

SALE

Paradise Blvd NW and Nunzio Ave NW

**PARADISE BLVD NW AND NUNZIO
AVE NW**

Albuquerque, NM 87114

PRESENTED BY:

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Paseo Del Norte

Also Available

Also Available

**TRACT
A-2-C**

Also Available

Paradise Blvd NW

SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- - Exceptional Visibility from Paradise Blvd
- - Surrounded by Amenities for added Convenience
- - Utilities Available Nearby
- - Easy Access to Major Transportation Corridors
- - Strong Area Demographics

PROPERTY DESCRIPTION

Prime development opportunity! This remarkable property, located near the intersection of Paradise Blvd NW and Nunzio Ave NW in Albuquerque, NM, offers exceptional visibility and access, making it an ideal choice. Surrounded by amenities for added convenience and with utilities readily available nearby, this property provides a lucrative prospect for developers seeking to capitalize on the vibrant Albuquerque commercial real estate market. Easy access to major transportation corridors and strong area demographics further enhance the appeal of this property, positioning it as a valuable asset for those looking to secure a strategic and promising opportunity for their commercial real estate endeavors.

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AVAILABLE PARCELS



LOT #	ADDRESS	APN	SIZE	PRICE	ZONING
A-2-B	Paradise Blvd NW and Nunzio Ave NW	101206441637310607	2.72 Acres	\$1,664,863	NR-C
A-2-A	Paradise Blvd NW and Eagle Ranch Rd NW	101206442739810602	1.54 Acres	\$1,006,236	NR-C
E	4021 Paseo del Norte Blvd NW	101206446026611902	1.86 Acres	\$1,620,432	NR-C
C	4584 Nunzio Ave NW	101206446728911907	1.68 Acres	\$1,097,712	NR-C

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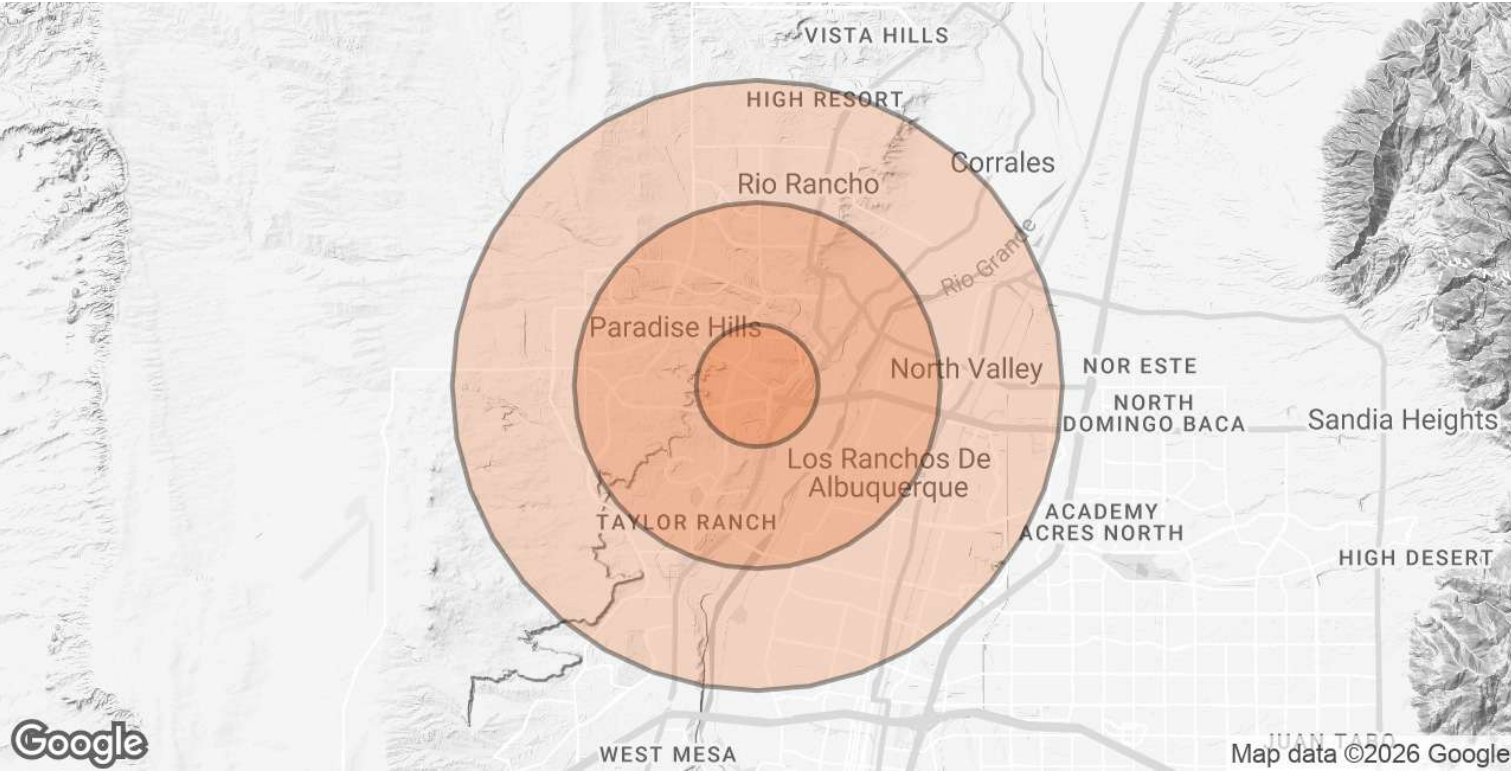
AERIAL MAP



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,423	79,747	181,796
AVERAGE AGE	38.3	40.6	42.0
AVERAGE AGE (MALE)	34.2	39.2	40.2
AVERAGE AGE (FEMALE)	44.2	42.8	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,487	32,257	74,329
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$110,986	\$109,343	\$104,228
AVERAGE HOUSE VALUE	\$357,887	\$344,933	\$329,748

2023 American Community Survey (ACS)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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