

**For Sale
or Lease**

Prime Hard-Corner Lot

HIGH-VISIBILITY SITE ON A MAJOR CORRIDOR



7911 Central Ave. NW | Albuquerque, NM 87108

NASunVista] Got Space™

±1.46 Acres Available

John Algermissen CCIM
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Genieve Posen
genieve@sunvista.com | 505 998 1568

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PROPERTY

AVAILABLE

Land: ±1.46 Acres

SALE PRICE \$20.00/SF

LEASE RATE \$95,000/Month

ZONING **MX-M** 

Flexible zoning allows for drive-thru, retail strip, bank, automotive, and more

HIGHLIGHTS

- Adjacent to new mixed-use development at Nuevo Atrisco
- High-traffic intersection with excellent visibility to ±47,400 cars per day at Central Ave. & Unser Blvd.
- Multiple access points to the site
- A significant neighborhood retail corner that also captures commuter traffic
- Close proximity to dense residential areas, schools, transit and key city services
- Strategic opportunity to benefit from an underserved trade area
- Rough graded with utilities to the site
- Square parcel is ideal for maximizing site design



Nuevo Atrisco Apartments



MASTER-PLANNED COMMERCIAL & RESIDENTIAL PROJECT

Nuevo Atrisco is a master-planned commercial & residential project developed in partnership with YES Housing and the City of Albuquerque's Metropolitan Redevelopment Agency. Nuevo Atrisco includes an 80-unit multi-family housing community featuring live/work spaces

Nuevo Atrisco Food Park is a dynamic gathering place where food, culture, and community come together. Featuring a diverse lineup of food vendors, we offer a variety of flavors—from local favorites to international street food—ensuring there's something for everyone.

nuevoatrisco.com 



Nuevo Atrisco Food Park



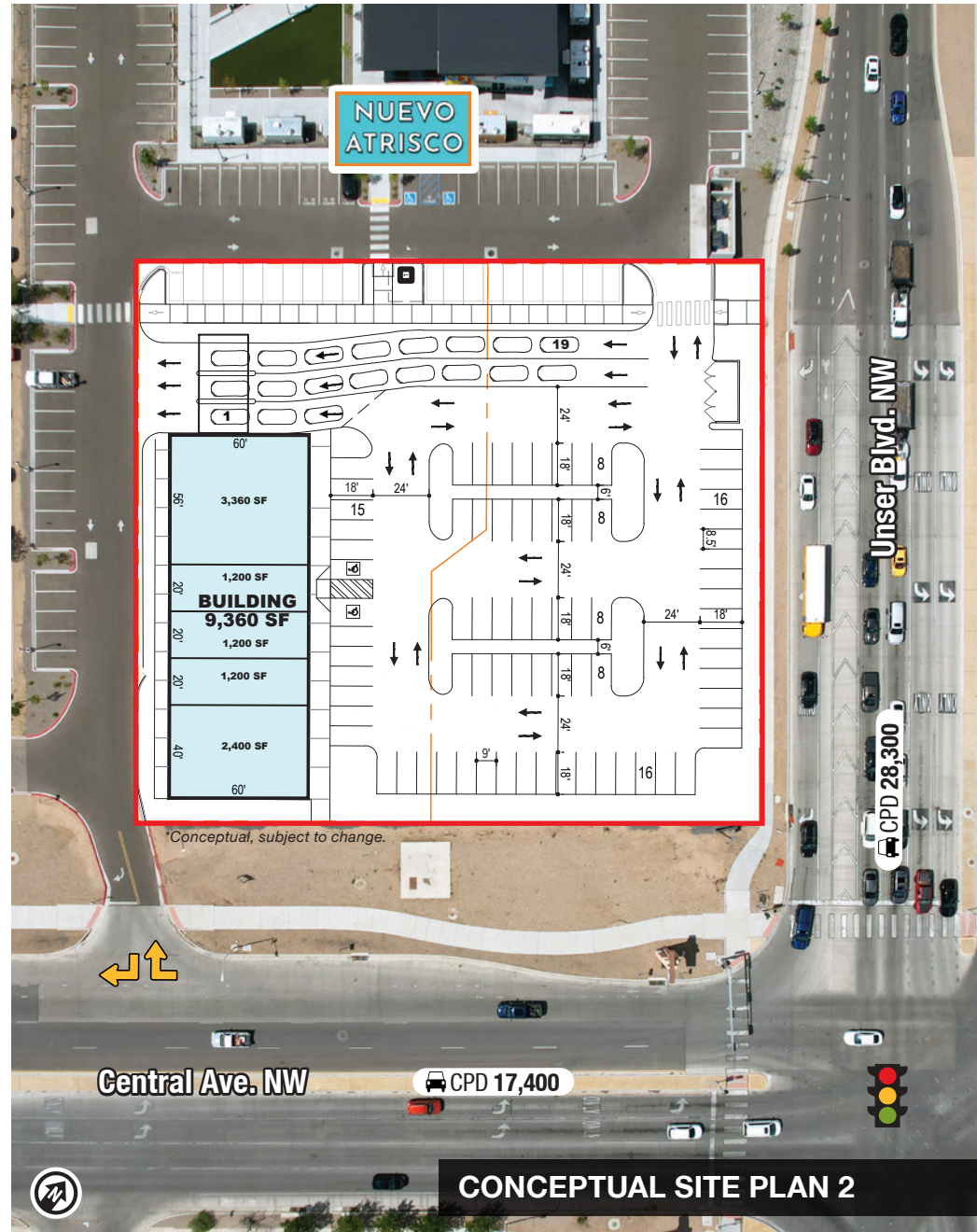
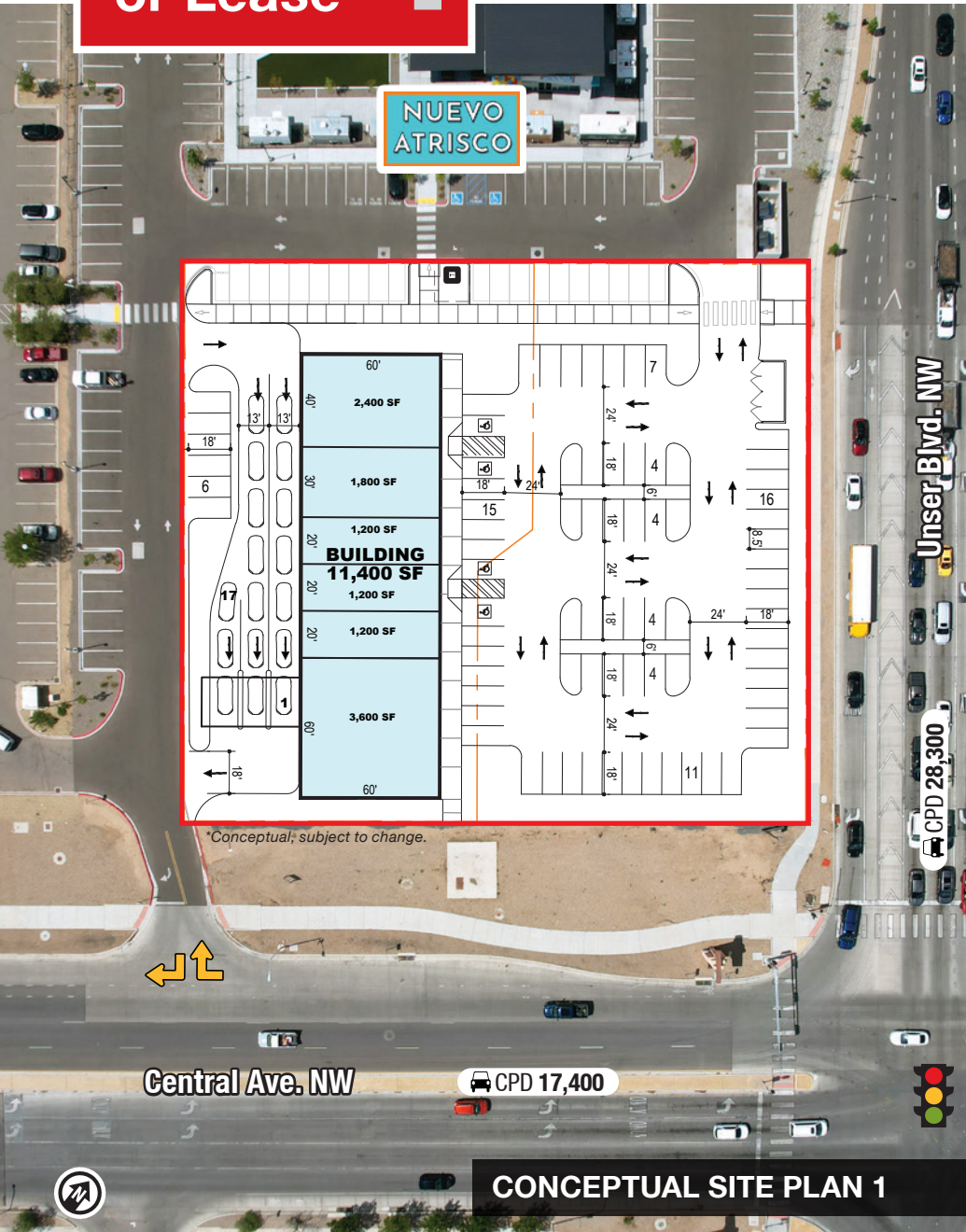
Central & Unser Transit Center



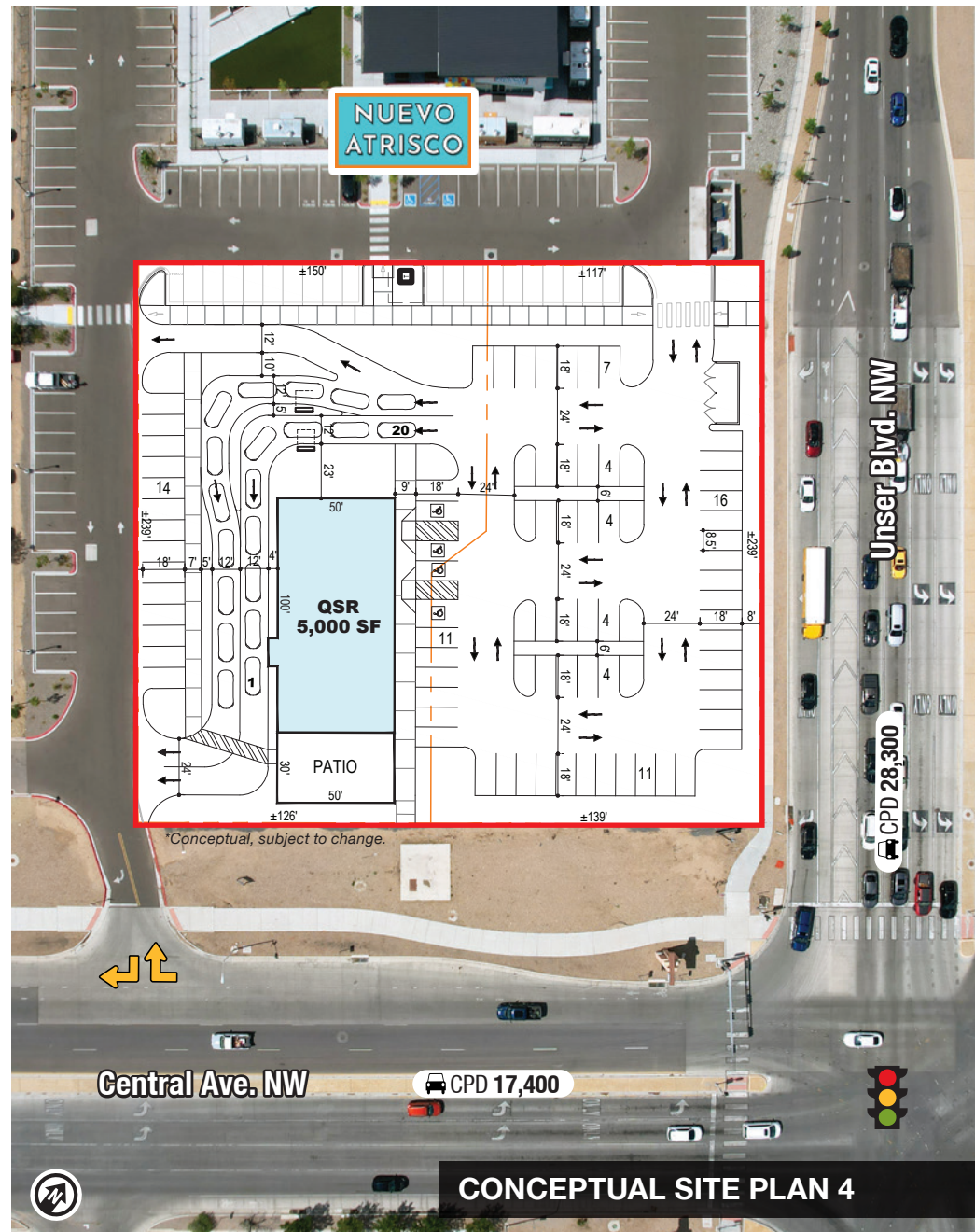
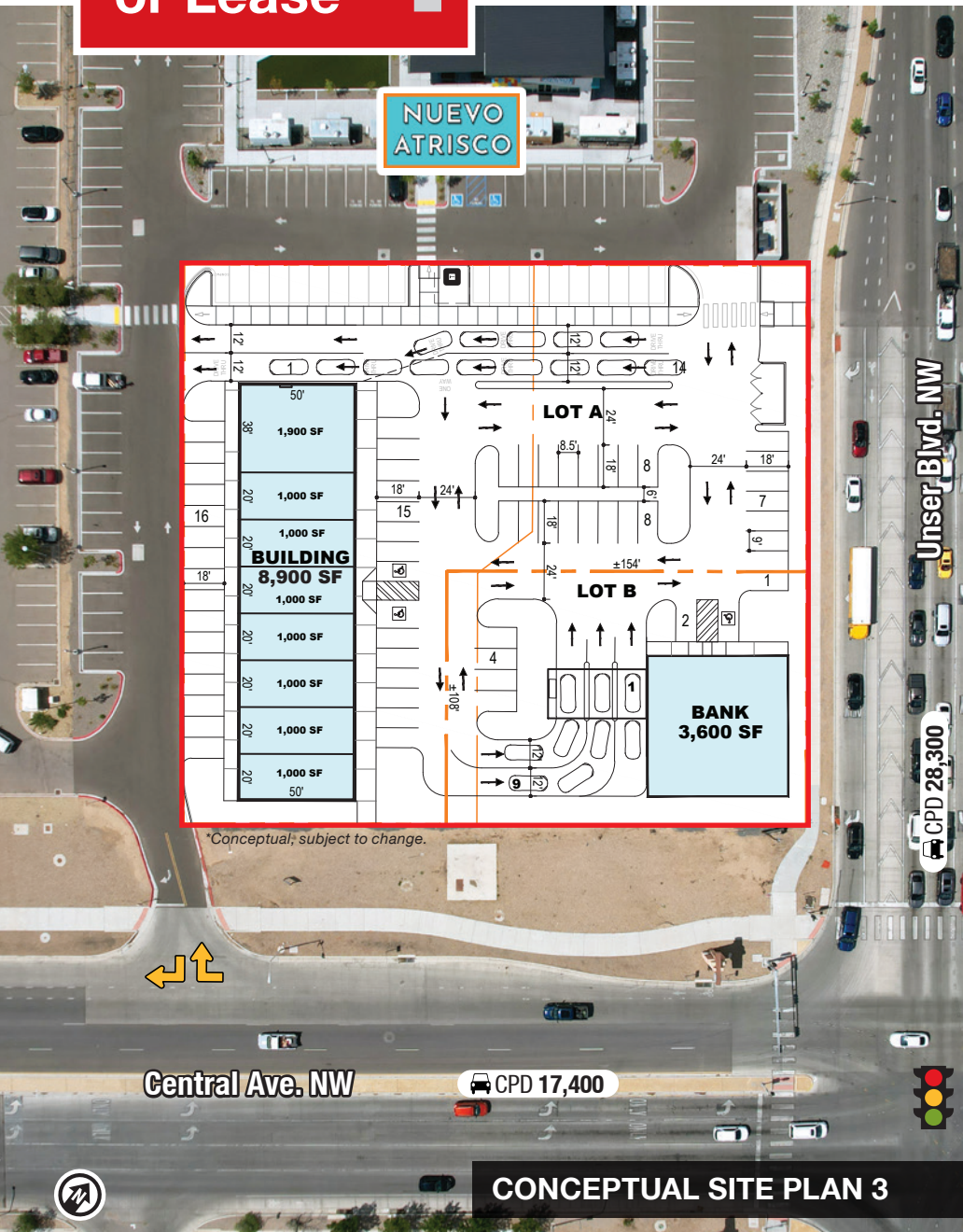
Patrick J. Baca Public Library

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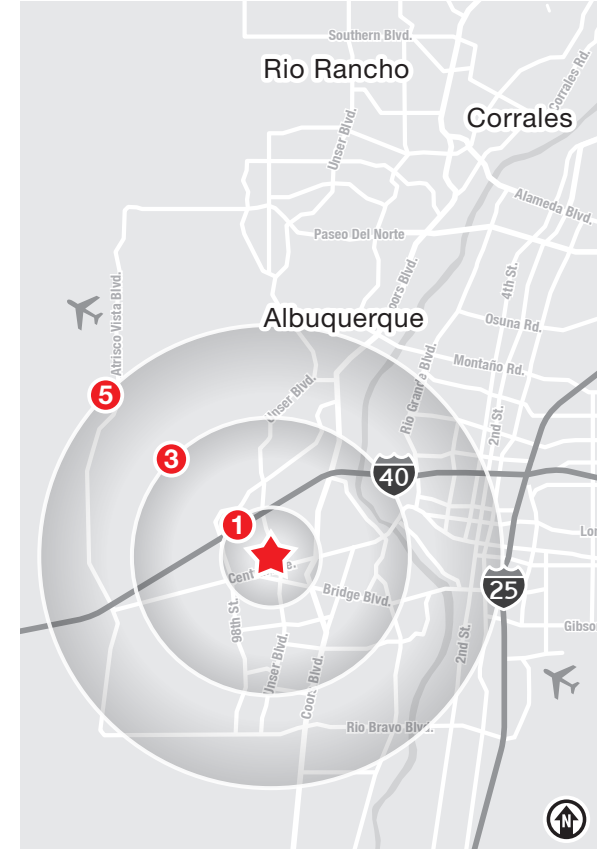
LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,857	109,444	191,621
Average HH Income	\$62,794	\$78,612	\$79,428
Daytime Employment	4,251	15,986	72,125

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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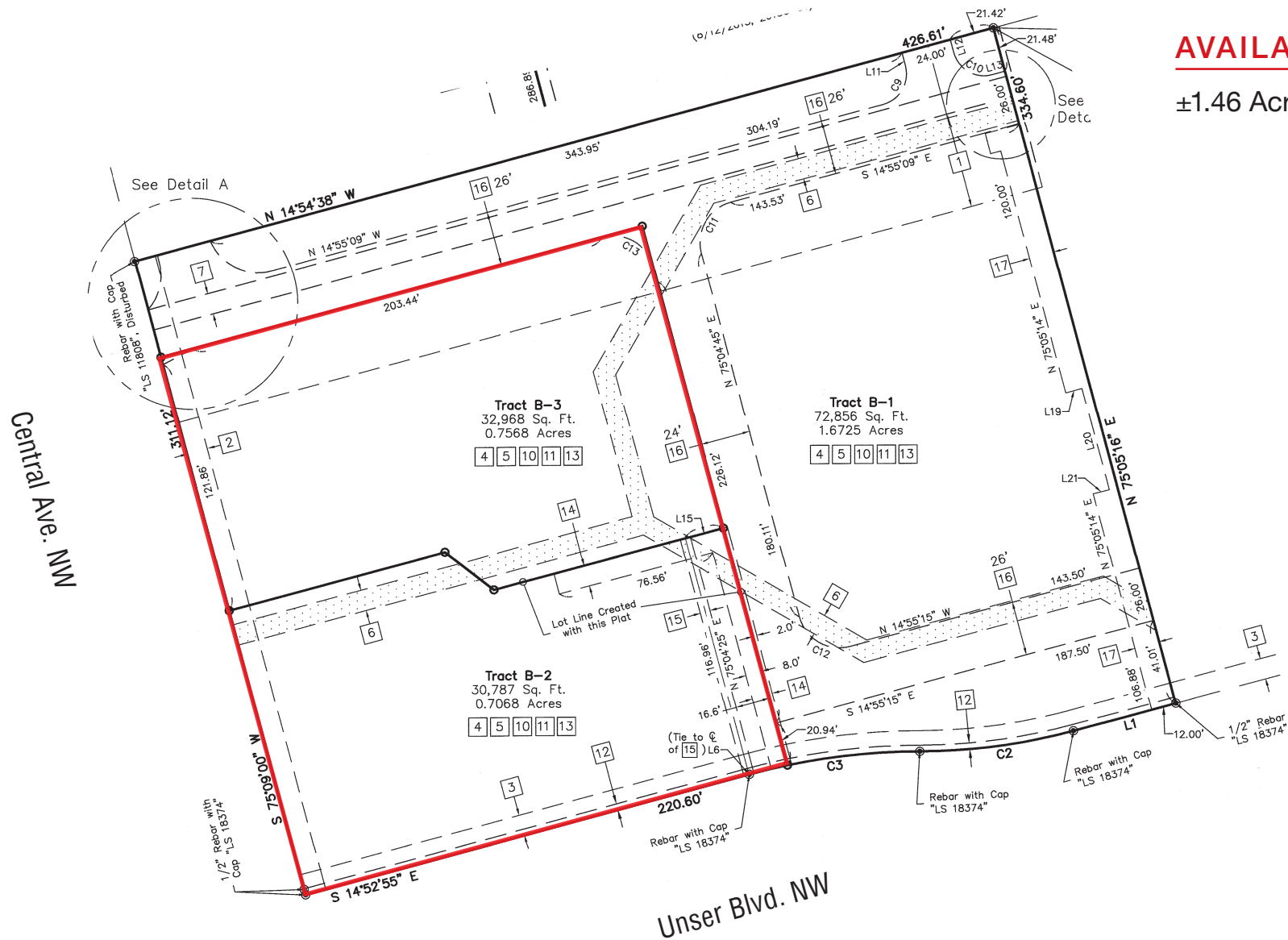
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SITE SURVEY

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Albuquerque


TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA




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)

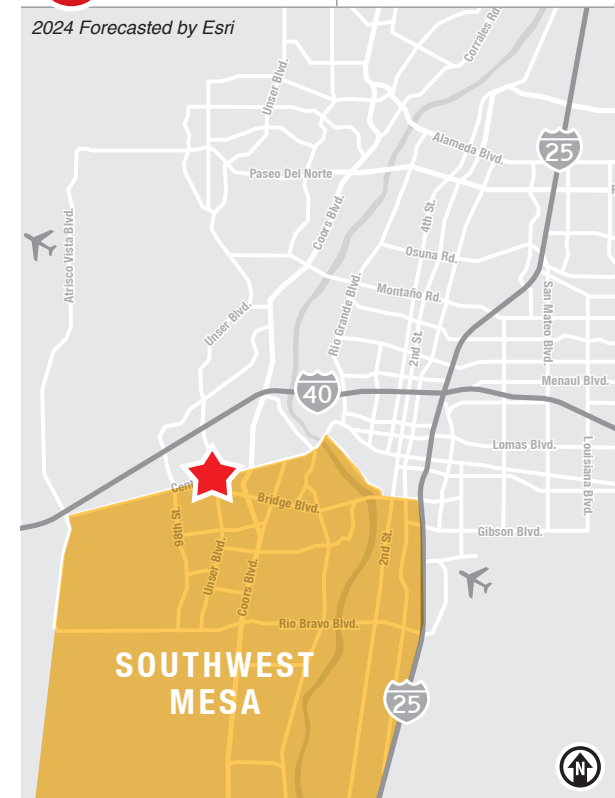



926,835
Albuquerque Metro Population

SW MESA DEMOGRAPHICS

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

2024 Forecasted by Esri



The Southwest Mesa is a High-Growth, Underserved Trade Area

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 **\$79,428**