

For Sale

Residential Land Available

PRIME WESTSIDE SITE IN THE PATH OF GROWTH

NWQ Vista Vieja Ave. & Quivira Dr. NW | Albuquerque, NM 87120

SWQ Unser Blvd. & Rainbow Blvd. NW



AVAILABLE
±6.7 Acres



SALE PRICE
\$700,000

- Adjacent to new residential development
- Streets and sidewalk in place
- Utilities located in street
- Nearby pedestrian and bike trails
- IDO Zoning: R-A

NAI SunVista

got space™

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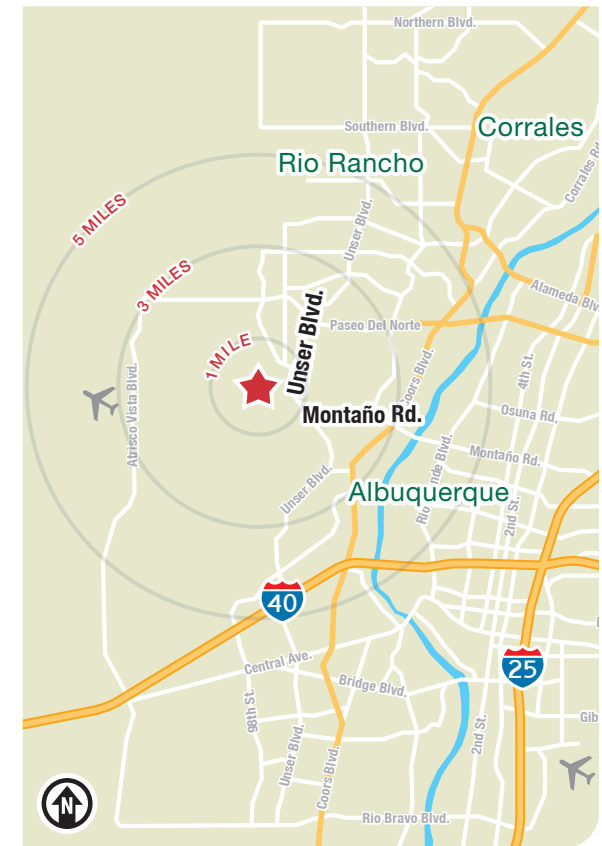


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	2,650	48,995	132,451
Average HH Income	\$146,215	\$109,086	\$106,790
Daytime Employment	128	3,024	21,490

2022 Forecasted by Esri

Opportunity Zone [MORE INFO](#)



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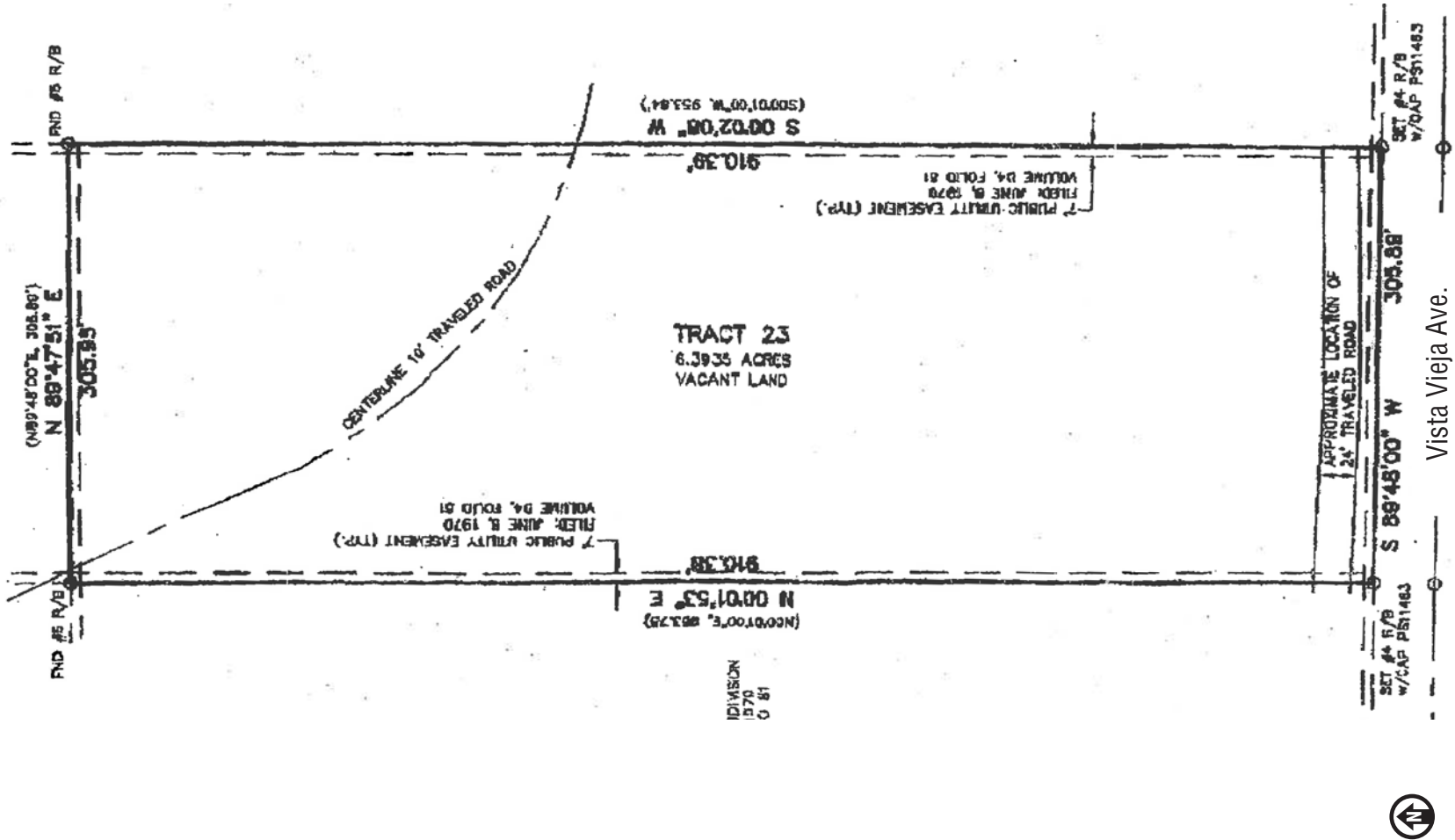
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SITE SURVEY

±6.7 Acres



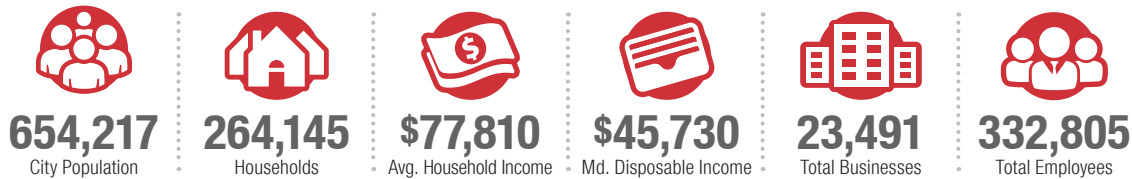
Albuquerque

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.

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 WESTSIDE

-  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.