

# Mixed-Use and Multifamily Site

NEQ Unser Blvd. & Paseo del Norte | Albuquerque, NM 87114

Land  
For Sale



EXTRAORDINARY  
INFILL DEVELOPMENT  
OPPORTUNITY

**AVAILABLE**  
±16.47 Acres

**SALE PRICE**  
\$7.00/SF

**ZONING**  
MX-T & MX-M

Volcano Heights Development is located in the highly-desirable Northwest quadrant of Albuquerque. It is a part of the Volcano Heights area of the city and has been approved for multiple uses with site plan review going straight to DRB. Key intersections, great demographics, centralized metro location, and great views make this land opportunity the ideal launching pad for Albuquerque's next big mixed-use development.

**NA**SunVista ] Got Space™

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# Land For Sale

## VOLCANO HEIGHTS DEVELOPMENT

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### SITE DEMOGRAPHICS & AREA HIGHLIGHTS



Zoned High Rise, MultiFamily



Adjacent to transportation



Key intersections planned for the Unser and Paseo del Norte Corridor



Great demographics to support development

### WESTSIDE STRENGTHS



A Business-Friendly Location



Low Crime Rates



Excellent Public Education System



Diverse Housing Options



Growing List of Quality-of-Life Amenities

30%  
to 42%



Of Albuquerque single-family housing permits were issued in the city's Westside over the last 10 years.

Source: Housing Digest, Jan DeMaggio

### WESTSIDE STORY



194,551

West Side Population



\$102,132

Avg. Household Income



48,944

Total Employees

The 87114, 87120 & 87124 zip codes are among the highest employment and income areas in the Albuquerque/Rio Rancho metro area.

### ALBUQUERQUE BY THE NUMBERS



936,582

Metro Population



654,217

City Population



\$77,810

Avg. HH Income



23,491

Total Businesses



332,805

Total Employees

### It's Hard To Beat Albuquerque's West Side



#### GROWTH

The Westside is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



#### DEVELOPMENT

The Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facilities.



#### POPULATION

39% of the Albuquerque MSA population lives west of the Rio Grande and that number continues to climb each year.



#### HOUSING

The Westside is one of the fastest growing areas in the City, with continued master-planned developments of new housing.



#### TRANSPORTATION

The Westside is well integrated into the mass transit system with multiple bus routes throughout the area and development plans for future transit connections.



#### OPPORTUNITY

As an underserved and growing area, investors can bridge the gap of jobs and services on the Westside.

### DEMOGRAPHICS

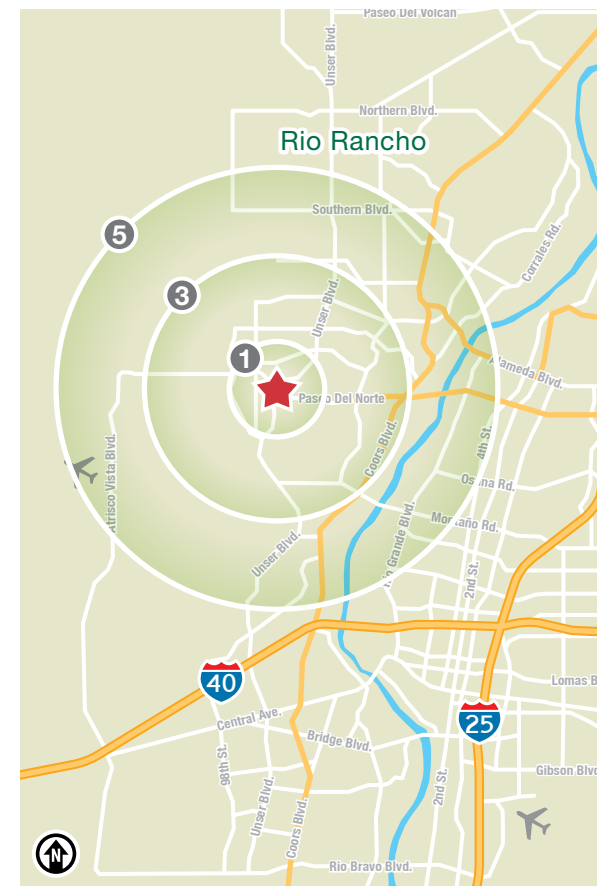
1 mile

3 mile

5 mile

Total Population		5,167	83,464	156,208
Average HH Income		\$108,275	\$109,121	\$105,550
Daytime Emplmt.		449	10,617	42,339

2022 Demographics Forecasted by ESRI



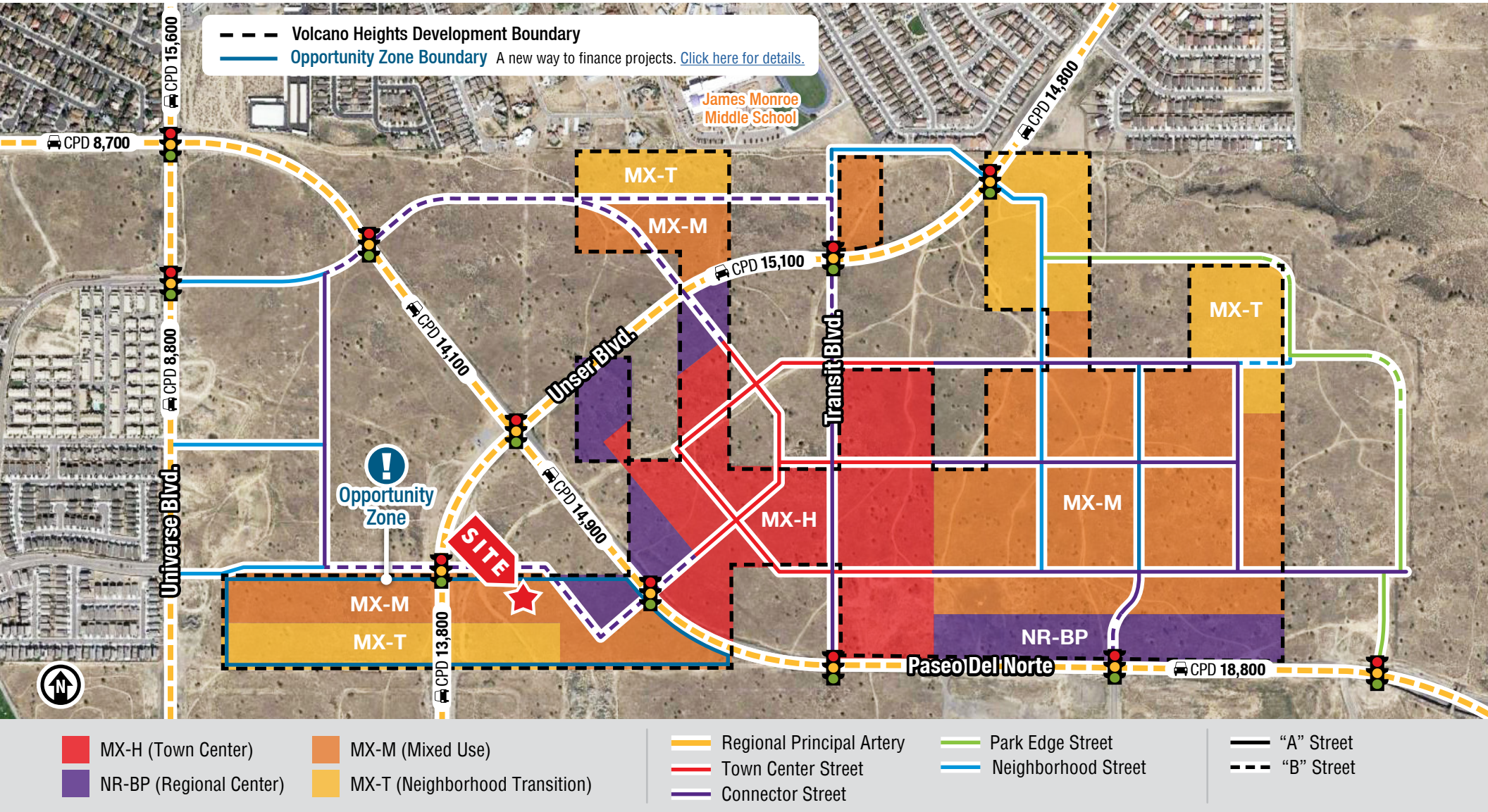
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### SECTOR DEVELOPMENT PLAN

### LOCATION



**NAI** SunVista

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## WATER & SEWER AVAILABILITY CONSTRUCTION PROGRESS

## UTILITIES

