



# UNSER AND PASEO DEL NORTE DEVELOPMENT

UNSER BLVD & PASEO DEL NORTE  
Albuquerque, NM 87114



**FOR SALE**

**AVAILABLE SPACE**  
5 AC

**PRICE**  
\$900,000

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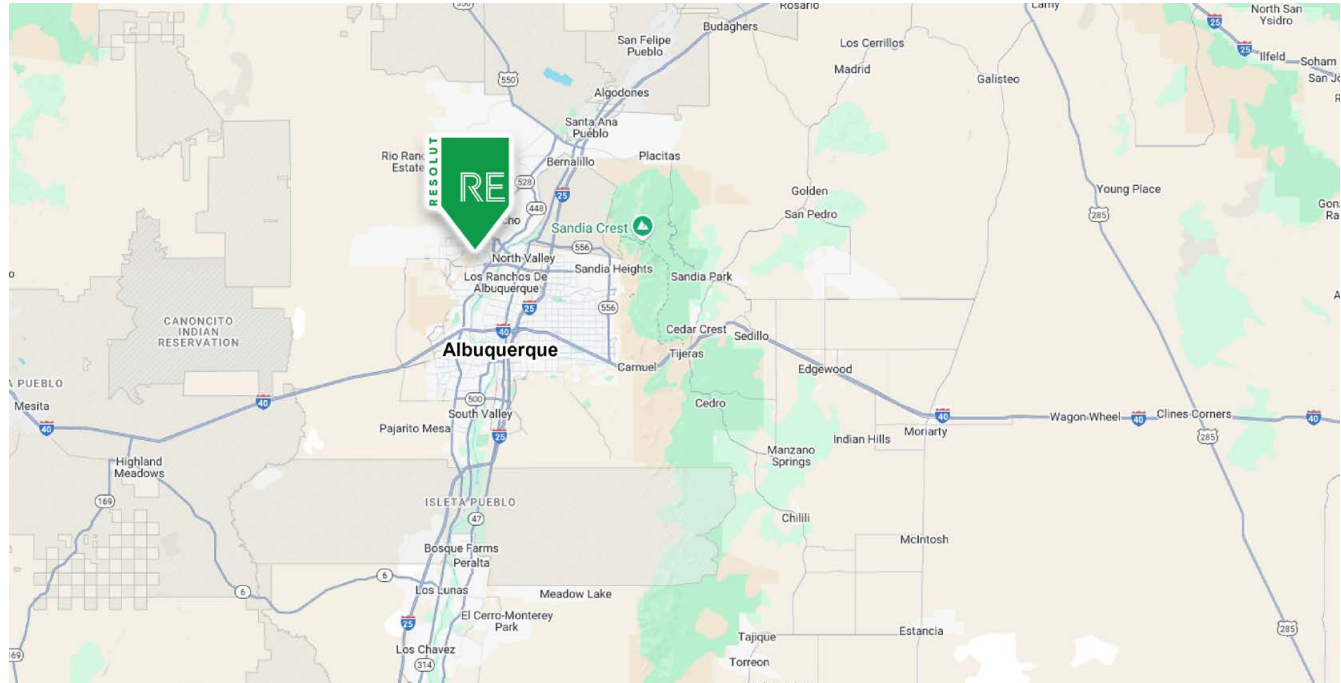
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### PROPERTY HIGHLIGHTS

- North West Albuquerque Development Land
- Zoning MX-H & MX-M
- Nearby National Retail Corridor
- 5 Acres



### AREA TRAFFIC GENERATORS



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### DEMOGRAPHIC SNAPSHOT 2024



**76,510**  
**POPULATION**  
3-MILE RADIUS



**\$116,609.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**31,832**  
**DAYTIME POPULATION**  
3-MILE RADIUS



### TRAFFIC COUNTS

Unser Blvd: 15,370 VPD  
Paseo Del Norte: 17,361 VPD  
(Sites USA 2024)

## PROPERTY OVERVIEW

**Strategic Location:** Situated near the major intersection of Paseo and Unser, this property offers high visibility and accessibility, essential for retail success.

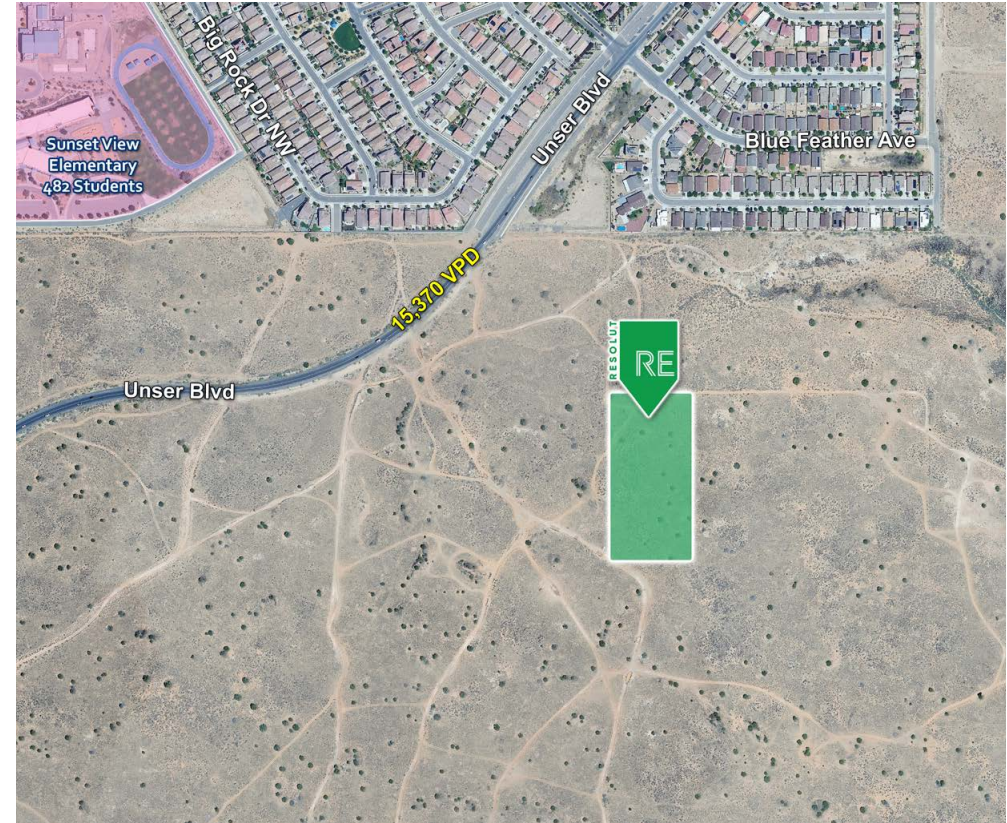
**Traffic Volume:** Paseo del Norte and Unser Boulevard are significant arterial roads in Albuquerque, experiencing substantial daily traffic, which can drive customer footfall.

**Zoning Flexibility:** The mixed-use zoning (MX-M, MX-T, MX-L) allows for a combination of commercial, residential, and retail developments, providing flexibility in project planning.

**Growing Demographics:** Northwest Albuquerque is experiencing growth, with increasing residential developments that will support new retail establishments.

**Infrastructure Developments:** Ongoing and planned infrastructure projects in the area are set to enhance connectivity and accessibility, further boosting the attractiveness of these sites.

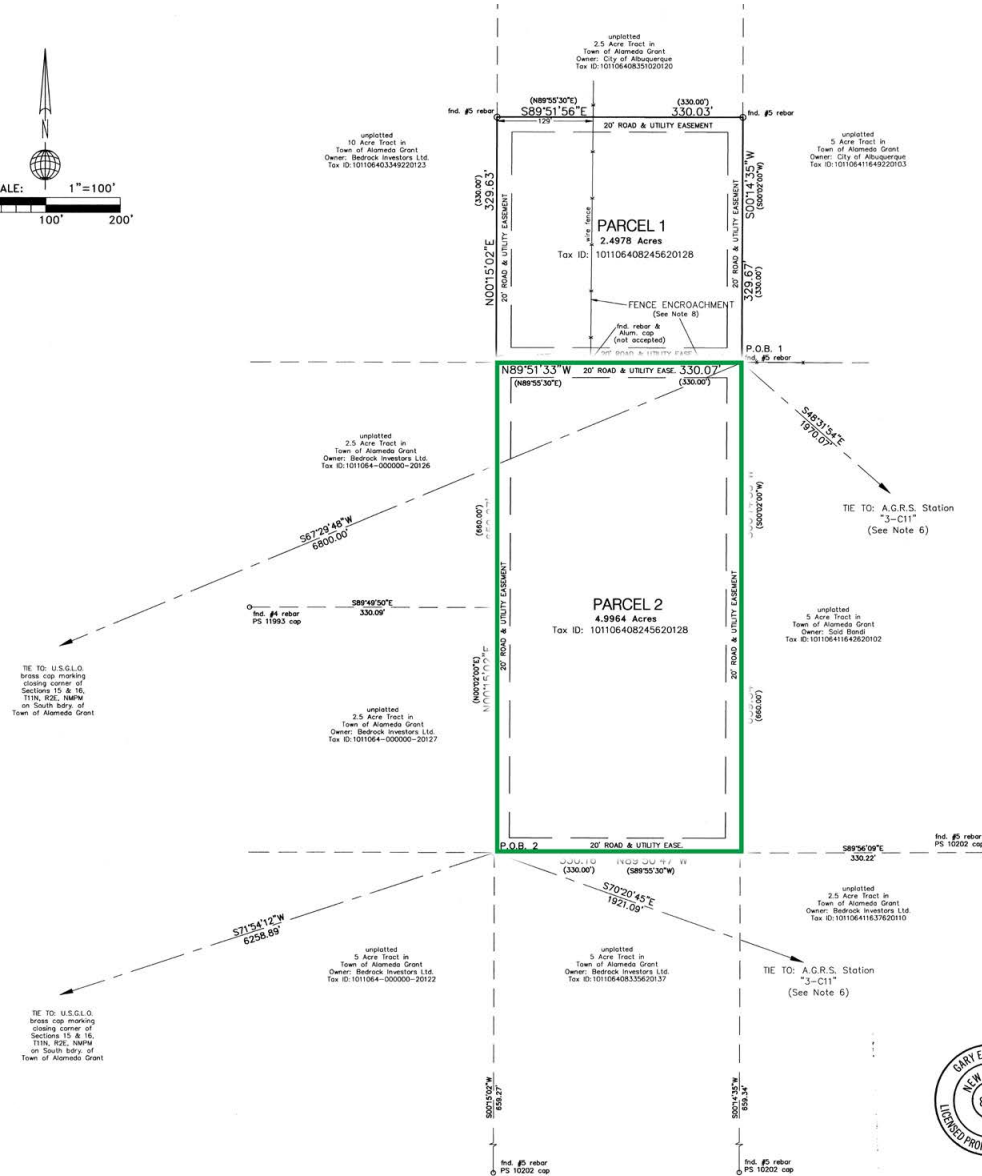
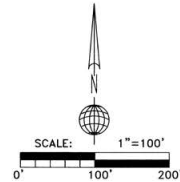
Investing in retail development land near Paseo del Norte and Unser Boulevard presents a promising opportunity to capitalize on the area's growth, strategic location, and supportive infrastructure.



## LOCATION OVERVIEW

NW Albuquerque is an underdeveloped but promising location for retail development. Its strategic position, growing residential base, and supportive zoning policies make it ideal for businesses looking to serve a rapidly expanding population. Developers can capitalize on high traffic volumes, unmet retail demand, and the city's investment in infrastructure improvements to create successful retail hubs.

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