

# For Lease

## New Retail on Unser Blvd.

HIGHLY-VISIBLE RETAIL AT HIGH-VOLUME INTERSECTION

SWC Unser & McMahon NW | Albuquerque, NM 87114

Visit Our YouTube Channel  
to See this Property Video



### ON HIGH-TRAFFIC CORRIDOR



Conceptual rendering, subject to change.

#### AVAILABLE

Retail Suites  
3 Inline and 1 End Cap

#### LEASE RATE

\$34.00/SF + \$6.00/SF NNN

#### IDO ZONING

[MX-M](#)

#### PROPERTY HIGHLIGHTS

- Located within two signalized intersections: Unser & McMahon (54,500 VPD) and Unser & Bandelier (29,900 VPD)
- Drive-thru options available
- .35 miles from Rust Presbyterian Hospital and 1.17 miles from Lovelace Westside & UNM Care Hospitals
- Multiple access points to property

**NA** SunVista

got space™

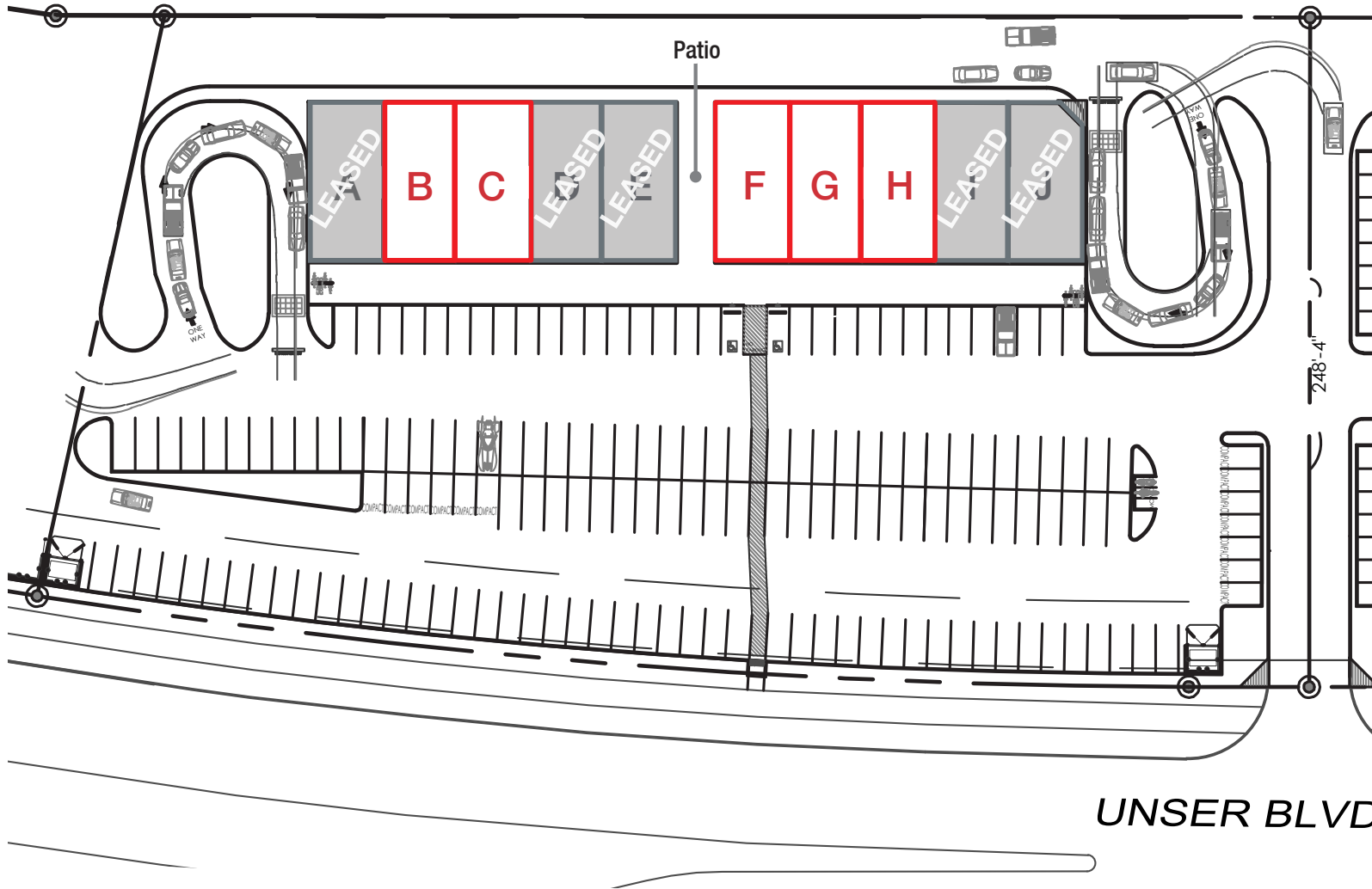
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For Sale, Lease  
or Build-to-Suit

## MIXED-USE WESTSIDE LAND ON THE UNSER CORRIDOR

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### AVAILABLE

**\$34.00/SF + \$6.00/SF NNN**

Suite B: ±1,650 SF

Suite C: ±1,650 SF

Suite F: ±1,650 SF

Suite G: ±1,650 SF

Suite H: ±1,650 SF

*Conceptual site plan,  
subject to change.*





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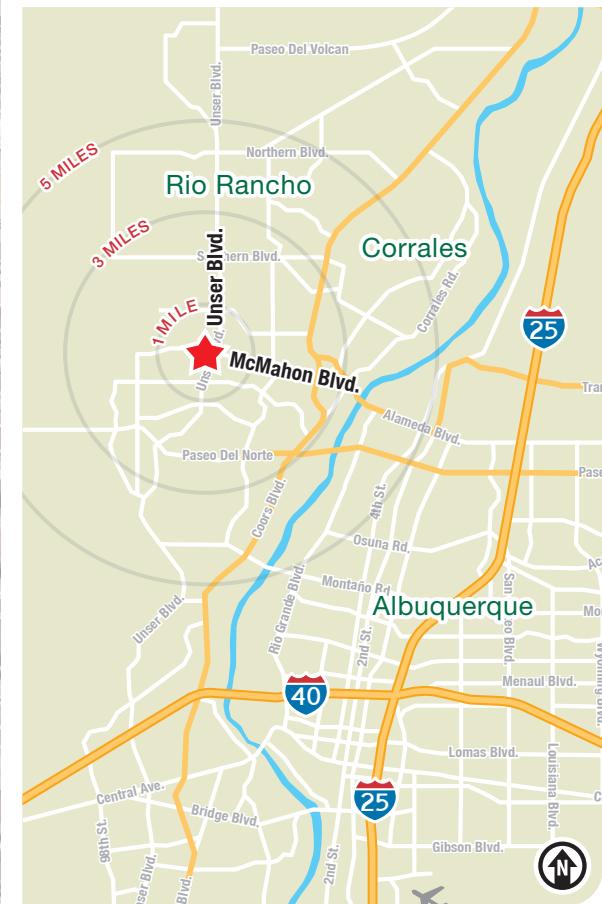
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### LOCATION

Demographics	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



**NAI SunVista**

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### AREA HIGHLIGHTS

WITHIN A  
**5-MILE**  
RADIUS

2022 Demographics Forecasted by ESRI



**166,767**

Population



**\$106,480**

Avg. Household  
Income



**42,374**

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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# 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

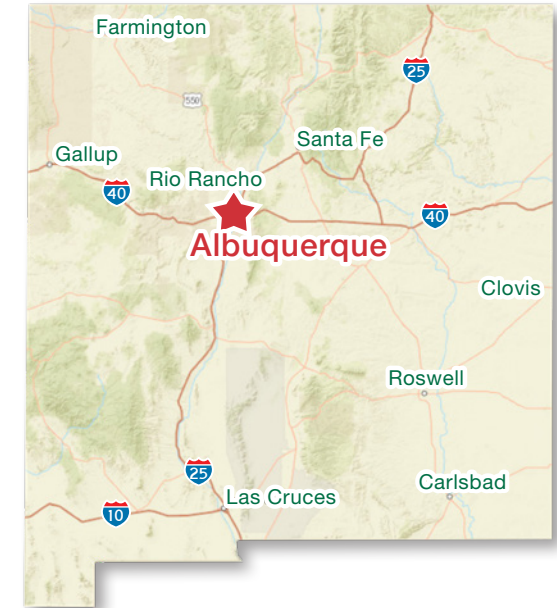
  
**\$45,730**  
Md. Disposable Income

  
**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.