

For Sale



Fully-Signalized Hard-Corner Land

WITH UNSER BLVD. FRONTAGE

NEC Unser Blvd. & St. Josephs Dr. NW | Albuquerque, NM 87120



AVAILABLE

±4.1180 Acres



SALE PRICE

\$1,524,730 (\$8.50/SF)

IDO ZONING

- PD, Planned Development

HIGHLIGHTS

- Full access at signalized intersection
- Unser Blvd. frontage
- Drive-thru and liquor sales permissive with full site plan approval
- Retail uses available along emerging west side corridor
- Located near the growing Ladera Heights Neighborhood east of Petroglyph National Monument
- Utilities along St. Josephs Ave.
- Ideal for C-store, mixed-use development or a village center
- Great multi-family or high-density housing site

NAISunVista



Got Space™

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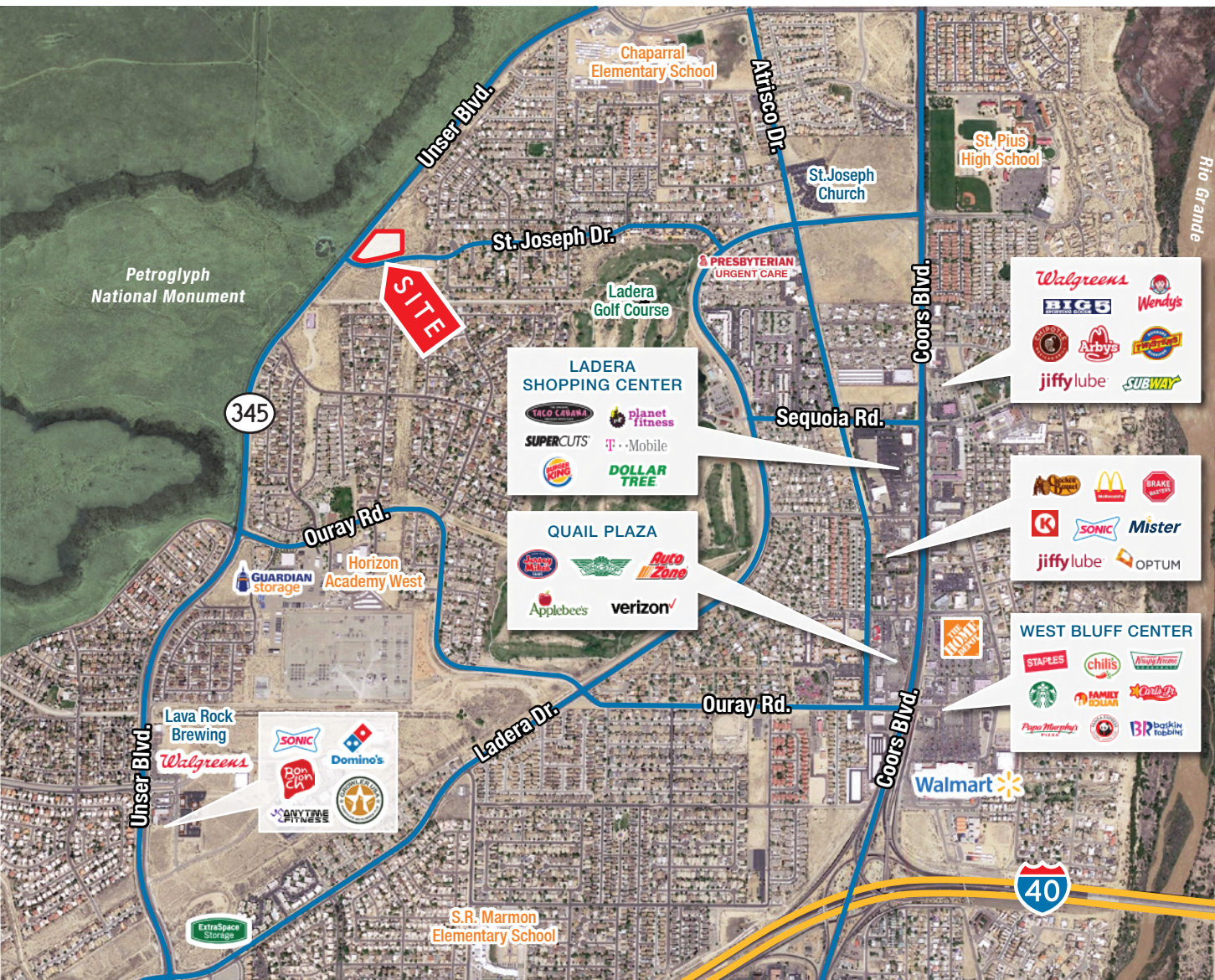
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Fully-Signalized Hard-Corner Land

WITH UNSER BLVD. FRONTAGE

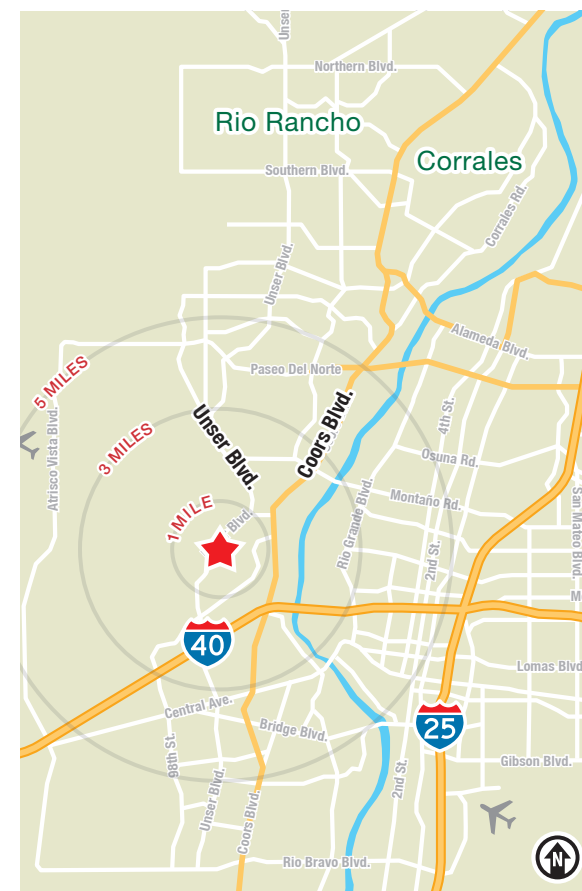
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	7,185	68,993	173,848
Average HH Income	\$81,482	\$97,047	\$91,016
Daytime Employment	1,048	13,435	57,648

2022 Forecasted by Esri



NAI SunVista

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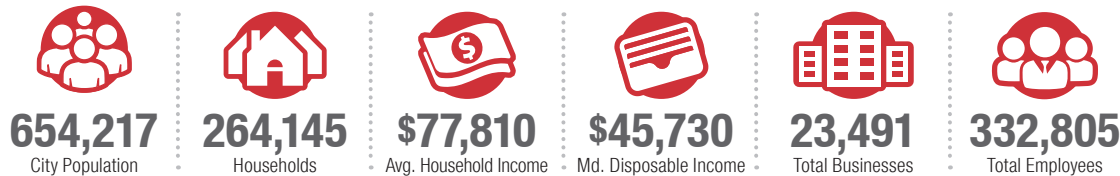
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

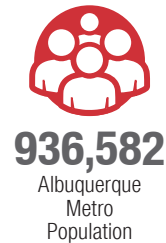
Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with 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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 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*



IT'S HARD TO BEAT ALBUQUERQUE'S WEST SIDE

-  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.