

For Sale

# Fully-Signalized Hard-Corner Land

WITH UNSER BLVD. FRONTAGE

NEC Unser Blvd. & St. Josephs Dr. NW | Albuquerque, NM 87120



**AVAILABLE**  
±4.1180 Acres



**SALE PRICE**  
\$1,524,730 (\$8.50/SF)

## IDO ZONING

- PD, Planned Development

## HIGHLIGHTS

- Full access at signalized intersection
- Unser Blvd. frontage
- Drive-thru and liquor sales permissive with full site plan approval
- Retail uses available along emerging west side corridor
- Located near the growing Ladera Heights Neighborhood east of Petroglyph National Monument
- Utilities along St. Josephs Ave.
- Ideal for C-store, mixed-use development or a village center
- Great multi-family or high-density housing site

**NAI SunVista**

got space™

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WITH UNSER BLVD. FRONTAGE

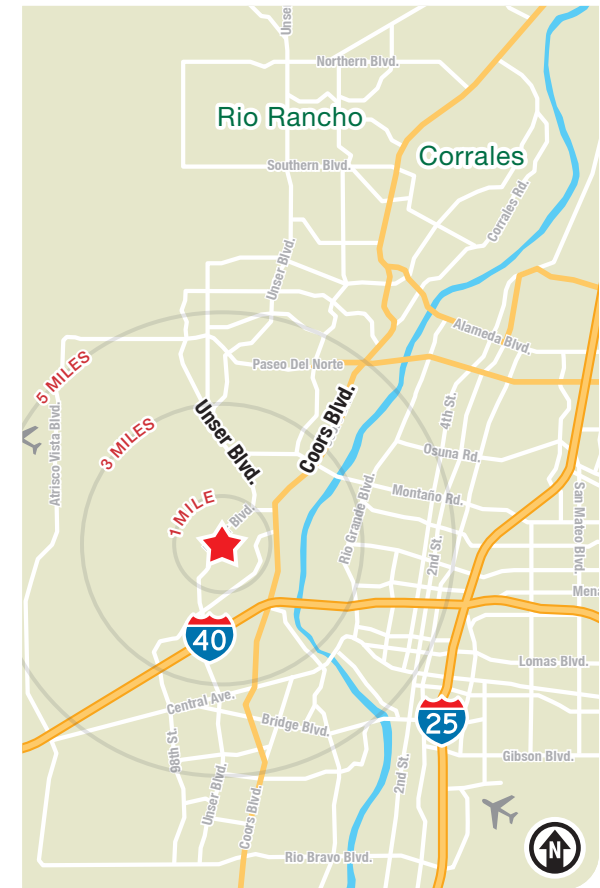
NEC Unser Blvd. & St. Josephs Dr. NW | Albuquerque, NM 87120

## LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	7,185	68,993	173,848
Average HH Income	\$81,482	\$97,047	\$91,016
Daytime Employment	1,048	13,435	57,648

2022 Forecasted by Esri



**NAI SunVista**

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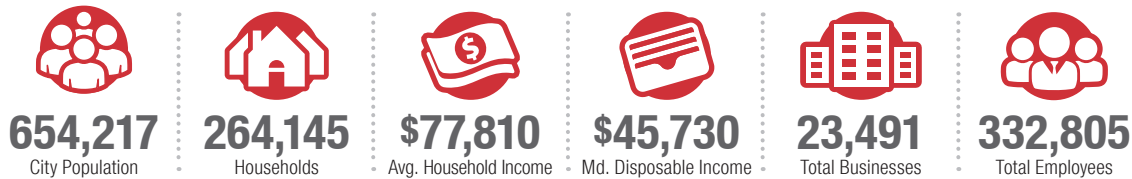
# Albuquerque

# 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)



### 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*








**936,582**  
Albuquerque  
Metro  
Population



**The  
Largest**  
City in the State



### 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.