

For Sale

Prime Land Available

ON HARD CORNER OF UNSER BLVD. & SAGE RD.

SEC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121



IDEAL LOCATION FOR:

- Family Entertainment
- Restaurants
- Retail Shops



AVAILABLE
±4.79 Acres



SALE PRICE
\$5.50/SF

- High-growth corridor surrounded by new housing and commercial development
- Great for retail/commercial development
- Great access from Unser and Sage
- All utilities in the street
- Balanced site
- IDO Zoning: MX-L

For Sale

PRIME LAND AVAILABLE ON A HARD CORNER

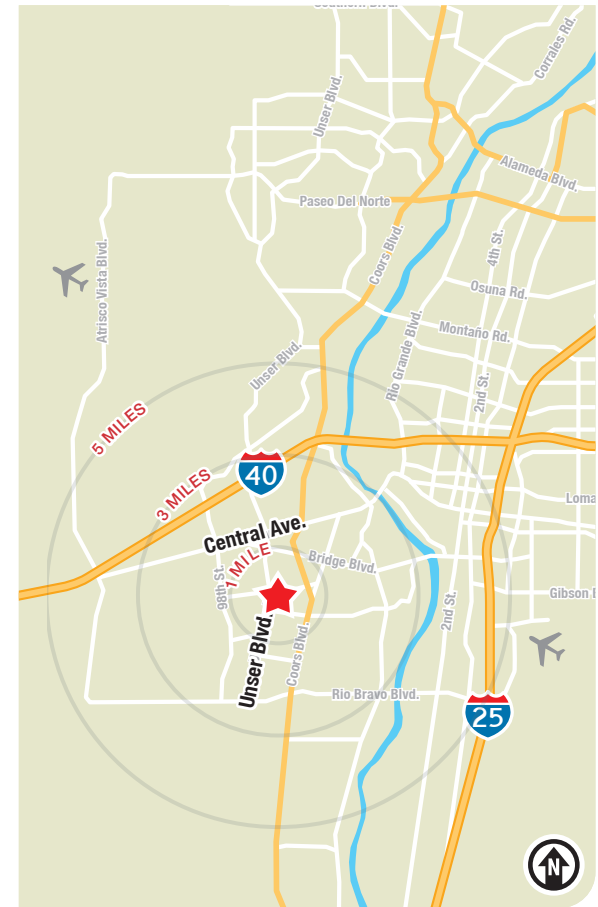
SEC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	20,522	107,866	182,819
Average HH Income	\$67,922	\$67,645	\$72,087
Daytime Employment	1,071	13,923	63,696

2022 Forecasted by Esri



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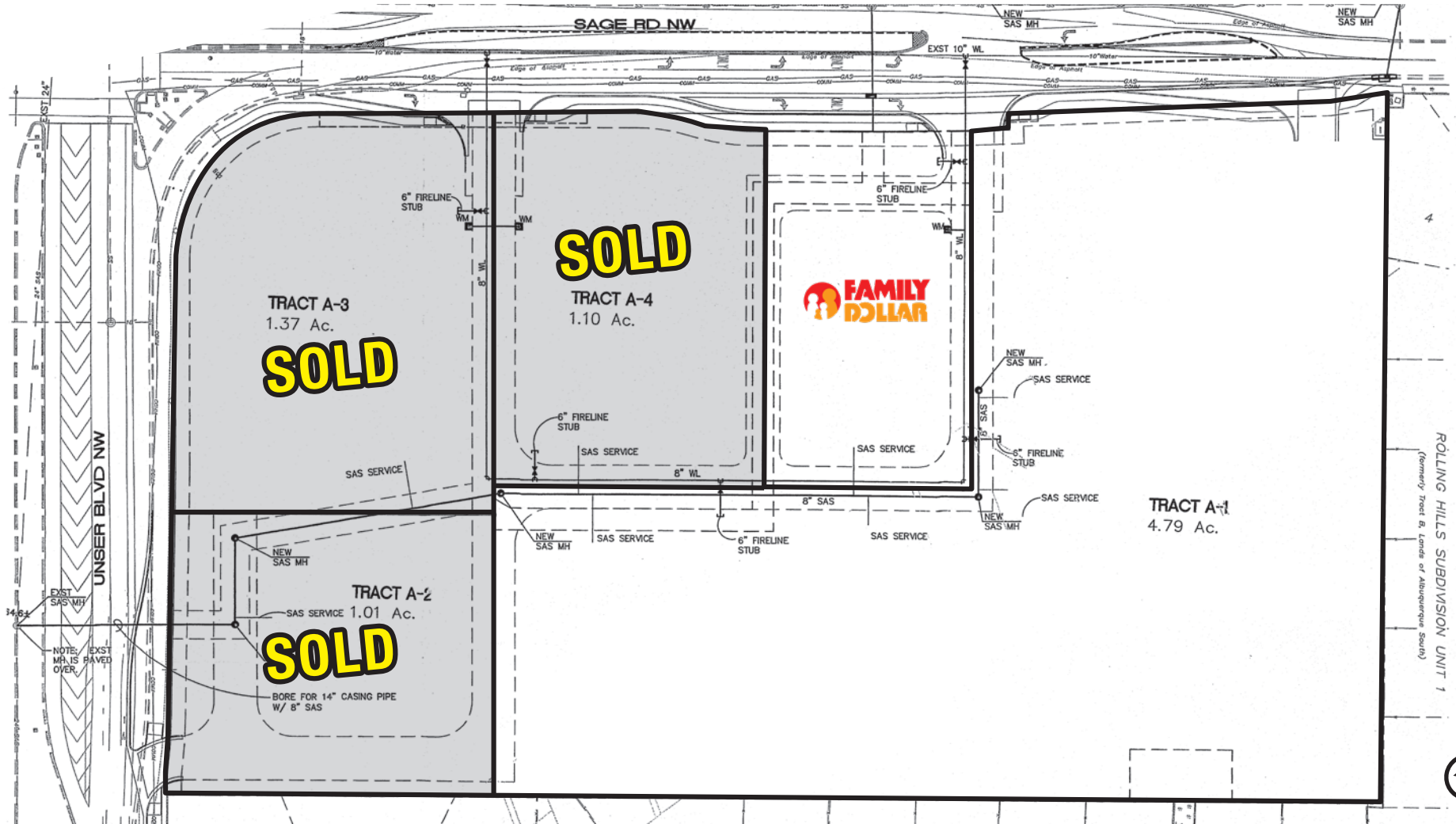
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SITE SURVEY

±4.9 Acres Available



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

SOUTHWEST MESA DEMOGRAPHICS



Total
Population

118,412



Average
HH Income

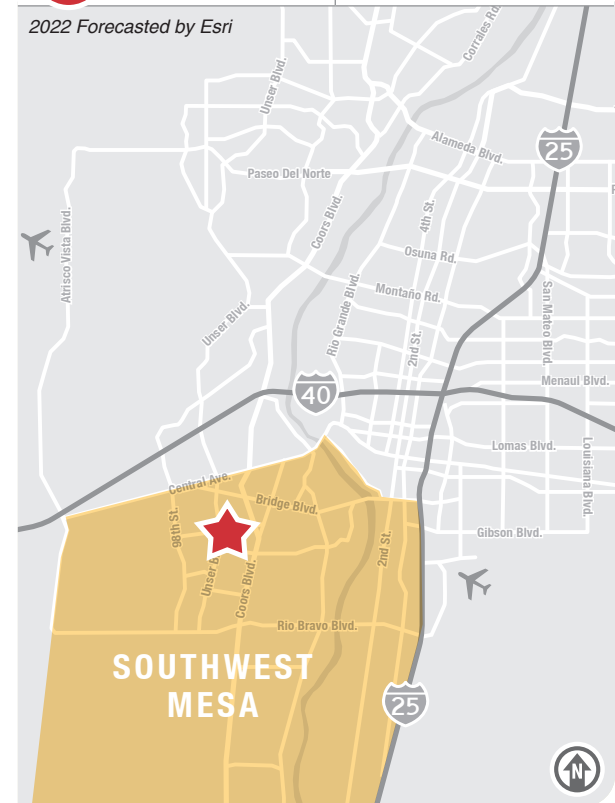
\$67,216



Daytime
Employment

17,533

2022 Forecasted by Esri



SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$72,087**.