

**For Sale  
Ground Lease  
or Build-to-Suit**

# Prime Pad Sites Surrounded by Growth

EXCELLENT VISIBILITY ON PASEO DEL NORTE



SWC Paseo del Norte & Kimmick Dr. SW | Albuquerque, NM 87120

**±0.98 - 8.25 Acres  
Available**

**Genieve Posen**

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## PROPERTY

### AVAILABLE

Lot 1-A-1:	±1.02 Ac.
Lot 1-A-2 :	±1.47 Ac. <b>SOLD</b>
Lot 1-A-3 :	±0.98 Ac.
Lot 1-A-4 :	±1.34 Ac.
Lot 1-A-5 :	±1.3 Ac.
Lot 1-A-6 :	±2.14 Ac.
Total :	±8.25 Ac.

Lot lines are conceptual in nature and can be adjusted.

### SALE RATE

\$15-\$20/SF (Excluding Hard Corner)

### GROUND LEASE RATE

See Advisors

**ZONING** MX-M 

### HIGHLIGHTS

- Surrounded by high-income population with \$135,000 average household income
- Proximity to ten schools within a 2-mile radius
- Strong visibility with 19,100 cars per day
- Adjacent to new residential projects by leading home developers
- Generally level site ready for development
- All utilities run to the site
- Perfect location for: Restaurant/Brewery, drive-thru quick-serve restaurants, convenience store/gas station, family-supporting retail services

VOLCANO HEIGHTS MIXED-USE DEVELOPMENT

Paseo del Norte NW

CPD 19,100

Kimmick Dr. NW

Tract 1-A-1, Block 2  
44,484 Sq. Ft.  
1.0212 Acres

**Lot 1-A-1  
±1.02 Ac.**

Tract 1-A-3, Block 2  
42,966 Sq. Ft.  
0.9864 Acres

**Lot 1-A-3  
±0.98 Ac.**

Tract 1-A-5, Block 2  
56,275 Sq. Ft.  
1.2919 Acres

**Lot 1-A-5  
±1.3 Ac.**

**SOLD**

Tract 1-A-2, Block 2  
64,015 Sq. Ft.  
1.4696 Acres

**Lot 1-A-2  
±1.47 Ac.**

Tract 1-A-4, Block 2  
58,603 Sq. Ft.  
1.3453 Acres

**Lot 1-A-4  
±1.34 Ac.**

Tract 1-A-6, Block 2  
93,366 Sq. Ft.  
2.1434 Acres

**Lot 1-A-6  
±2.14 Ac.**

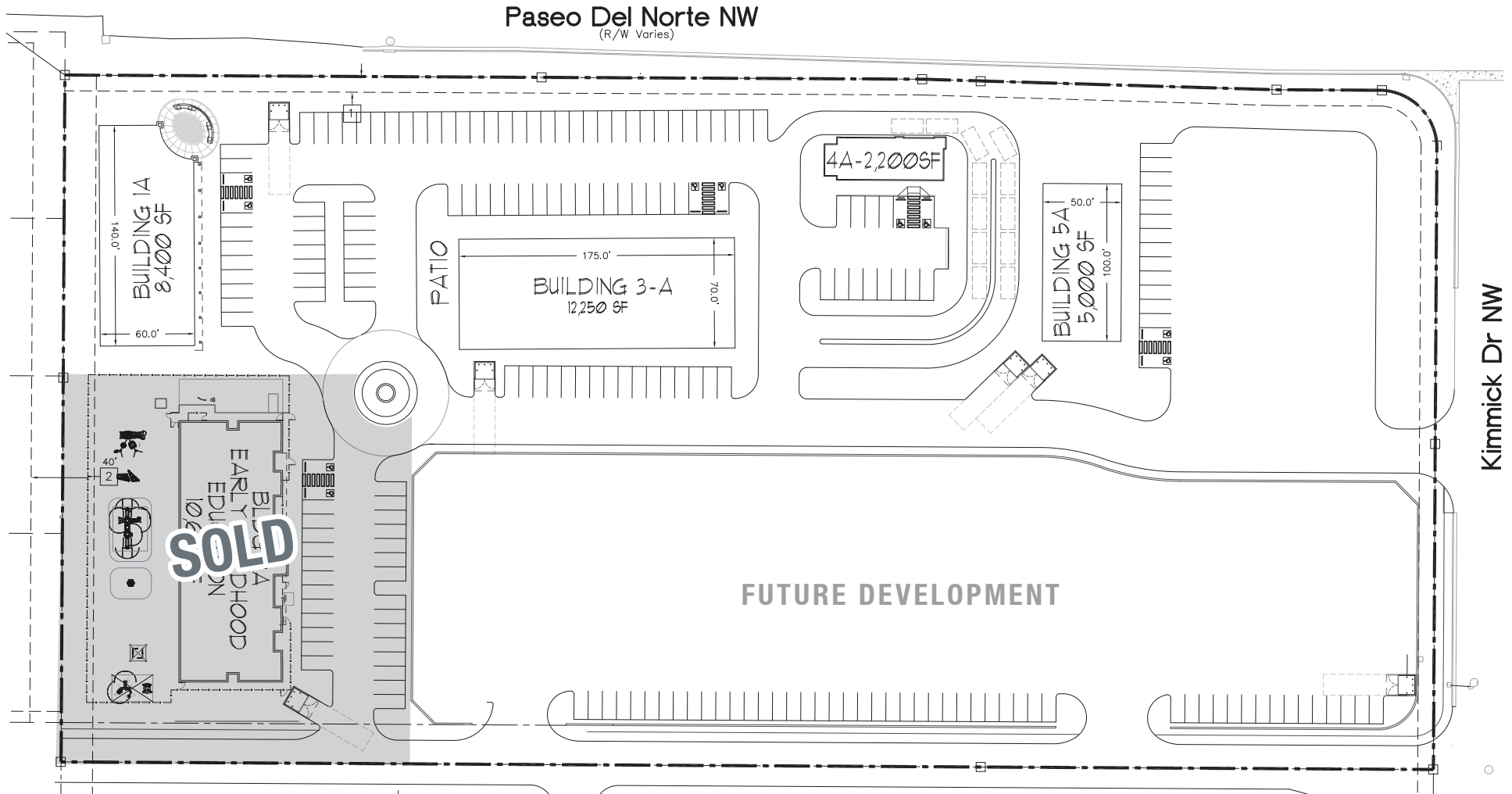
**UNDER CONSTRUCTION:**  
Petroglyph Estates  
238 Residential Units

**The Glyphs at  
Volcano Mesa**

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## CONCEPTUAL SITE PLAN



Conceptual site plan, subject to change.



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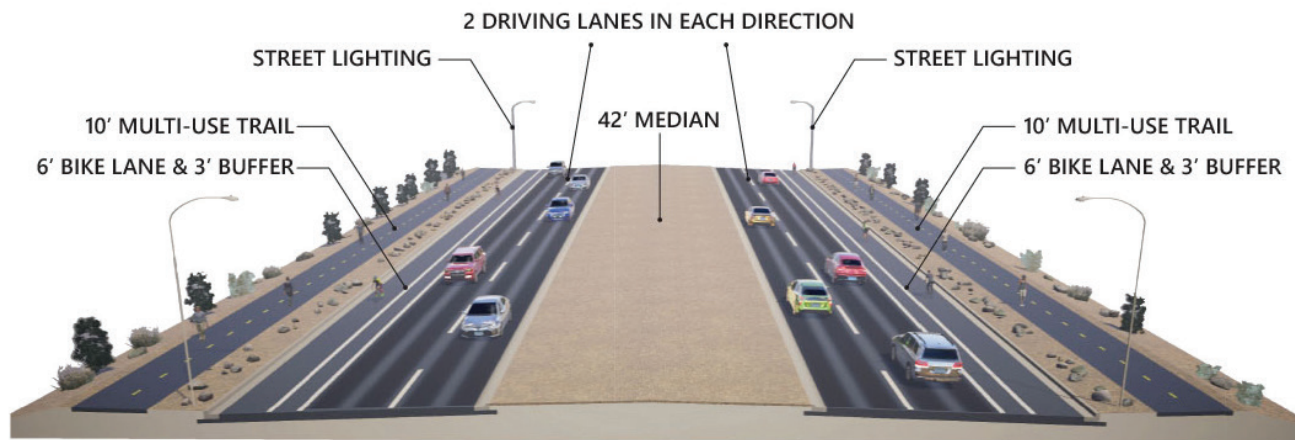
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# PLAT



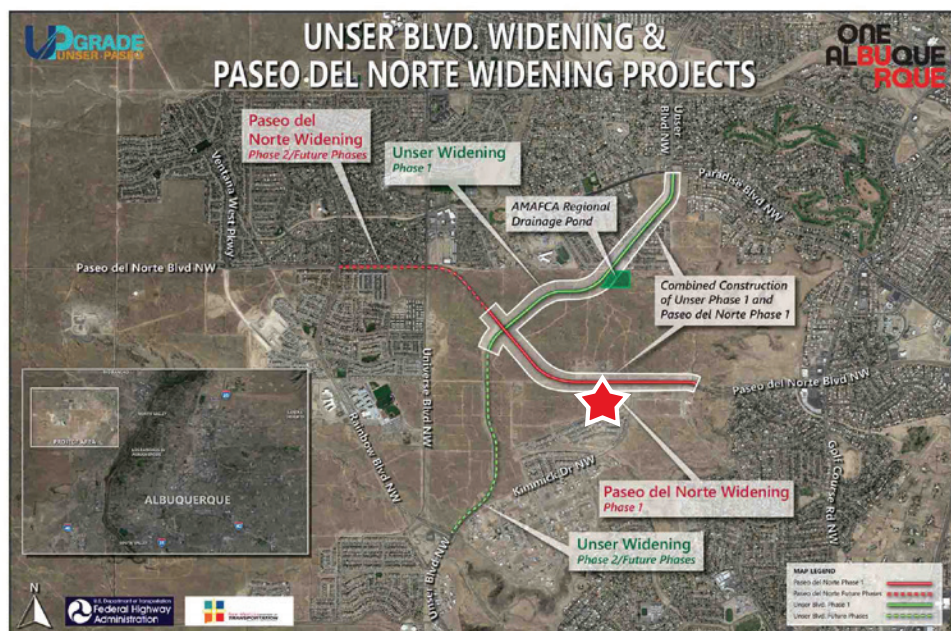
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The Unser and Paseo del Norte Widening Projects will expand both roads to four lanes with medians to ease traffic and reduce congestion. Improvements include storm drainage, multi-use trails, buffered bike lanes, and street lighting. Phase 1 begins in August 2025 and will enhance access and long-term value for nearby properties, including the Kimmick and Paseo development.

Learn more at [www.upgradeunserpaseo.com](http://www.upgradeunserpaseo.com)






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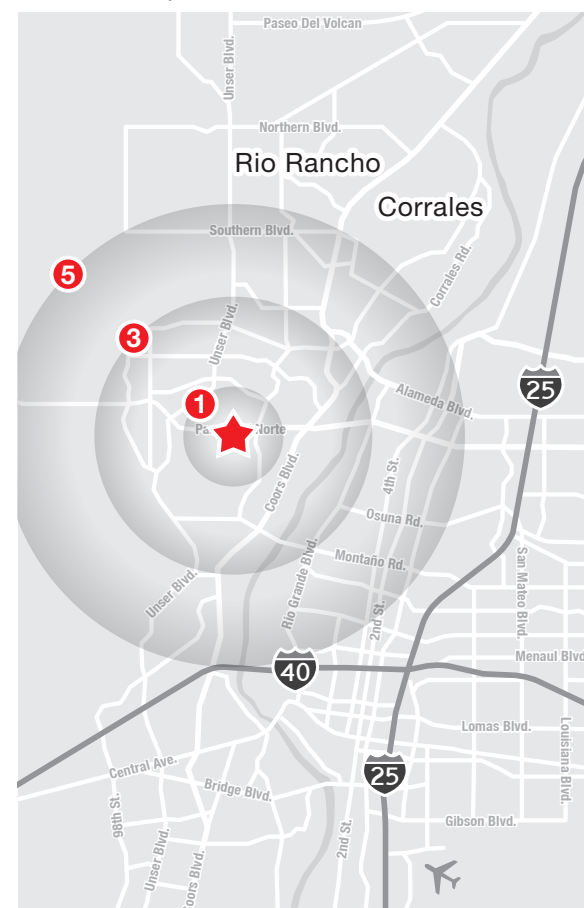
## DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	5,545		88,357		165,742	
Households	2,042		34,224		66,868	
Families	1,523		23,027		42,885	
Average Household Size	2.71		2.57		2.46	
Owner Occupied Housing Units	1,865		26,576		51,171	
Renter Occupied Housing Units	177		7,648		15,697	
Median Age	40.1		38.3		40.2	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
		2024	2024		2024	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	78	3.8%	1,595	4.7%	3,709	5.5%
\$15,000 - \$24,999	34	1.7%	1,305	3.8%	3,515	5.3%
\$25,000 - \$34,999	39	1.9%	1,285	3.8%	3,245	4.9%
\$35,000 - \$49,999	155	7.6%	2,992	8.7%	6,602	9.9%
\$50,000 - \$74,999	270	13.2%	5,630	16.5%	11,233	16.8%
\$75,000 - \$99,999	316	15.5%	5,572	16.3%	10,641	15.9%
\$100,000 - \$149,999	514	25.2%	8,579	25.1%	14,541	21.7%
\$150,000 - \$199,999	320	15.7%	3,899	11.4%	7,140	10.7%
\$200,000+	313	15.4%	3,359	9.8%	6,233	9.3%
Median Household Income	\$108,370		\$92,898		\$85,162	
Average Household Income	\$134,767		\$113,385		\$108,585	
Per Capita Income	\$49,730		\$44,049		\$43,766	

## DEMO SNAP SHOT

Demographics	1 mile	3 mile	5 mile
 Total Population	5,545	88,357	165,742
 Average HH Income	<b>\$134,767</b>	<b>\$113,385</b>	<b>\$108,585</b>
 Daytime Employment	509	13,407	47,515

2024 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 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

  
**926,835**  
Albuquerque Metro Population






  
**The Largest**  
City in the State



#### 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 WESTSIDE

-  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.