

For Sale

Anchor & Pad Sites in a Fast-Growth Area

FREEWAY ACCESS AND NEW RESIDENTIAL DEVELOPMENTS



SWC Arroyo Vista Blvd. & Ladera Dr. NW | Albuquerque, NM 87120



AVAILABLE
Land: ±13.2 Acres



SALE PRICE
See Advisors

- Located in a fast-growing segment of the Albuquerque MSA
- On a hard-corner signaled intersection
- Great site for grocery and other retail users

NA SunVista

got space™

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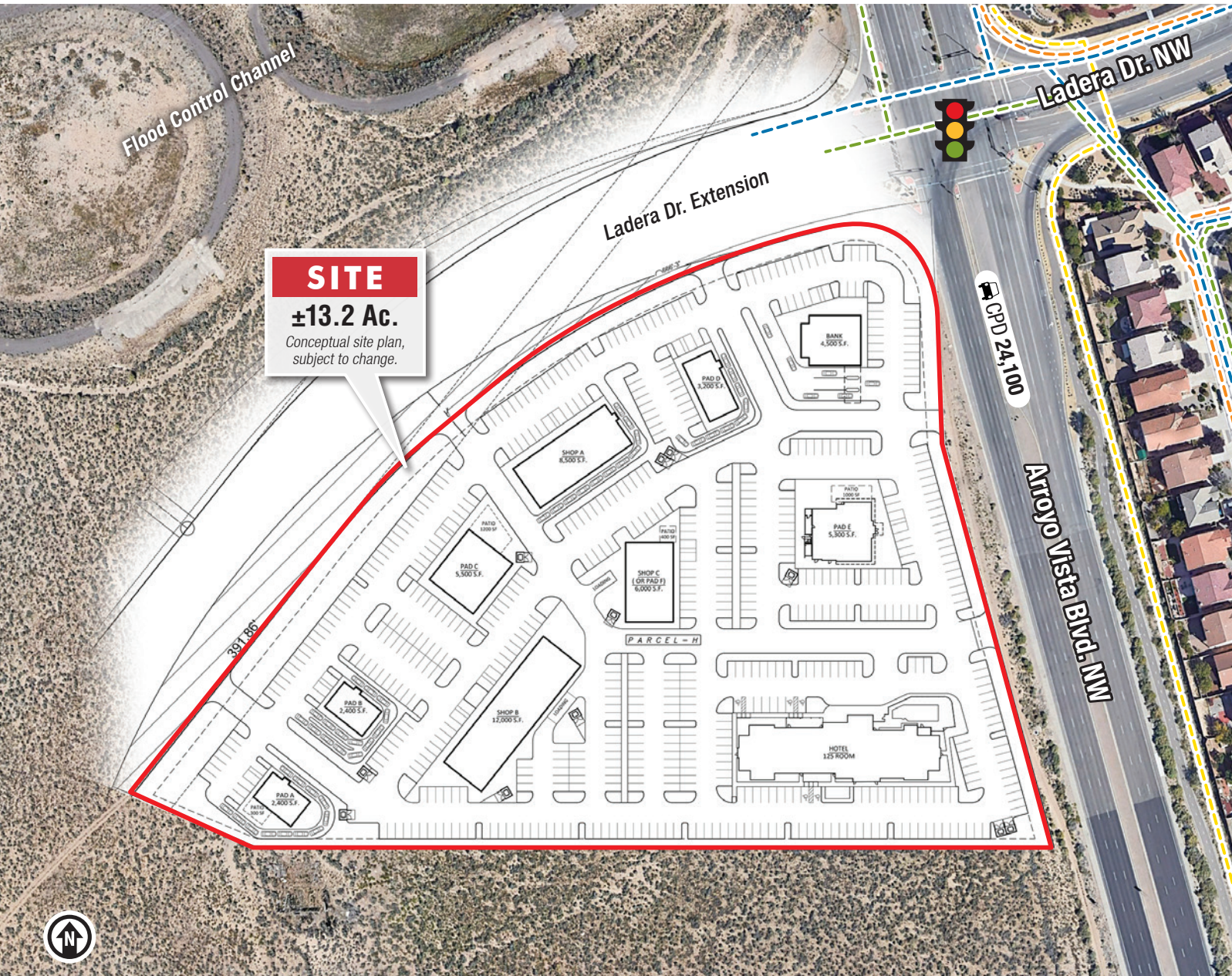
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ANCHOR & PAD SITES IN A FAST-GROWTH AREA

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SITE
±13.2 Ac.
Conceptual site plan,
subject to change.

SITE

AVAILABLE

Land: ±13.2 Acres

IDO ZONING

▪ PD

HIGHLIGHTS

- In a high-growth area, adjacent to rapidly-expanding residential neighborhoods
- Hard-corner signalized intersection
- Great site for grocery and other retail users
- Near to APS Community Stadium and other sports facilities

UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main
- Electrical Main

For Sale

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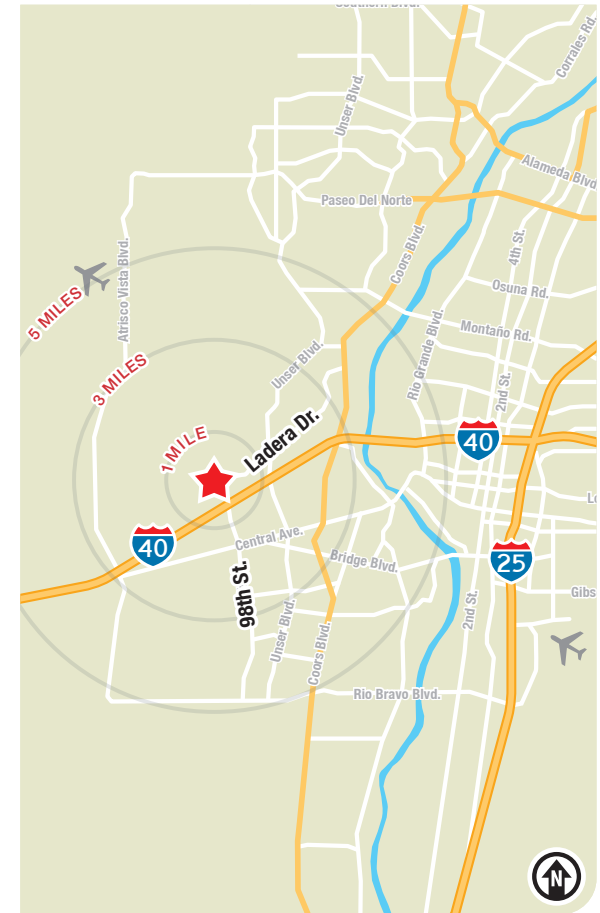
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,562	67,927	156,807
Average HH Income	\$117,043	\$83,455	\$84,282
Daytime Employment	298	11,099	28,644

2024 Forecasted by Esri



For Sale

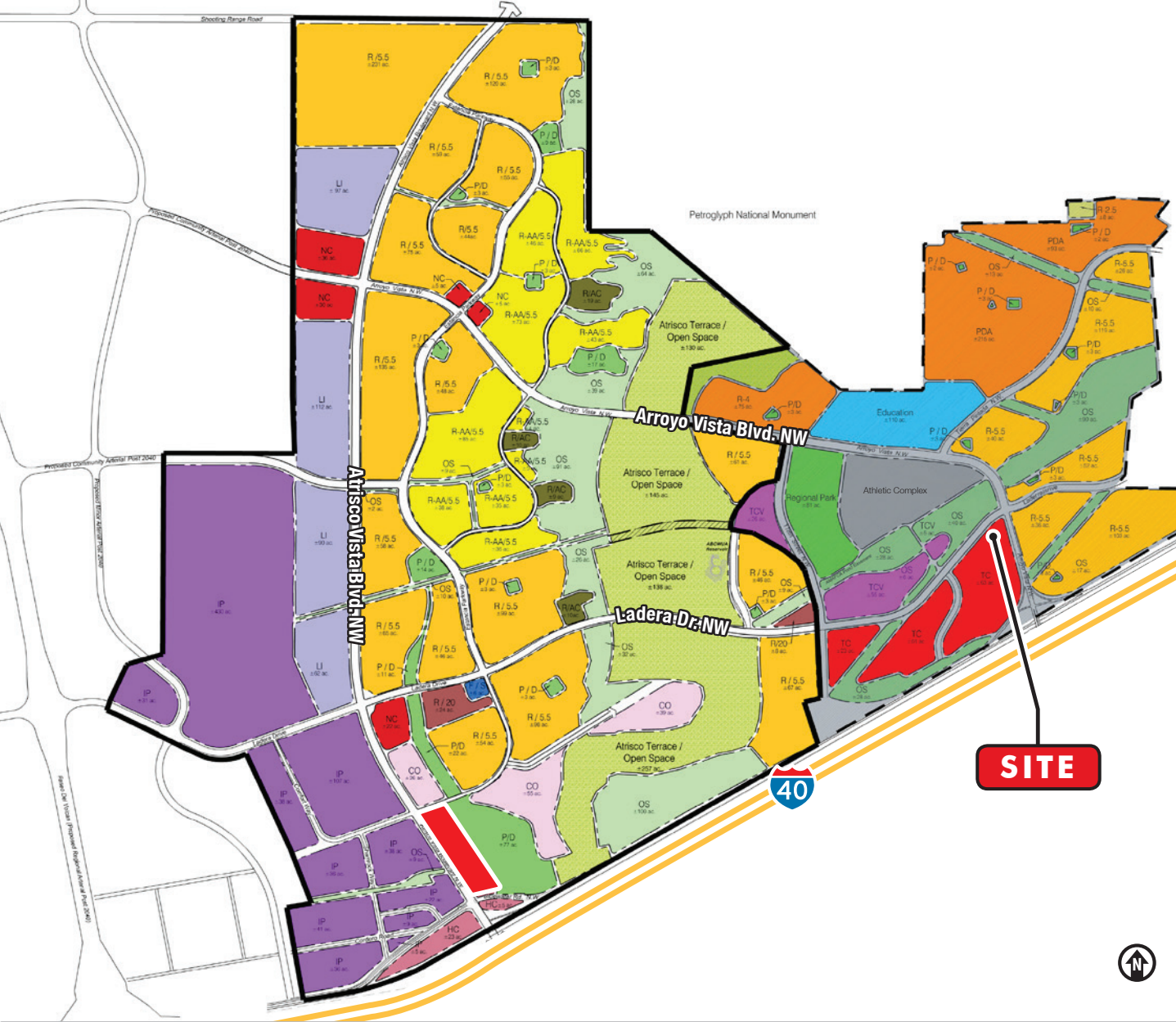
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SECTOR PLAN

UPPER PETROGLYHS

- R-AA / 5.5 Residential 5.5 du/ac average (Active Adult)
- R / 5.5 Residential 5.5 du/ac average
- R / 20 Residential 20 du/ac average
- NC Neighborhood Commercial
- HC Highway Commercial
- CO Corporate Office
- LI Light Industrial
- IP Industrial Park
- F / S Fire/Sheriff
- R / AC Recreation / Amenity Center
- OS Open Space
- ATOS Atrisco Terrace Open Space
- P / D Park / Drainage
- / / / This corridor is restricted to utilities, drainage, trails.



Albuquerque

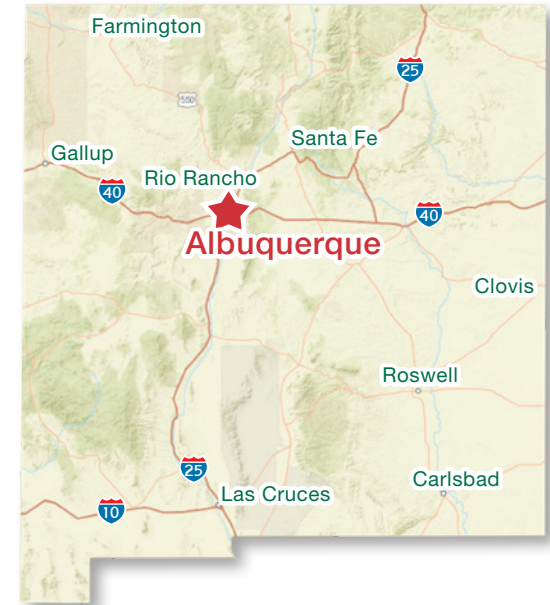
TRADE AREA ANALYSIS

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.



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564,818
City Population



240,894
Households



\$93,257
Avg. Household Income



\$54,893
Md. Disposable Income



22,362
Total Businesses



296,914
Total Employees

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.