

Shovel-Ready Development Site

IDEAL FOR RETAIL, MULTIFAMILY AND OTHER COMMERCIAL USE

For Sale



4615 Wyoming Blvd. NE | Albuquerque, NM 87111

NWQ Wyoming & Montgomery Blvds. NE



AVAILABLE
Land: ±2.2 Acres



SALE PRICE
See Advisors

- Exposure to over 77,000 cars per day on Wyoming and Montgomery Blvds.
- Adjacent to nationally top-performing McDonald's and Starbucks

NA SunVista

got space™

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IDO ZONING

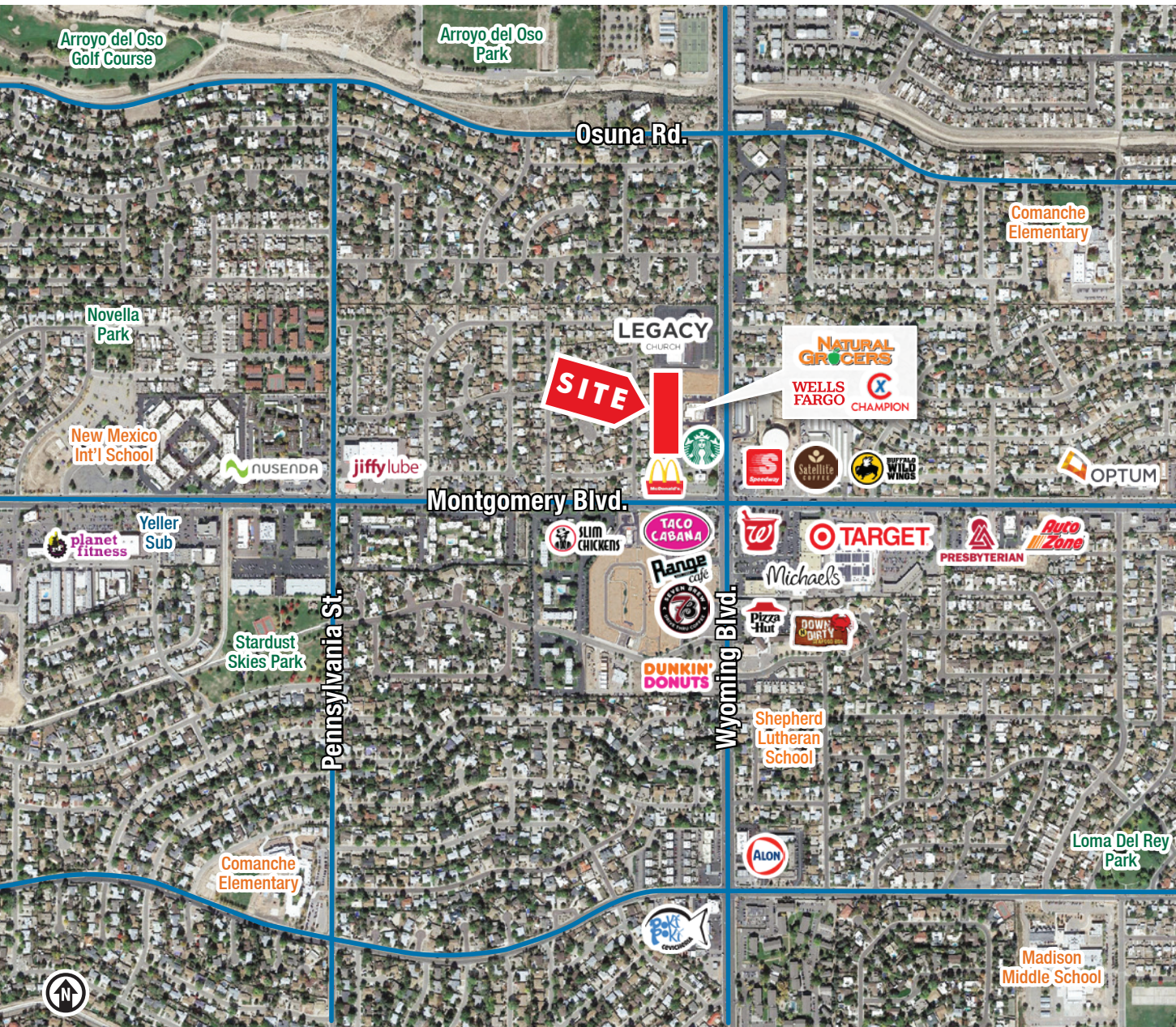
- [MX-M](#) 

- Exposure to over 77,000 CPD on Wyoming and Montgomery Blvds.
- Adjacent McDonald's ranks in the top 30% nationwide in customer visits
- Adjacent Starbucks is in the top 20% nationwide in customer visits
- Flat and level site
- Circulation drives defined and in place
- Great location for multifamily housing with site design available at approximately 80% complete
- All utilities on site

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SHOVEL-READY DEVELOPMENT SITE

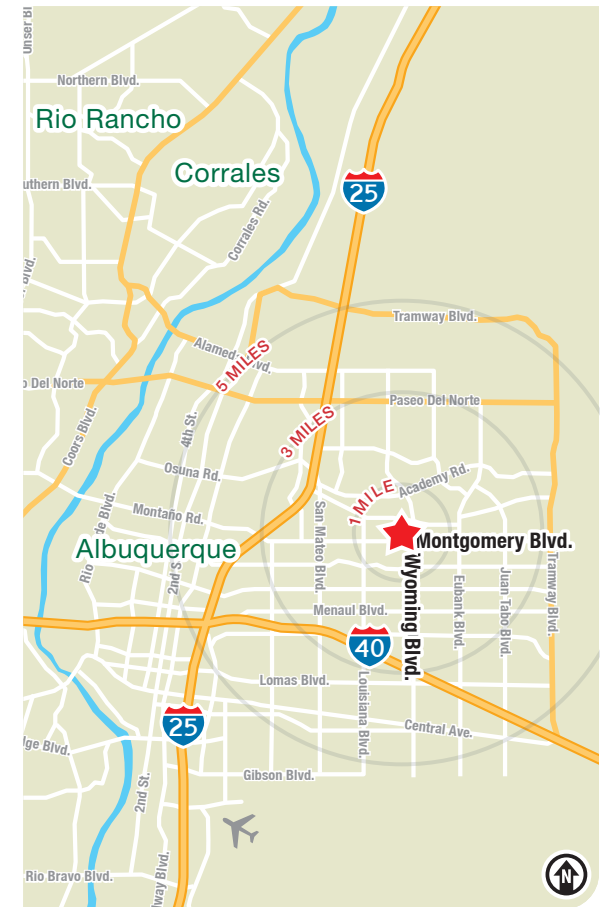
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	16,666	137,283	283,635
Average HH Income	\$96,820	\$93,582	\$100,012
Daytime Employment	6,398	79,442	189,546

2024 Forecasted by Esri



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Conceptual rendering, subject to change.

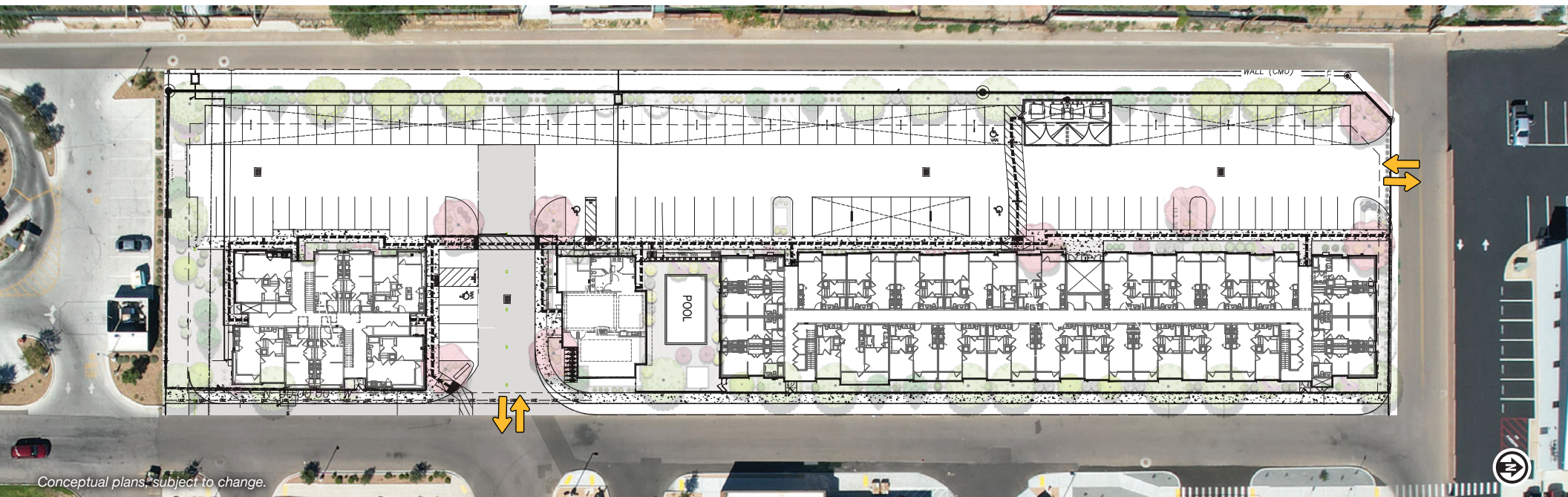
MULTIFAMILY CONCEPT

Multifamily housing is a permitted use for this site. In fact, documents for a 102-unit multi-family project are available and approximately 80% complete.

Being a centralized location, as well as having numerous amenities within walking distance, make this a very favorable site for multifamily housing.

Albuquerque remains the **24th HOTTEST** rental market in the country, and is **#1 SMALL RENTAL** market in the Southwest with 95% occupancy.

[-ABQ Journal/RentCafe.com](https://www.abqjournal.com/rentcafe.com)



Conceptual plans, subject to change.

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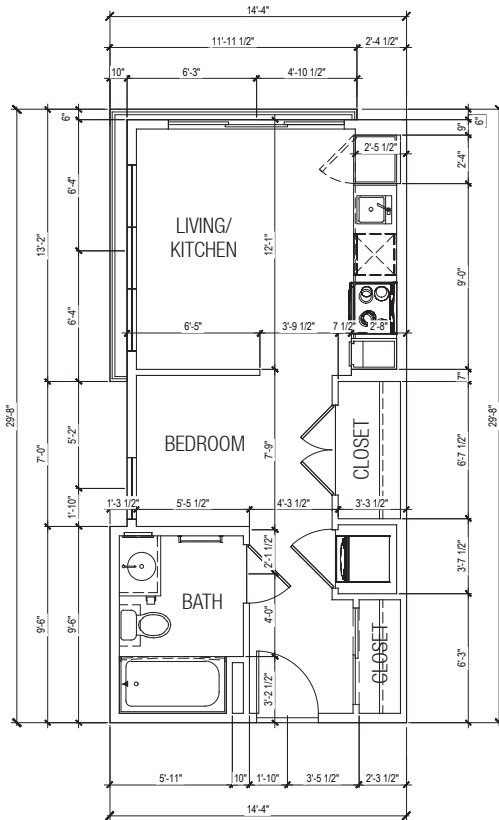
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MULTIFAMILY CONCEPT

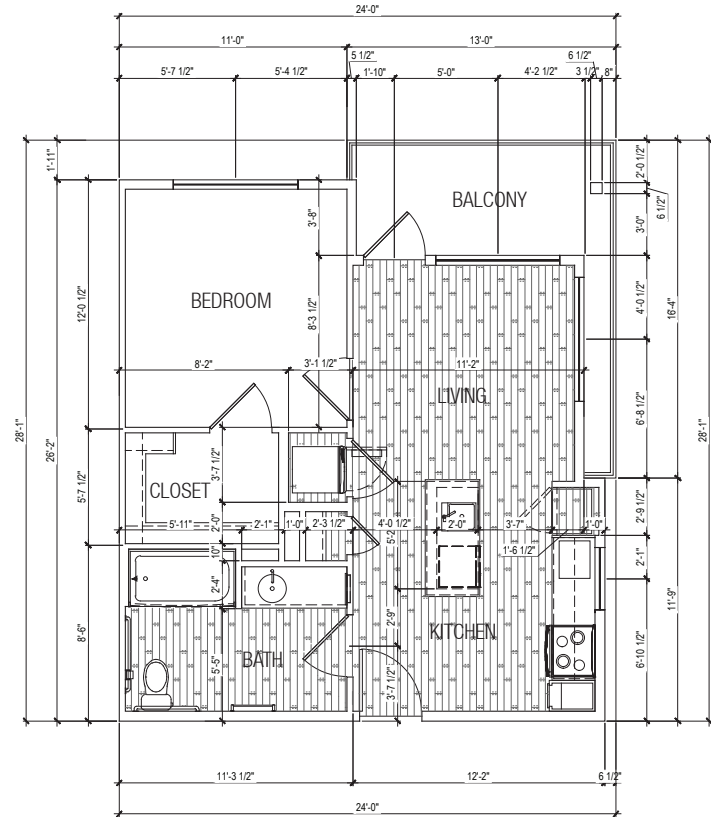
FLOOR PLANS

The “efficient luxury” studio, 1-bedroom, and 2-bedroom units are smaller than typical floor plans but with the amenities, finishes, and features of a typical Class A apartment. At over 80 DU/AC, the resulting site plan boasts an impressive density on a smaller infill site.



FLOOR PLAN 1

±405 SF



FLOOR PLAN 2

±559 SF

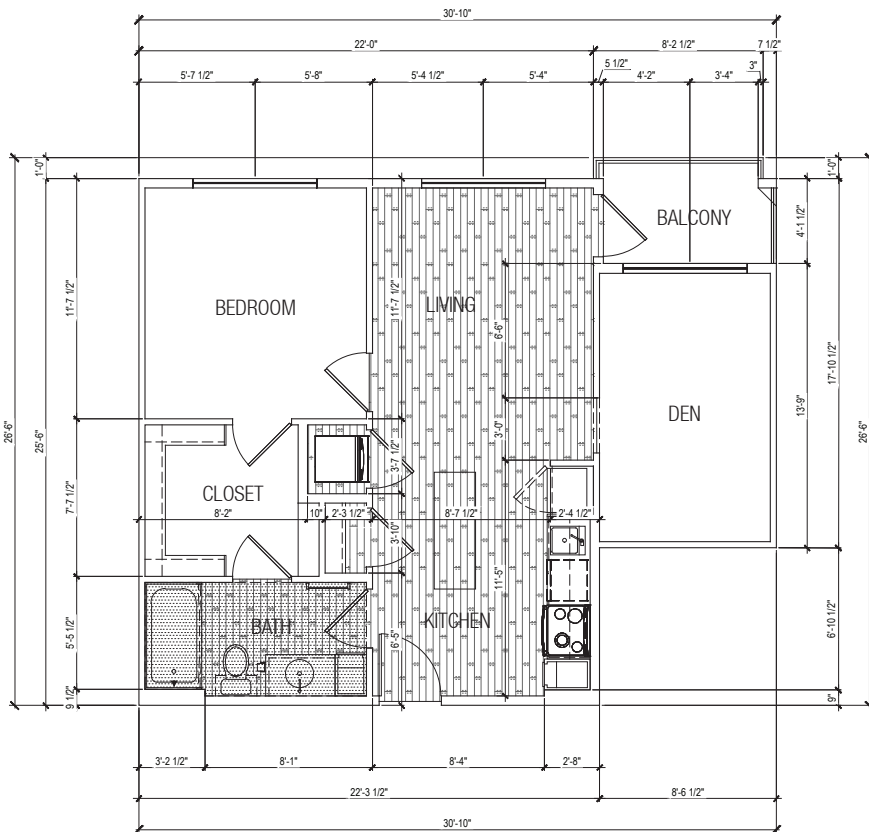
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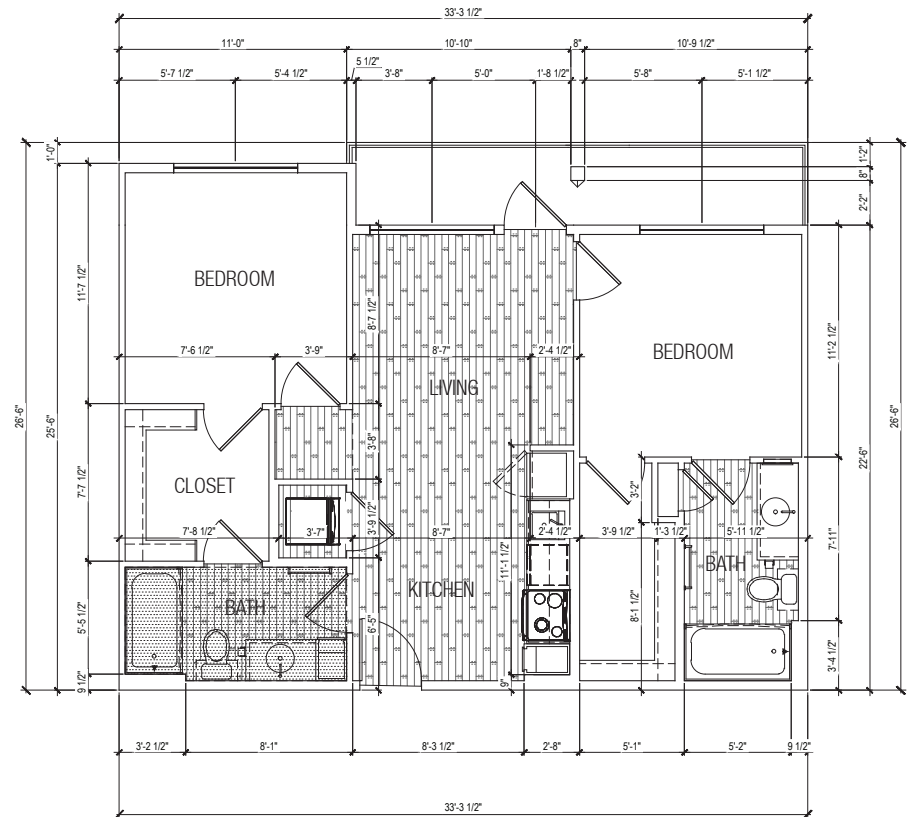
MULTIFAMILY CONCEPT

FLOOR PLANS



FLOOR PLAN 3

±687 SF



FLOOR PLAN 4

±783 SF

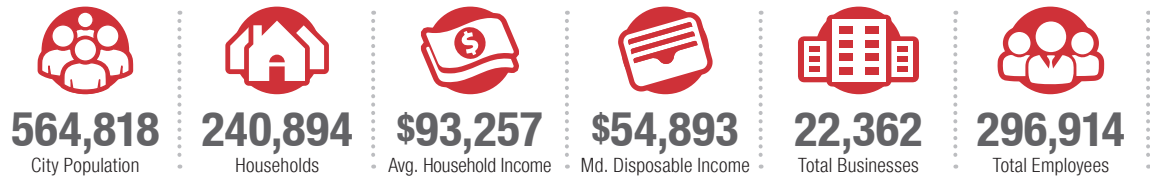
Albuquerque

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 2024 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*


926,835
Albuquerque Metro Population


The Largest
City in the State



TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.