

For Lease

# New Retail on Unser Blvd.

HIGHLY-VISIBLE SHOPS AT HIGH-VOLUME INTERSECTION



ON A HIGH-TRAFFIC CORRIDOR

SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114

Visit Our YouTube Channel  
to See this Property Video



**AVAILABLE**

±1,650 SF - 3,300 SF (4 Inline Retail Suites)



**PRICE/RATES**

\$34.00/SF + NNN



**IDO ZONING**

[MX-L](#) & [MX-M](#) 

**NA**SunVista

got space™

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## HIGHLY-VISIBLE NEW RETAIL ON UNSER BLVD.

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### LOCATION

#### AVAILABLE

±1,650 SF - 3,300 SF  
(4 Inline Retail Suites)

#### LEASE RATE

\$34.00/SF + NNN

#### IDO ZONING

- [MX-L](#) & [MX-M](#) 🗣️

#### HIGHLIGHTS

- Multiple access points to property
- Located within two signalized intersections: Unser & McMahon (56,500 CPD) and Unser & Bandelier (23,300 CPD)
- .35 miles from Rust Presbyterian Hospital and 1.17 miles from Lovelace Westside & UNM Care Hospitals



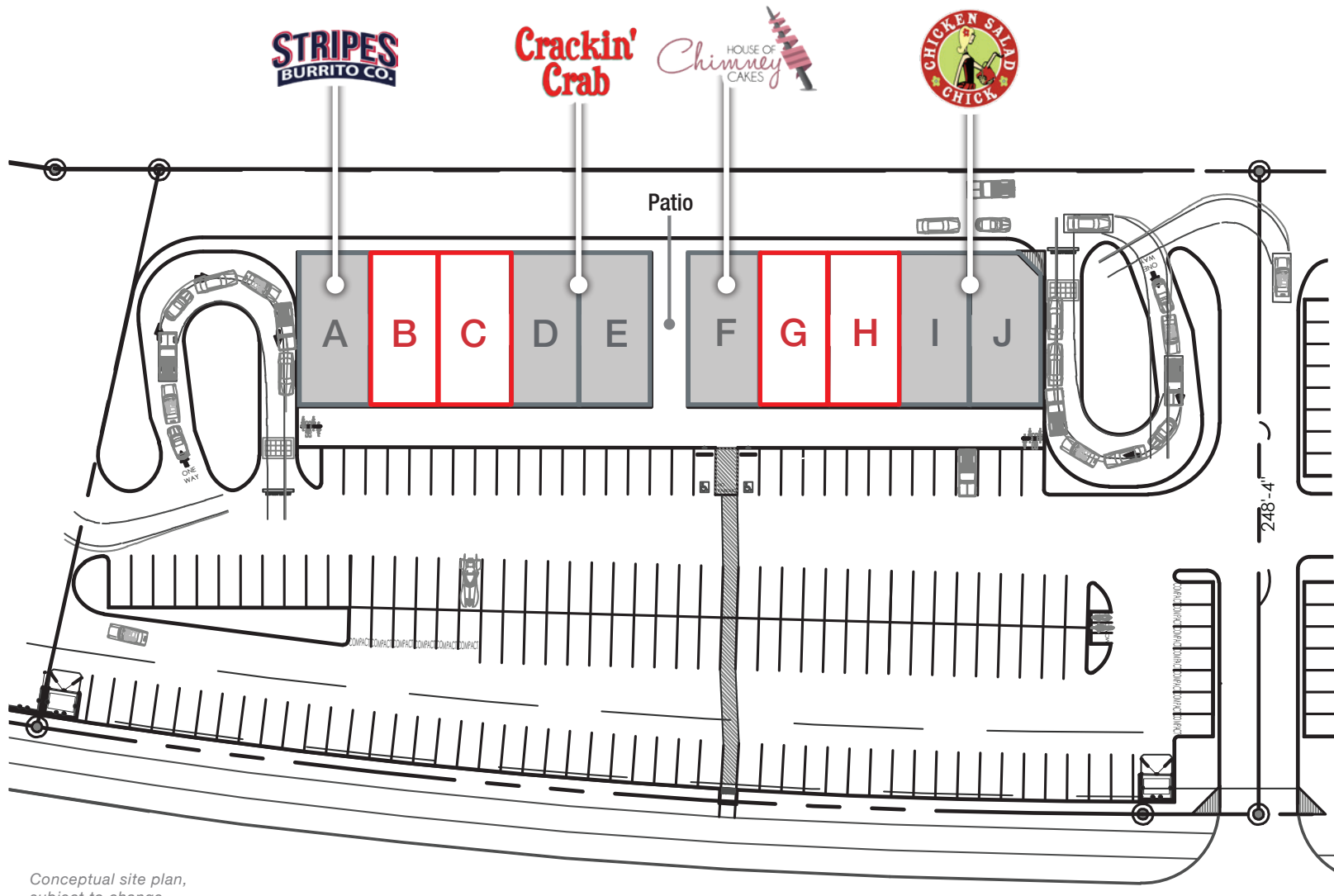


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### SITE PLAN



### AVAILABLE

- Suite B: ±1,650 SF
- Suite C: ±1,650 SF
- Suite G: ±1,650 SF
- Suite H: ±1,650 SF

- Available
- Leased

Conceptual site plan,  
subject to change.

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### AREA HIGHLIGHTS

WITHIN A  
**5-MILE**  
RADIUS

2024 Demographics Forecasted by ESRI



**167,383**  
Population



**\$109,269**  
Avg. Household  
Income



**42,216**  
Total Employees



### DEVELOPMENT

West Albuquerque is the fastest-growing sector of the city. It boasts consistent housing development and new infrastructure endeavors, including vital transportation projects, ongoing commercial, medical and educational facility development.



### HOUSING

**30 to 42%** of Albuquerque single-family housing permits were issued in the city's northwest quadrant over the last 10 years.



### POPULATION

**38%** of the Albuquerque MSA population lives west of the Rio Grande (river)

**NAI SunVista**

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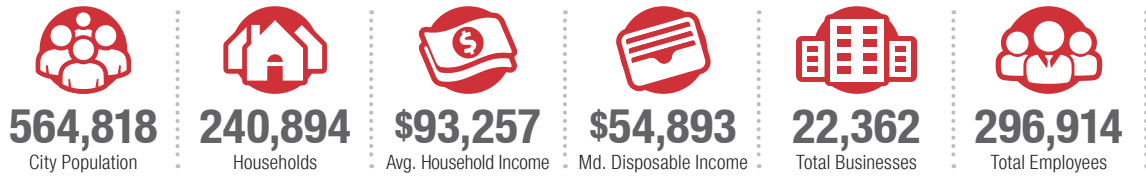
# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | WESTSIDE

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.

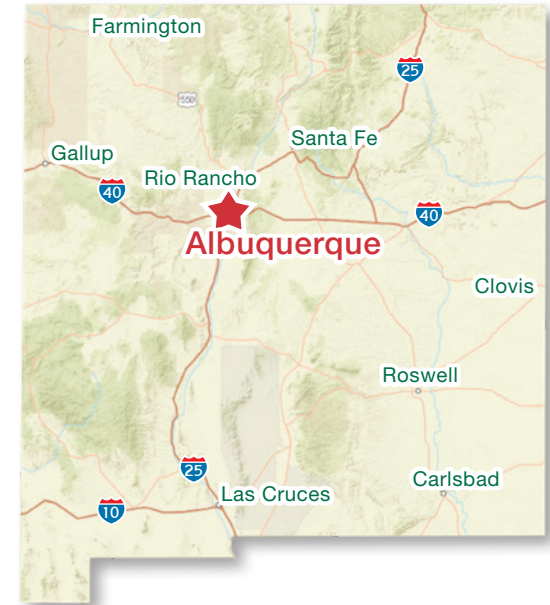
### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



**926,835**  
Albuquerque Metro Population



**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*

### 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.