

For Sale

Immediately-Developable Mixed-Use Site

LARGE-SCALE SITE IN THE UNDERSERVED SOUTHWEST MESA



NEC 118th St. & Dennis Chavez Blvd. SW | Albuquerque, NM 87121



AVAILABLE

Land: ±29.47 Acres



SALE PRICE

\$4,492,996
(\$3.50/SF)

- Zoned for multifamily, retail and active adult uses
- In a high-growth area, adjacent to rapidly-expanding residential neighborhoods
- At the hard corner of a signalized intersection

NA SunVista

got space™

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IMMEDIATELY-DEVELOPABLE MIXED-USE SITE

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SITE

AVAILABLE

Land: ±29.47 Acres

IDO ZONING

▪ **MX-L**

HIGHLIGHTS

- Zoned for multifamily, retail and active adult uses
- In a high-growth area, adjacent to rapidly-expanding residential neighborhoods
- At the hard corner of a signalized intersection
- Well-shaped parcel with gently-sloping terrain for low site-work costs
- Full utilities to the site
- Directly across from Atrisco Heritage High and George I. Sanchez Collaborative School
- Fast access to I-40 and I-25
- Great access to newer retail, educational and medical services
- Possible re-zoning to single family detached housing
- Seller may consider subdividing

UTILITIES LEGEND

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

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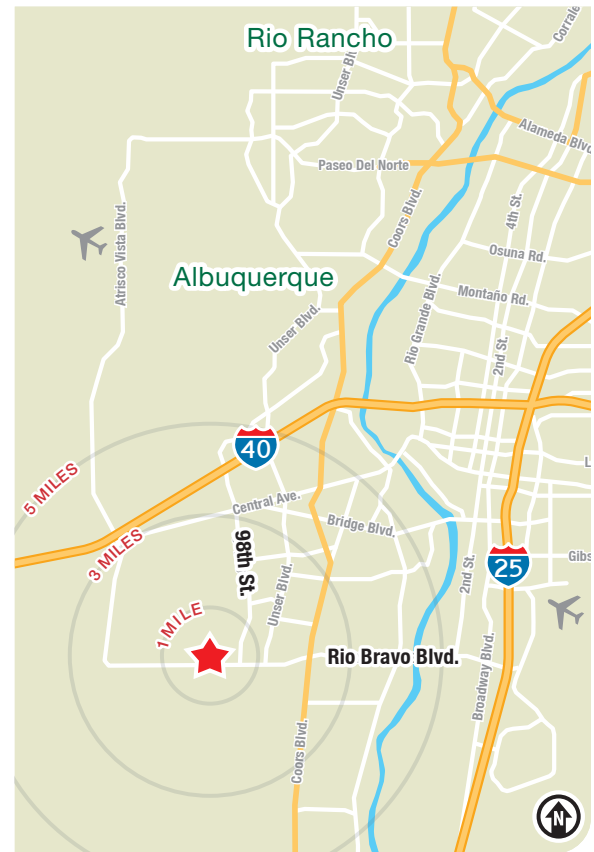


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	9,923	60,966	114,894
Average HH Income	\$82,026	\$73,187	\$72,178
Daytime Employment	132	4,669	15,287

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



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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.









926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)

					
564,818	240,894	\$93,257	\$54,893	22,362	296,914
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	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 **\$72,178**

SOUTHWEST MESA DEMOGRAPHICS

	Total Population	117,682
	Average HH Income	\$70,556
	Daytime Employment	18,256

2024 Forecasted by Esri

