

**For Sale**

# Immediately-Developable Mixed-Use Site

LARGE-SCALE SITE IN THE UNDERSERVED SOUTHWEST MESA



NEC 118th St. & Dennis Chavez Blvd. SW | Albuquerque, NM 87121

**NALSunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±29.47 Ac. Available**

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## PROPERTY

### AVAILABLE

Land: ±29.47 Acres

### SALE PRICE

\$4,492,996 (\$3.50/SF)

### ZONING **MX-L**

### HIGHLIGHTS

- Zoned for multifamily, retail and active adult uses
- In a high-growth area, adjacent to rapidly-expanding residential neighborhoods
- At the hard corner of a signalized intersection
- Well-shaped parcel with gently-sloping terrain for low site-work costs
- Full utilities to the site
- Directly across from Atrisco Heritage High and George I. Sanchez Collaborative School
- Fast access to I-40 and I-25
- Great access to newer retail, educational and medical services
- Possible re-zoning to single family detached housing
- Seller may consider subdividing

### UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main
- Electrical Main





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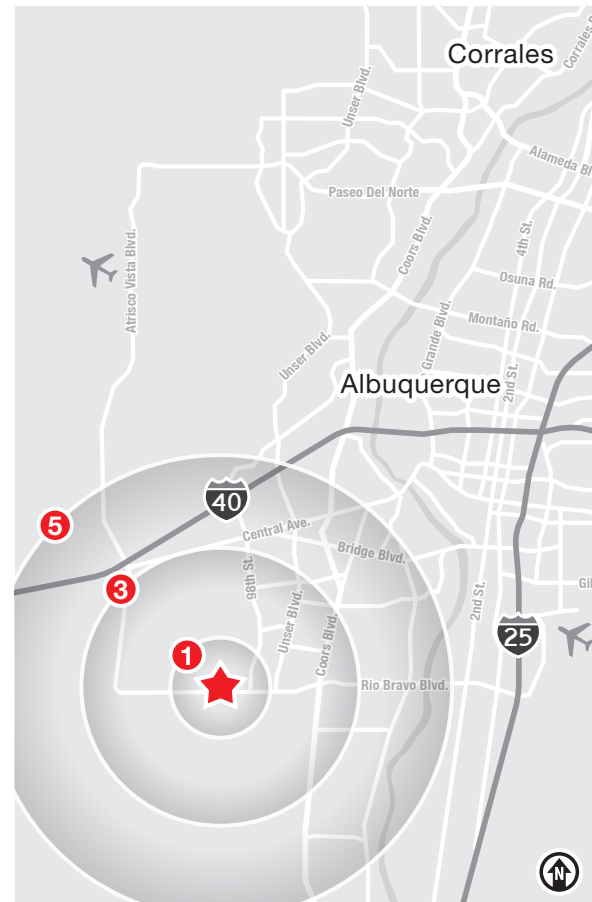


## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,923	60,966	114,894
Average HH Income	\$82,026	\$73,187	\$72,178
Daytime Employment	132	4,669	15,287

2024 Forecasted by Esri

**HUB Zone** [MORE INFO](#)



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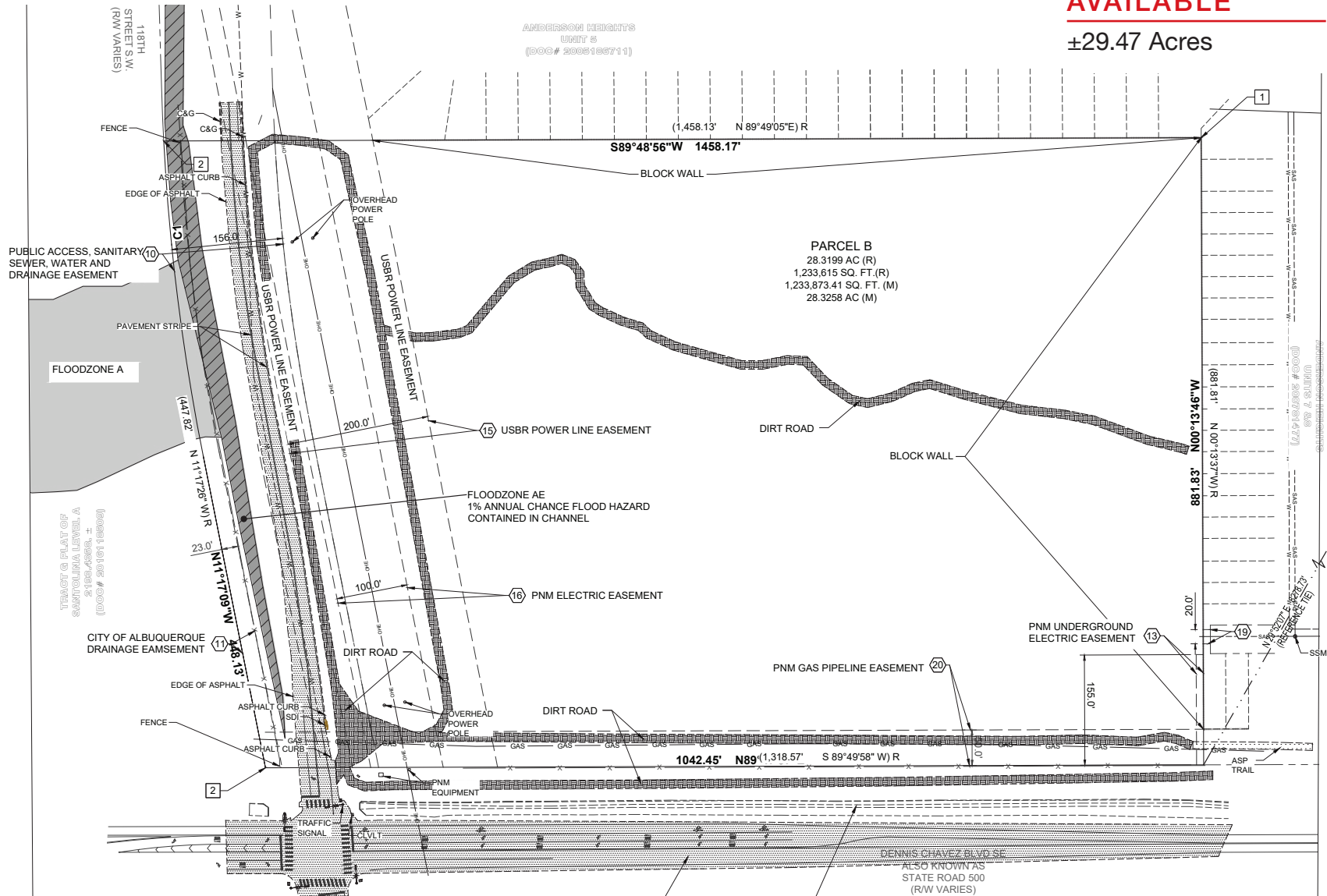
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## SITE SURVEY

**AVAILABLE**

±29.47 Acres



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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.

  
**926,835**  
Albuquerque  
Metro  
Population

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)

 **564,818** City Population

 **240,894** Households

 **\$93,257** Avg. Household Income

 **\$54,893** Md. Disposable Income

 **22,362** Total Businesses

 **296,914** Total Employees

 **The  
Largest**  
City in the State

### 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.

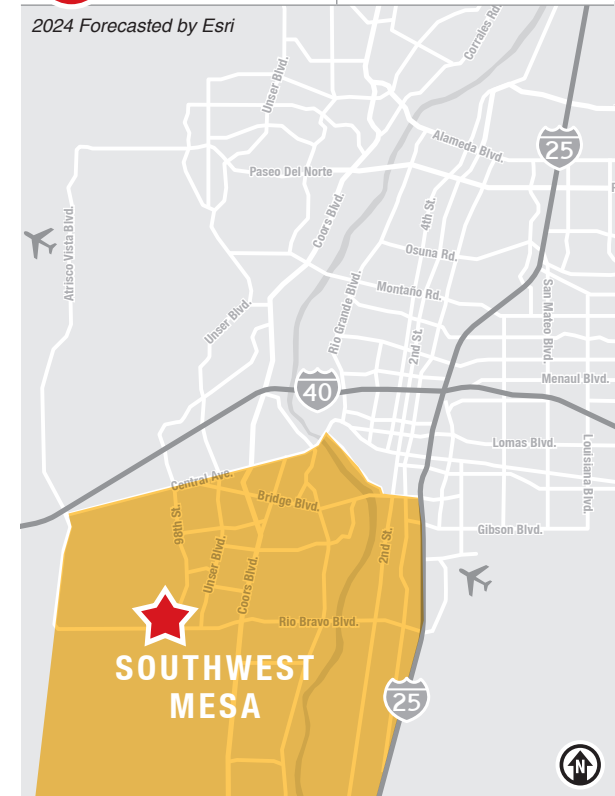


The average household income within a 3-mile radius of the site is **\$73,187**.

#### SW MESA DEMOGRAPHICS

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

2024 Forecasted by Esri



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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