

For Sale

Prime Retail Land Opportunity

ON THE HARD CORNER OF UNSER BLVD. & PARADISE BLVD.

5500 Paradise Blvd. NW | Albuquerque, NM 87114

NEC Unser & Paradise Blvds. NW



AVAILABLE
±1.0 Acre



SALE PRICE
\$457,380 (\$10.50/SF)

ZONING

- C-1, Bernalillo County

HIGHLIGHTS

- Growing Westside intersection of Unser & Paradise with 42,000 cars per day
- Situated on a hard corner of a rapidly growing, high-traffic area
- Strategic position for retail/office opportunities

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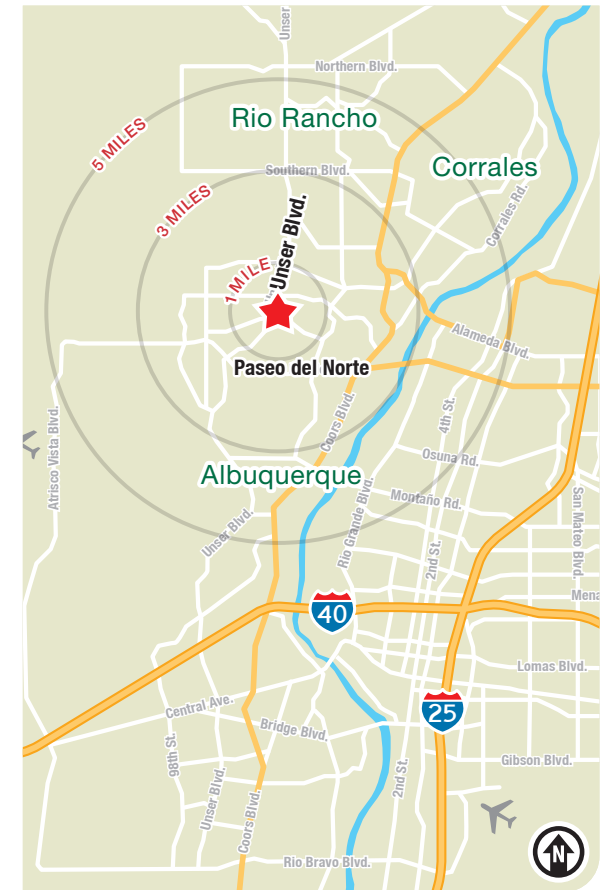
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,127	89,065	165,823
Average HH Income	\$87,548	\$96,856	\$93,616
Daytime Employment	583	17,930	42,315

2021 Forecasted by Esri



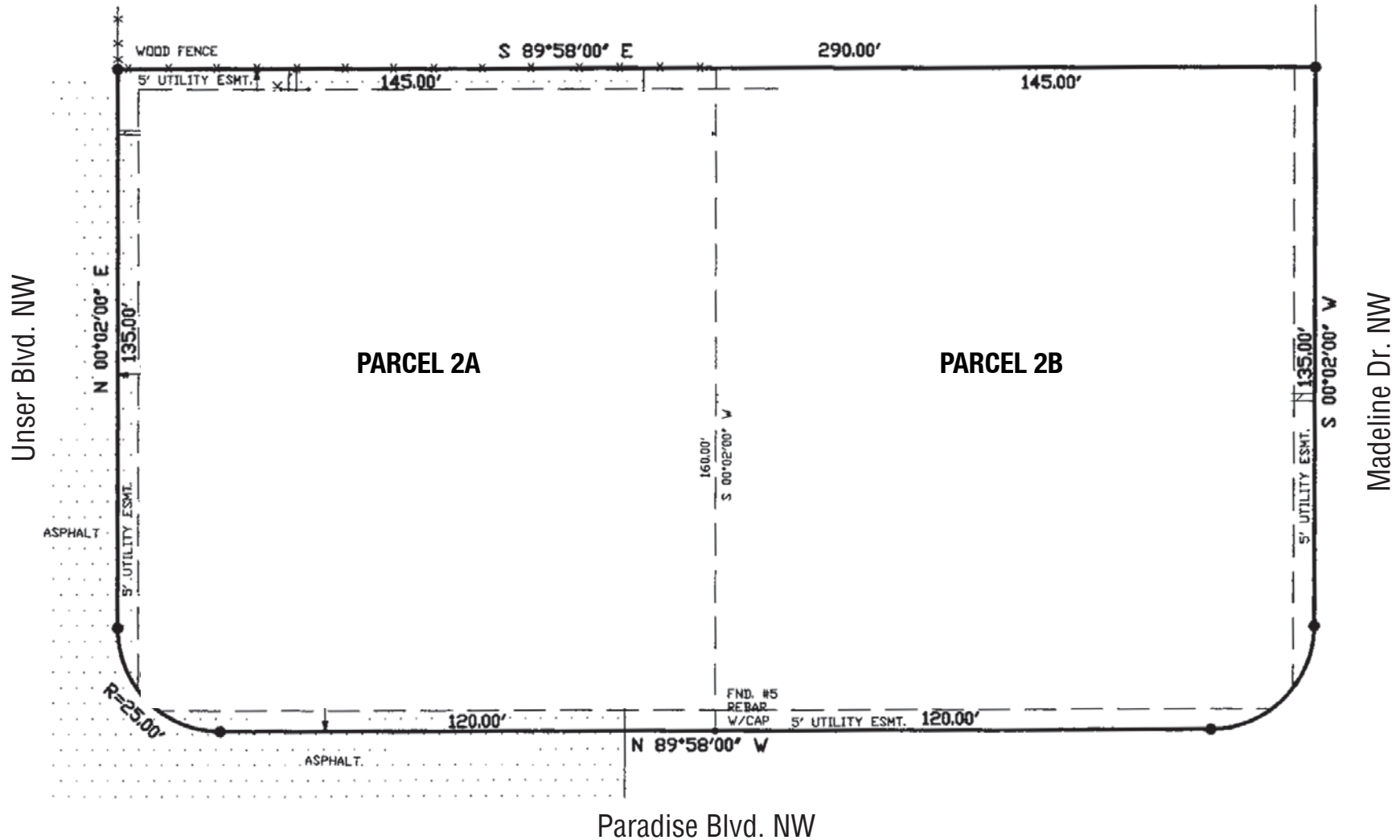
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SITE SURVEY



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



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



**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*

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



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.