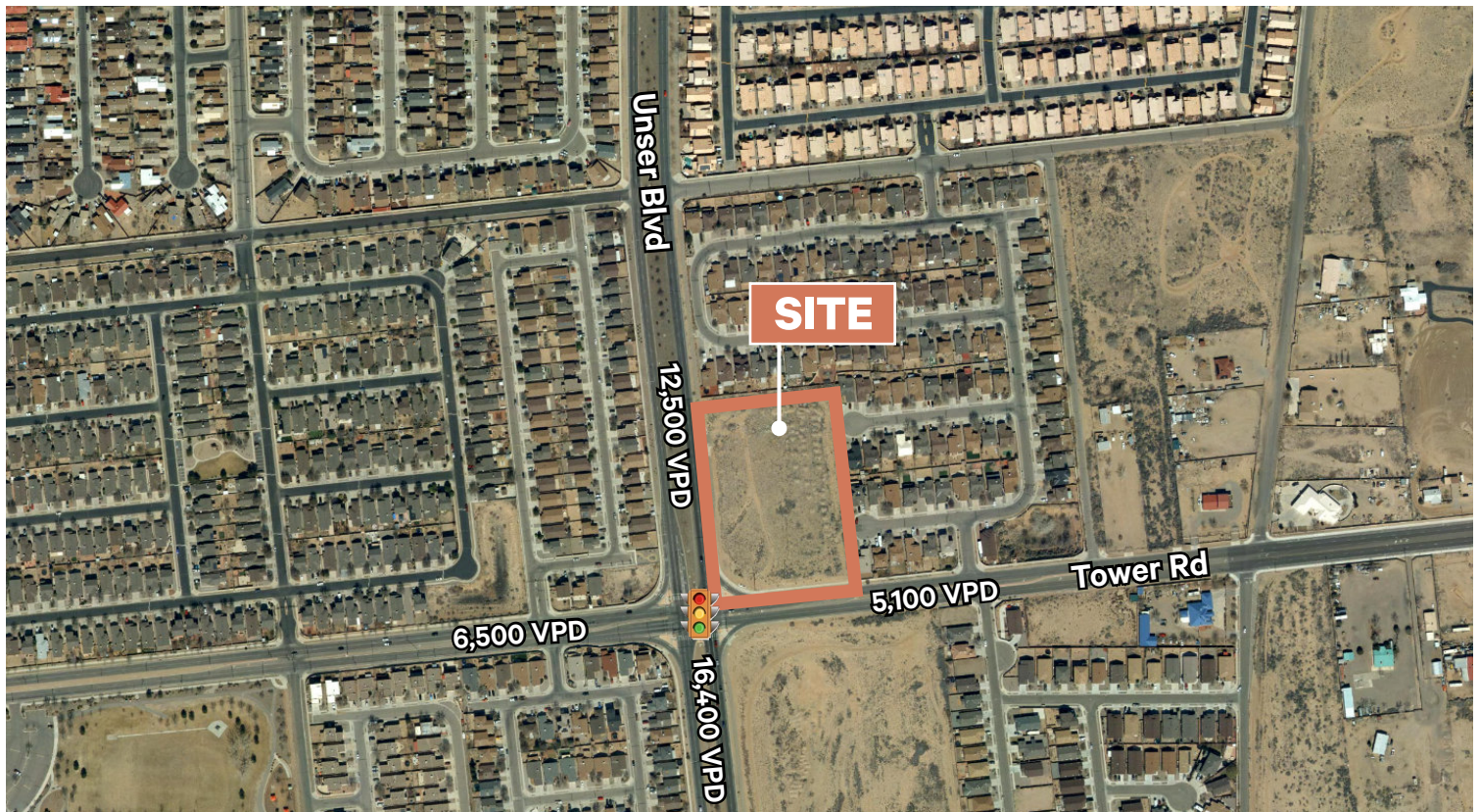


Prime Mixed-Use Land Ready for Development

NEC of Unser Blvd and Tower Rd SW

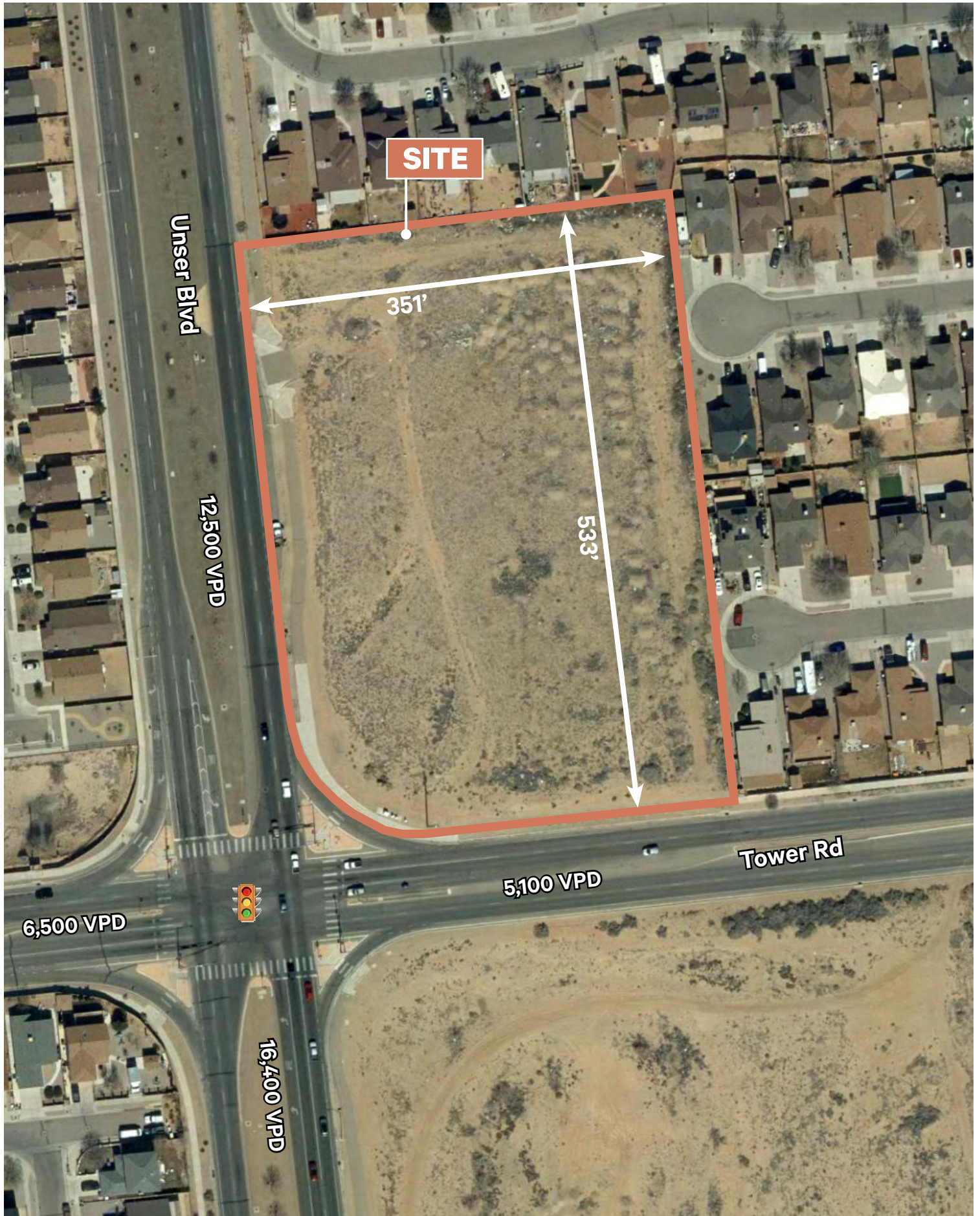
Albuquerque, NM
www.cbre.com/abq

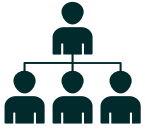


Property Highlights

- 4.3± Acres
- Sale Price: \$9.00/SF
- Located at signalized intersection along major arterial, Unser Blvd 12,500 VPD
- Mixed-use zoning allows for a variety of uses
- Excellent visibility and access
- Located within an underserved trade area
- 114,260 population with average household income of \$60,937 within a 3 mile radius







POPULATION

114,260 (3 Minutes)
188,506 (5 Minutes)
440,449 (10 Minutes)



OF HOUSEHOLDS

36,379 (3 Minutes)
65,838 (5 Minutes)
170,521 (10 Minutes)



AVG HH INCOME

\$60,937 (3 Minutes)
\$63,877 (5 Minutes)
\$69,151 (10 Minutes)



EDUCATION (BACHELORS DEGREE+)

14.1% (3 Minutes)
20.5% (5 Minutes)
29.9% (10 Minutes)



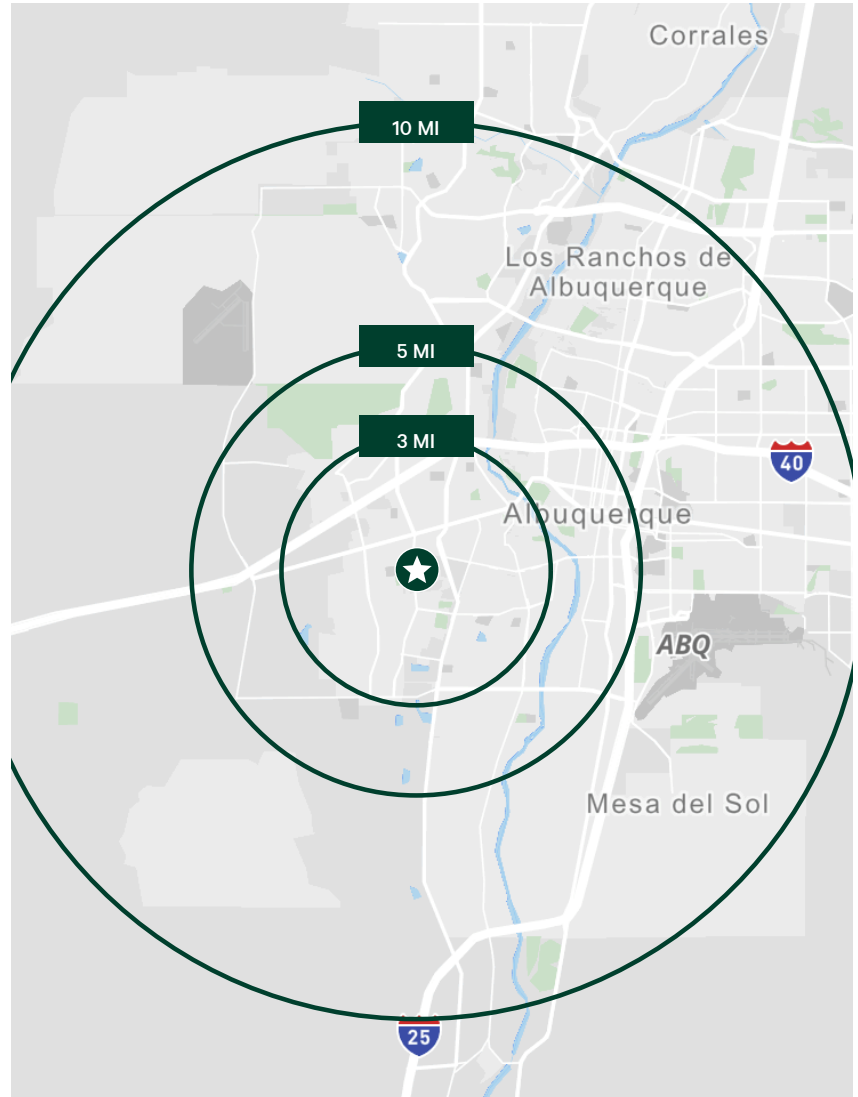
PROJ POP 2021 - 2026

0.26% (3 Minutes)
0.68% (5 Minutes)
0.72% (10 Minutes)



AVERAGE AGE

31.4 (3 Minutes)
33.4 (5 Minutes)
35.2 (10 Minutes)



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