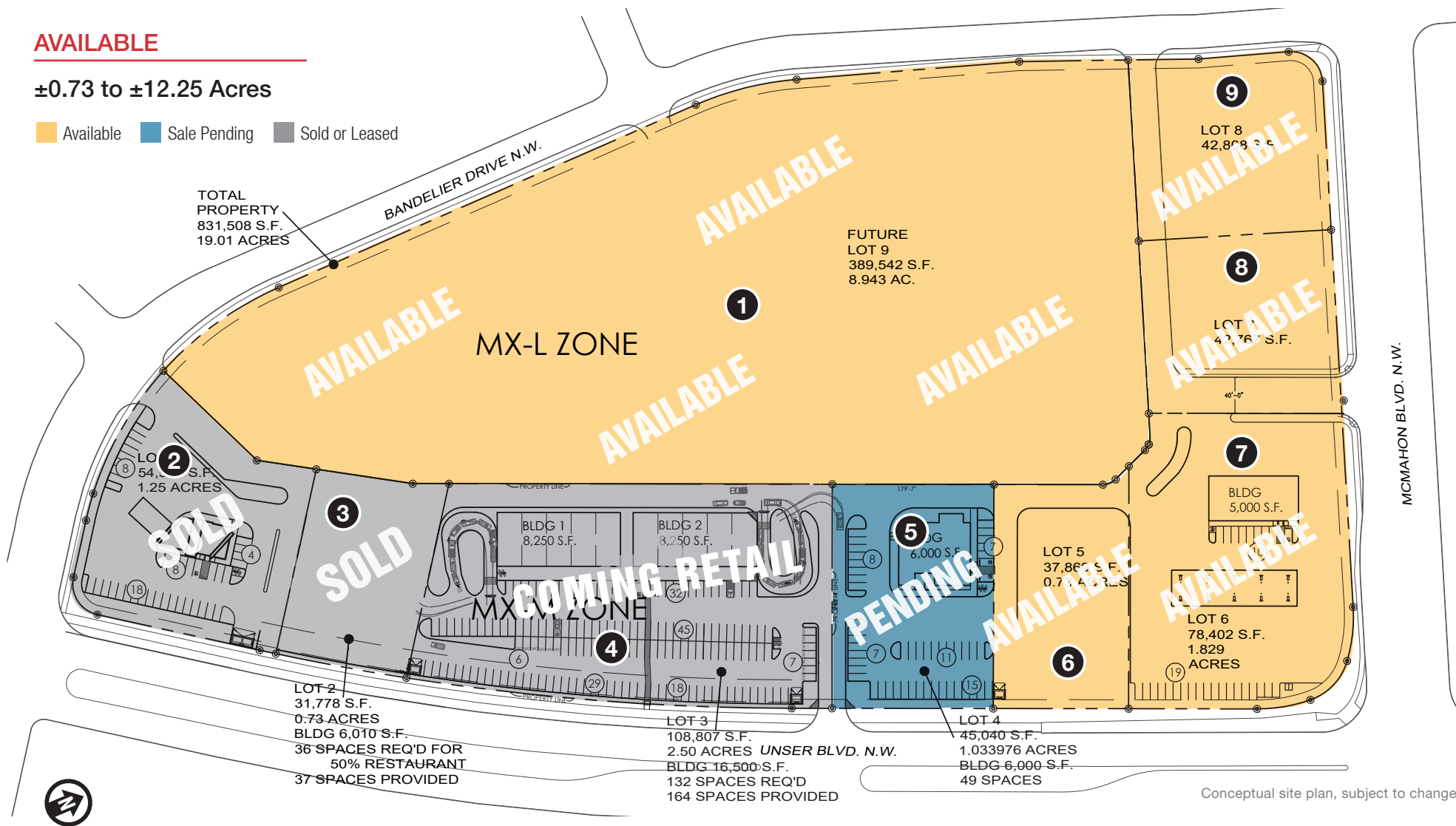
## MIXED-USE WESTSIDE LAND ON THE UNSER CORRIDOR

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**AVAILABLE**

**±0.73 to ±12.25 Acres**

Available Sale Pending Sold or Leased



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## MIXED-USE WESTSIDE LAND ON THE UNSER CORRIDOR

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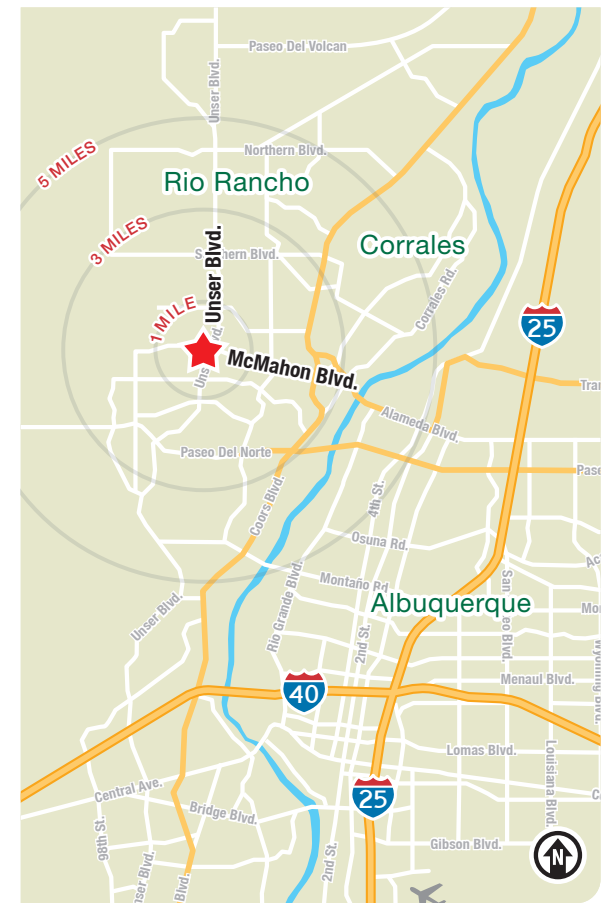
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2022</b>		<b>2022</b>		<b>2022</b>	
Population	13,854		92,028		166,767	
Households	5,227		35,329		64,592	
Families	3,684		24,377		44,025	
Average Household Size	2.63		2.60		2.56	
Owner Occupied Housing Units	4,174		25,998		48,537	
Renter Occupied Housing Units	1,054		9,331		16,055	
Median Age	34.3		35.6		37.8	
<b>Trends: 2022-2027 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.28%		0.28%		0.28%	
Households	0.36%		0.36%		0.36%	
Families	0.29%		0.29%		0.29%	
Owner HHs	0.63%		0.63%		0.63%	
Median Household Income	2.70%		2.70%		2.70%	
<b>Households by Income</b>	Number	Percent	Number	Percent	Number	Percent
<\$15,000	351	6.7%	1,856	5.3%	3,435	5.3%
\$15,000 - \$24,999	209	4.0%	1,457	4.1%	2,810	4.4%
\$25,000 - \$34,999	164	3.1%	1,849	5.2%	3,443	5.3%
\$35,000 - \$49,999	421	8.1%	3,881	11.0%	7,361	11.4%
\$50,000 - \$74,999	1,004	19.2%	6,876	19.5%	12,400	19.2%
\$75,000 - \$99,999	877	16.8%	6,260	17.7%	10,977	17.0%
\$100,000 - \$149,999	1,201	23.0%	7,651	21.7%	13,377	20.7%
\$150,000 - \$199,999	471	9.0%	2,902	8.2%	5,136	8.0%
\$200,000+	529	10.1%	2,596	7.3%	5,647	8.7%
Median Household Income	\$86,299		\$80,406		\$80,023	
Average Household Income	\$112,110		\$103,057		\$106,480	
Per Capita Income	\$42,179		\$39,435		\$41,198	

### DEMO SNAP SHOT

	1 mile	3 mile	5 mile
 Total Population	13,854	92,028	166,767
 Average HH Income	\$112,110	\$103,057	\$106,480
 Daytime Employment	1,404	25,890	42,374

2022 Forecasted by Esri



# 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)

  
**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

  
**936,582**  
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 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.