

For Sale

Ready-to-Build Pad Sites

LOCATED IN AN UNDERSERVED RETAIL TRADE AREA

2701-2755 Sunshine West Plaza Dr. SW | Albuquerque, NM 87121

NWQ Coors Blvd. & Blake Rd. SW



AVAILABLE
±0.39 - 2.56 Acres



SALE PRICE
\$5.00 to \$12.00/SF

ZONING

- M-1/C-1, Bernalillo County

HIGHLIGHTS

- Opportunity to own your lot
- Rare M-1 zoning available and allows for industrial uses
- High-performing retail co-tenants on site: Wendy's, Murphy Express and O'Reilly Auto Parts
- High-traffic, expanding Area
- Booming residential housing development adjacent to property
- Lots are delivered in build-ready condition
- Monument sign opportunities available

SITES

±0.39 to ±2.56 Ac.

ONLY 4 LOTS LEFT!

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READY-TO-BUILD PAD SITES

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Zoning: M-1 C-1 SU

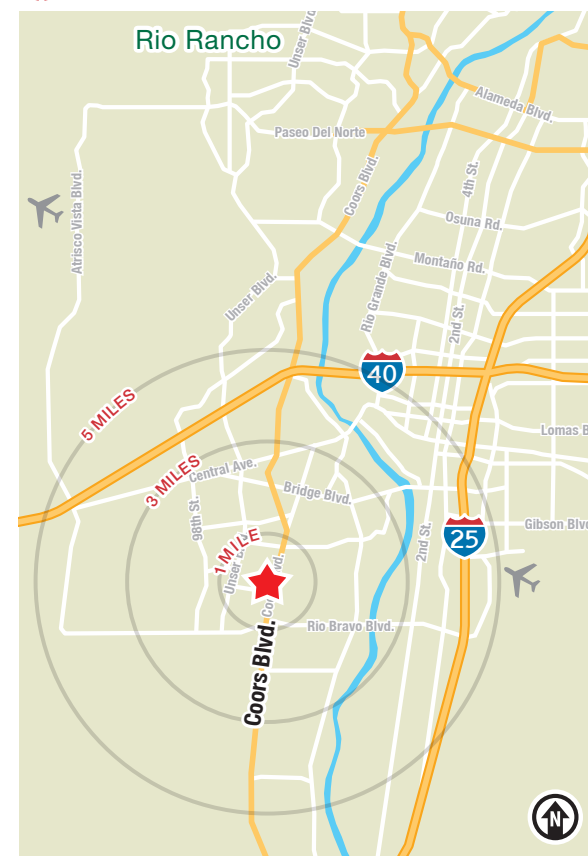


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,967	94,420	163,880
Average HH Income	\$58,746	\$70,512	\$74,350
Daytime Employment	1,400	9,446	55,754

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



NAI SunVista

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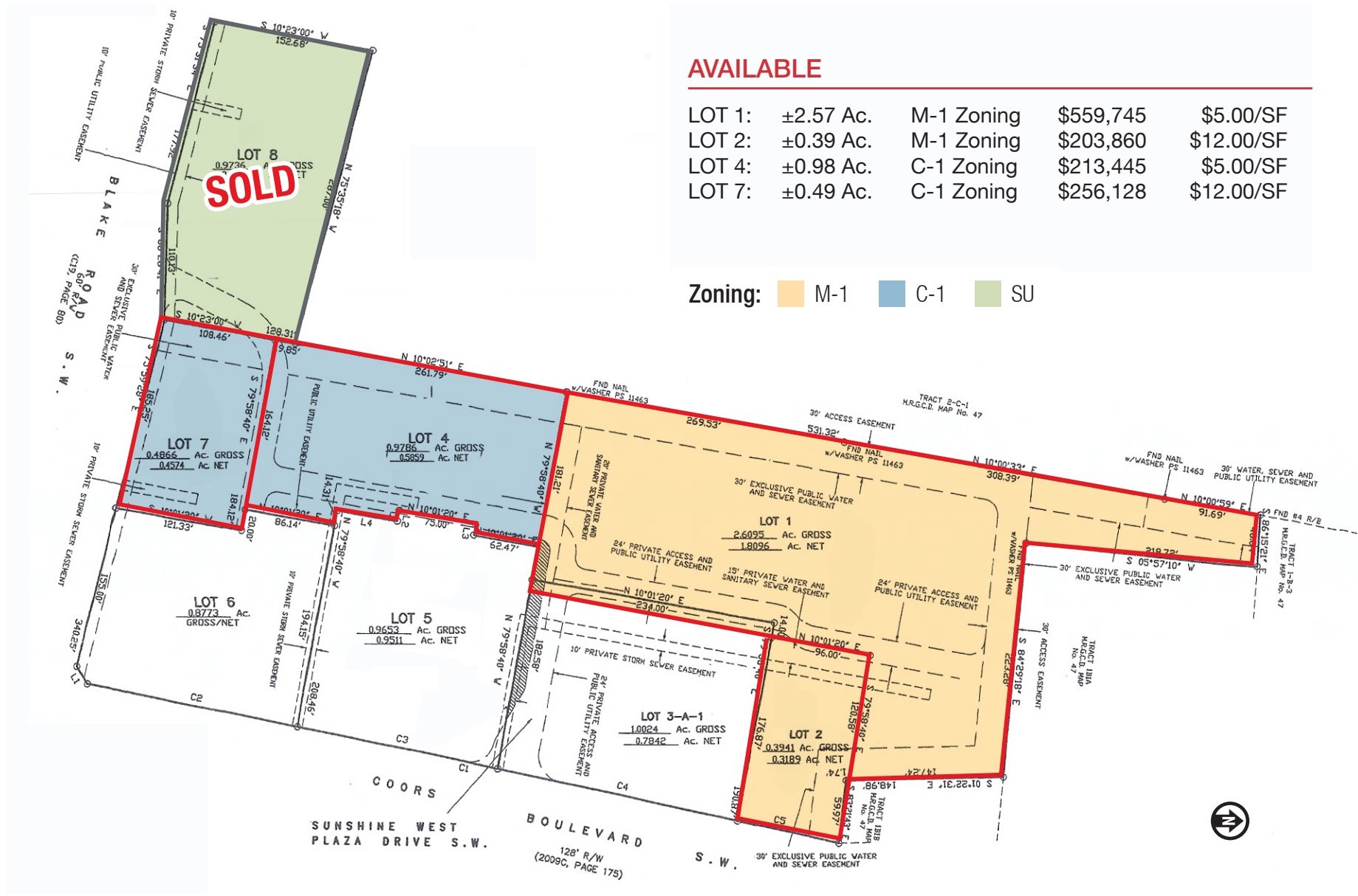
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Albuquerque

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.


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

SOUTHWEST MESA | ALBUQUERQUE

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 in the Southwest Mesa trade area is **\$70,556**.

SOUTHWEST MESA DEMOGRAPHICS

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

2024 Forecasted by Esri

