

For Sale

Highly-Visible Retail Pad Sites On Unser Blvd.

SURROUNDED BY ROOFTOPS IN AN UNDERSERVED TRADE-AREA



SWC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121



AVAILABLE

Land: ±0.98 - 1.98 Acres



SALE PRICE

\$18.00 - \$24.00/SF

- Expansive-growth area with new homes and commercial developments
- Prime neighborhood commercial intersection
- Underserved trade area ready to support businesses

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HIGHLY-VISIBLE RETAIL PAD SITES ON UNSER BLVD.

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SITE

AVAILABLE

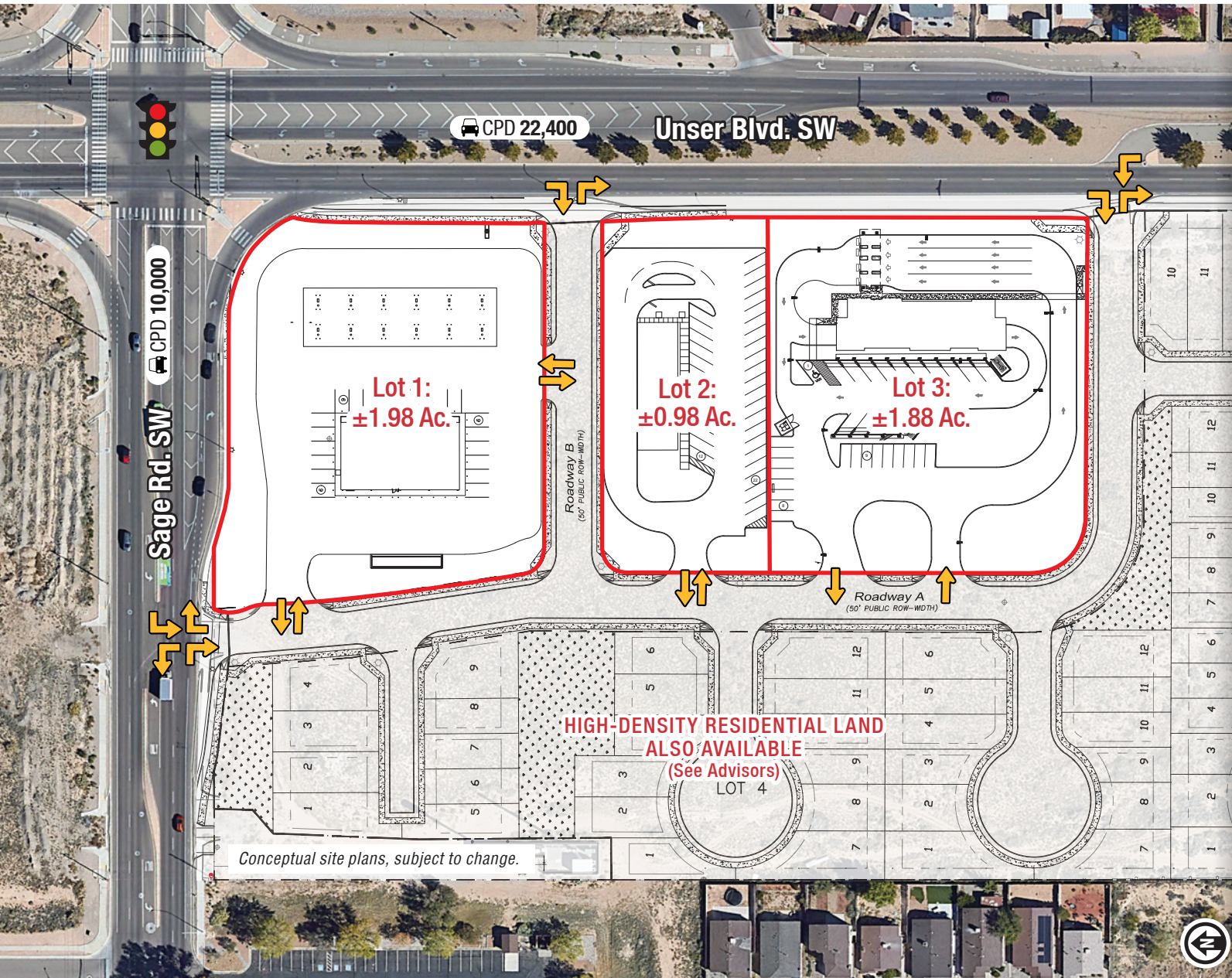
- Lot 1 (Hard Corner): ±1.98 Ac.
\$1,961,896.32 (\$24.00/SF)
- Lot 2 (In-Line): ±0.98 Ac.
\$770,578.20 (\$18.00/SF)
- Lot 3 (In-Line): ±1.88 Ac.
\$1,471,422.24 (\$18.00/SF)

IDO ZONING

- PD 

HIGHLIGHTS

- Expansive growth area with new homes and commercial developments
- Prime neighborhood commercial intersection
- Underserved trade area ready to support businesses
- Hard-corner lot approved for a convenience store
- In-line lots are drive-thru permissive
- Interior roads will be developed for pad users & maintained by the city
- Great visibility at the intersection with ±32,400 cars per day
- Near high-density housing and established communities



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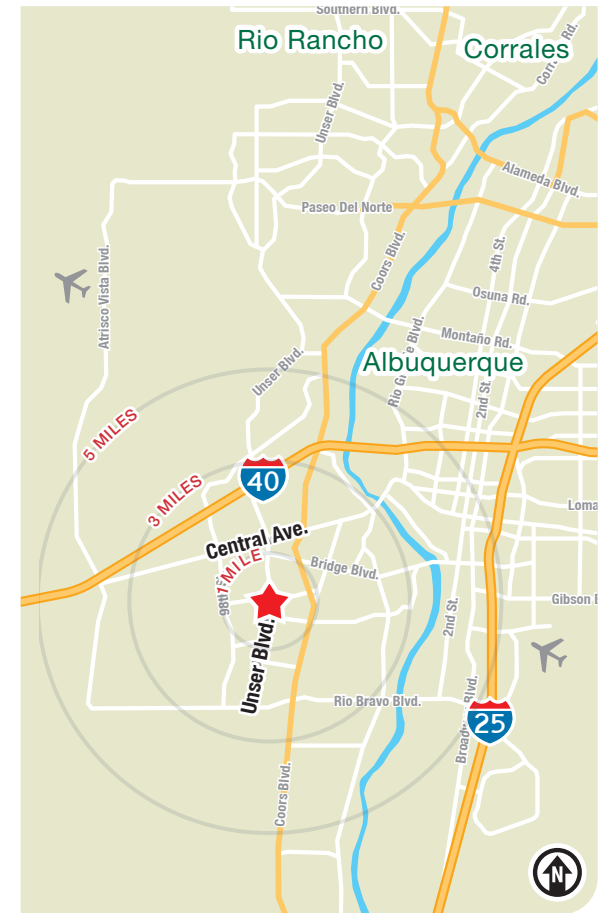
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	19,767	106,630	182,740
Average HH Income	\$73,274	\$70,673	\$76,580
Daytime Employment	1,151	15,176	69,399

2024 Forecasted by Esri



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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
City Population



240,894
Households



\$93,257
Avg. Household Income



\$54,893
Md. Disposable Income



22,362
Total Businesses



296,914
Total Employees

SOUTHWEST MESA DEMOGRAPHICS



Total
Population

117,682



Average
HH Income

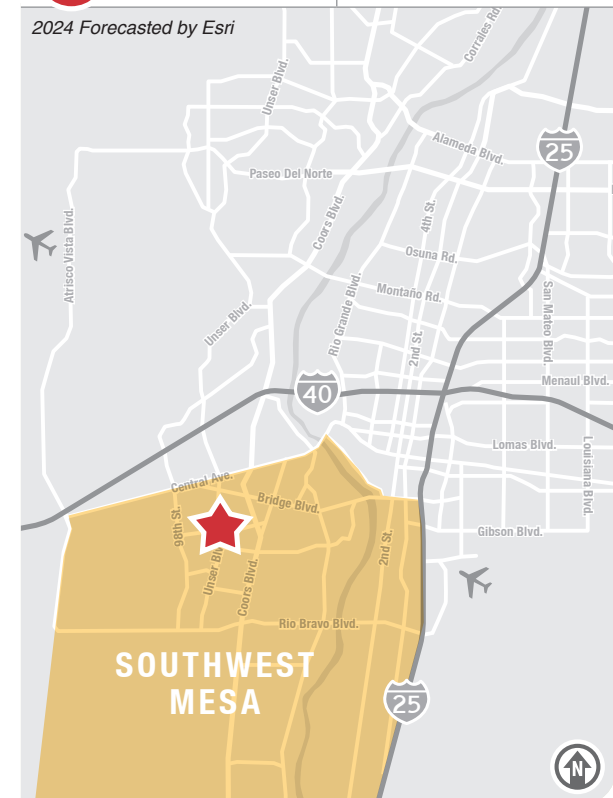
\$70,556



Daytime
Employment

18,256

2024 Forecasted by Esri



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 **\$76,580**.