

For Sale

Drive-Thru Pad Site on Unser Blvd.

IN A RAPIDLY-GROWING AND UNDERSERVED TRADE AREA

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



AVAILABLE

Land: ±1.01 Acres



SALE PRICE

\$600,000

IDO ZONING [MX-L](#) 

HIGHLIGHTS

- High-growth corridor surrounded by new housing and commercial development
- 22,400 cars per day
- Significantly underserved trade area
- Drive-thru permissive
- Proven retail trade area
- Multiple access points
- All utilities in the street
- Surrounded by new development
- Ground lease available – See Advisors

NAI SunVista

got space™

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DRIVE-THRU PAD SITE ON UNSER BLVD.

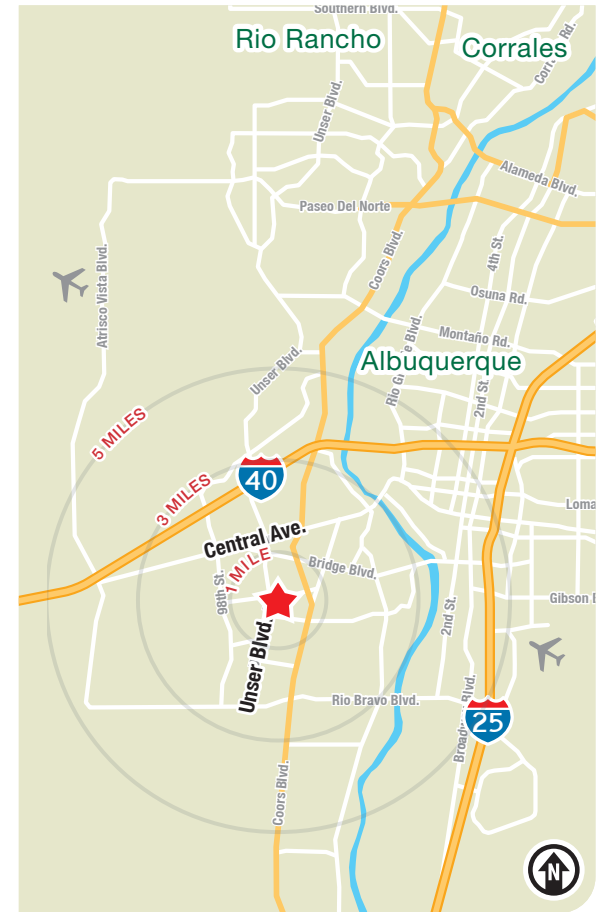
SEQ Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121



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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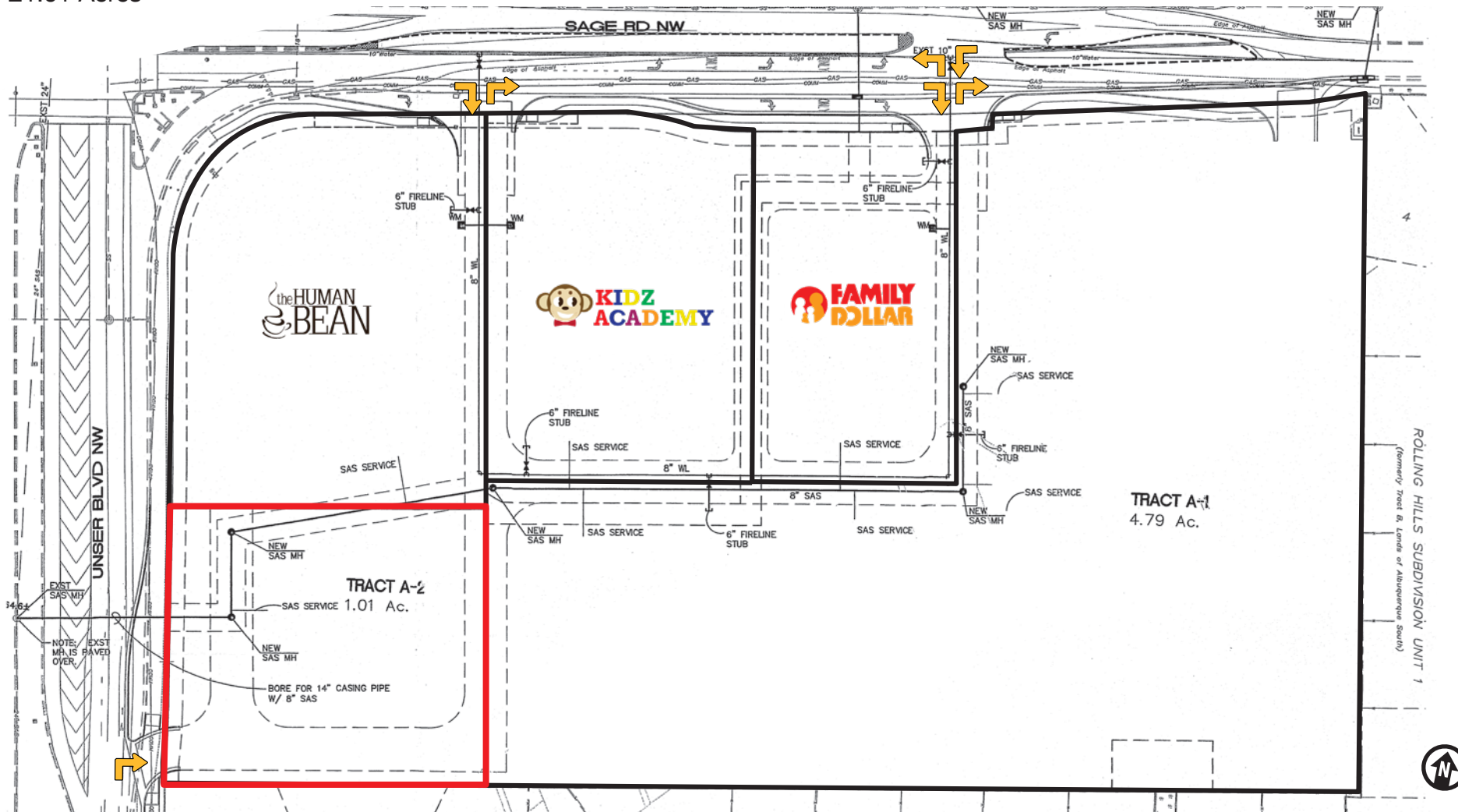
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SITE SURVEY

±1.01 Acres



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 | 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**.

SOUTHWEST MESA DEMOGRAPHICS

	Total Population	118,412
	Average HH Income	\$67,216
	Daytime Employment	17,533

2022 Forecasted by Esri

