

# For Sale

## Retail and Multifamily Land

DESIRABLE HARD-CORNER LOCATION ON THE WESTSIDE

NWQ Irving Blvd. & Golf Course Rd. NW | Albuquerque, NM 87114



**AVAILABLE**  
±8.73 Acres



**SALE PRICE**  
\$2,700,000 (\$7.10/SF)

- Retail and multifamily tracts
- On the going-to-work side of Golf Course Rd.
- Existing right-in/right-out curb cuts and existing left-in median cut on Golf Course Rd.

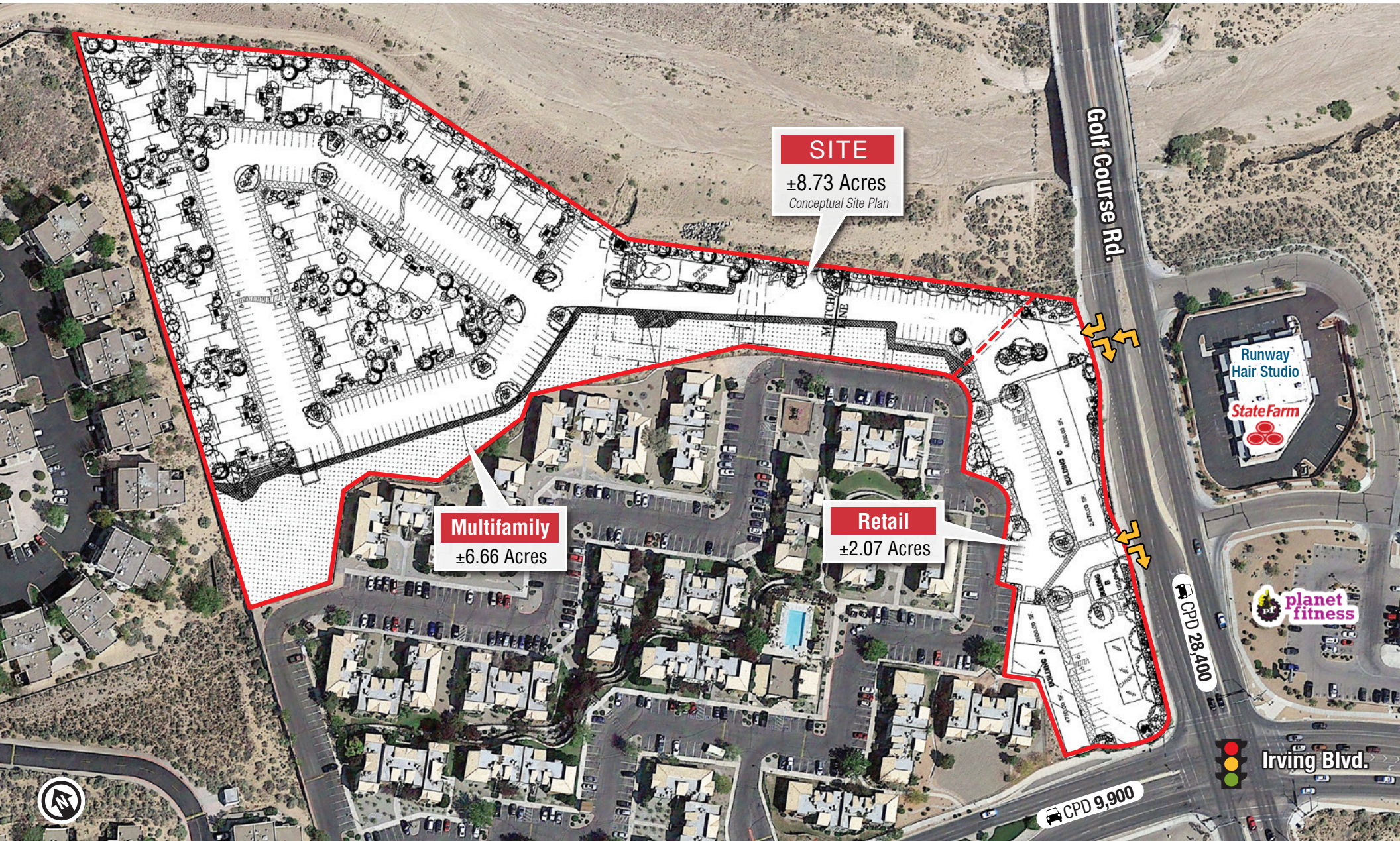
- High-density, high-median household income area
- IDO Zoning: MX-L



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**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com) | [f](#) [t](#) [in](#) [v](#)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Riley McKee, CCIM, SIOR  
[riley@sunvista.com](mailto:riley@sunvista.com)  
505 379 1549

Alex Pulliam  
[alex@sunvista.com](mailto:alex@sunvista.com)  
505 350 5729



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[riley@sunvista.com](mailto:riley@sunvista.com)  
505 379 1549

Alex Pulliam  
[alex@sunvista.com](mailto:alex@sunvista.com)  
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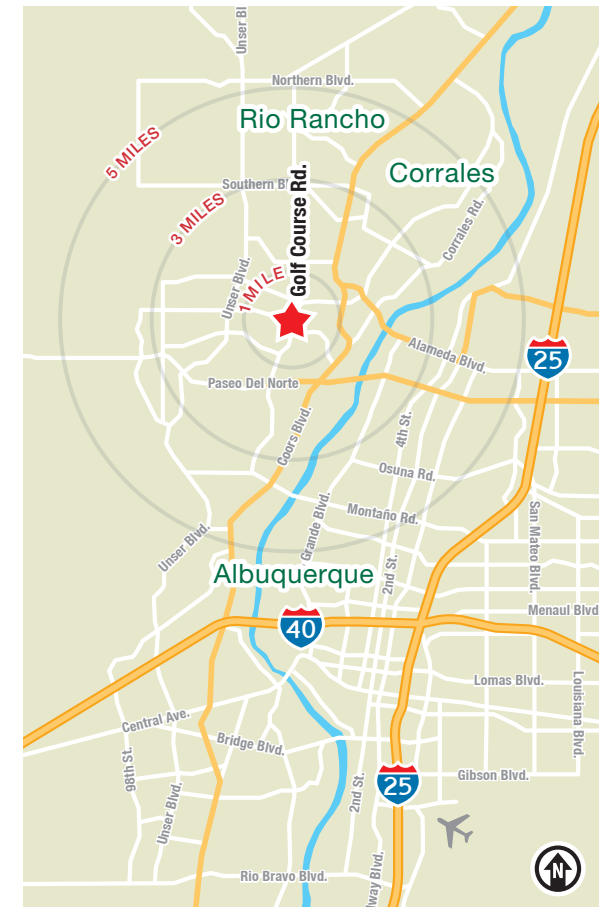
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2022		2022		2022	
Population	14,343		79,965		182,313	
Households	5,527		31,239		71,794	
Families	3,780		21,138		48,150	
Average Household Size	2.58		2.54		2.52	
Owner Occupied Housing Units	3,890		22,646		54,103	
Renter Occupied Housing Units	1,637		8,593		17,691	
Median Age	37.4		36.7		38.6	
Trends: 2022-2027 Annual Rate	State		State		State	
Population	0.28%		0.28%		0.28%	
Households	0.36%		0.36%		0.36%	
Families	0.29%		0.29%		0.29%	
Owner HHs	0.63%		0.63%		0.63%	
Median Household Income	2.70%		2.70%		2.70%	
Households by Income	2022		2022		2022	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	316	5.7%	1,666	5.3%	4,184	5.8%
\$15,000 - \$24,999	226	4.1%	1,240	4.0%	3,255	4.5%
\$25,000 - \$34,999	270	4.9%	1,592	5.1%	4,006	5.6%
\$35,000 - \$49,999	525	9.5%	3,160	10.1%	7,945	11.1%
\$50,000 - \$74,999	1,024	18.5%	5,964	19.1%	13,534	18.9%
\$75,000 - \$99,999	847	15.3%	5,265	16.9%	11,803	16.4%
\$100,000 - \$149,999	1,208	21.9%	6,840	21.9%	14,596	20.3%
\$150,000 - \$199,999	522	9.4%	2,654	8.5%	5,931	8.3%
\$200,000+	589	10.7%	2,858	9.1%	6,535	9.1%
Median Household Income	\$85,041		\$82,682		\$79,892	
Average Household Income	\$113,192		\$108,987		\$107,453	
Per Capita Income	\$44,935		\$42,618		\$42,338	

### DEMOGRAPHICS

Demographics	1 mile	3 mile	5 mile
 Total Population	14,343	79,965	182,313
 Average HH Income	\$113,192	\$108,987	\$107,453
 Daytime Employment	1,819	26,980	57,296

2022 Forecasted by Esri



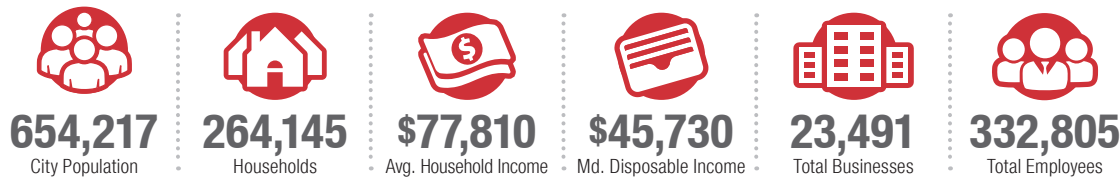
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | WESTSIDE

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.