

# For Sale

## Prime Retail Intersection

LOCATED ON THE FAST-GROWING WESTSIDE

Universe & Rainbow Blvds. NW | Albuquerque, NM 87120

All Infrastructure in Place - Ready for Development!



### VICINITY DESTINATIONS:

Montecito Housing Development  
±588 Lots

Volcano Cliffs Housing Development  
±300 Lots

La Cuentista Housing Development  
±537 Lots

Petroglyph National Monument  
±1.3 Miles

Double Eagle Airport  
±4.35 Miles

### AVAILABLE

Lot	Acres	\$/SF	Sale Price
B	±0.91	\$7.50	\$297,297
C	±1.45	\$7.50	\$473,715
D	±3.36	\$13.00	\$1,902,700
F	±0.55	\$7.50	\$179,685
G	±2.03	\$7.50	\$663,201
H	±2.31	\$7.50	\$754,677

### IDO ZONING

- MX-L, Low Intensity

### HIGHLIGHTS

- Signalized intersection
- Hard corner
- High residential growth area:
  - Over 9,730 housing units within a 2-mile radius
  - Close proximity to Ventana Ranch community
- Near numerous schools:
  - Nearly 7,600 students within a 2-mile radius
- Rare selection for commercial sites in the area
- All utilities available to the lot



# For Sale

## Prime Retail Intersection

LOCATED ON THE FAST-GROWING WESTSIDE

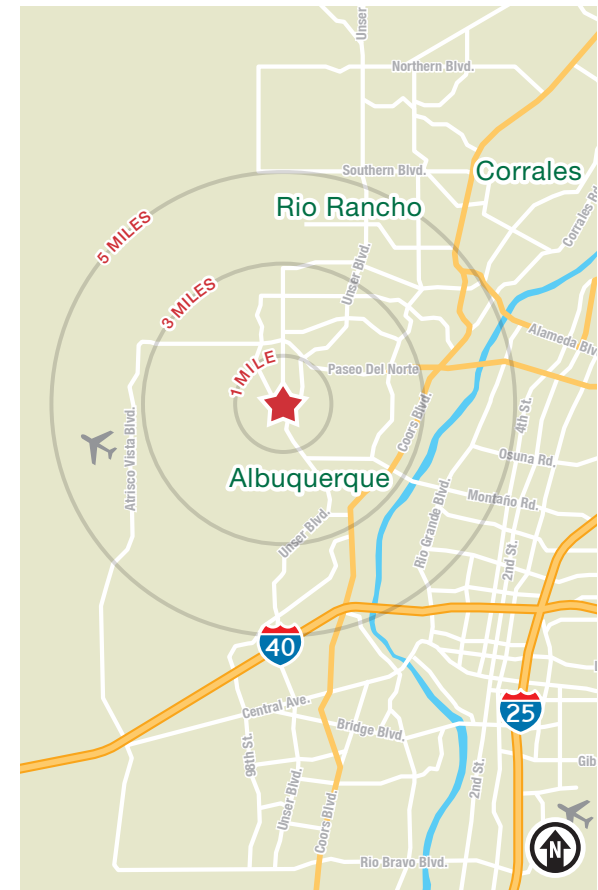
Universe & Rainbow Blvds. NW | Albuquerque, NM 87120



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	4,993	62,632	144,750
Average HH Income	\$135,662	\$108,923	\$107,369
Daytime Employment	359	6,865	29,294

2022 Forecasted by Esri



**NAI** SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110



**Jim Hakeem**

[jim@sunvista.com](mailto:jim@sunvista.com)

505 878 0006



**For Sale**



# Prime Retail Intersection

LOCATED ON THE FAST-GROWING WESTSIDE

Universe & Rainbow Blvds. NW | Albuquerque, NM 87120

**PHOTOS**



**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)



2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Jim Hakeem**  
[jim@sunvista.com](mailto:jim@sunvista.com)  
505 878 0006



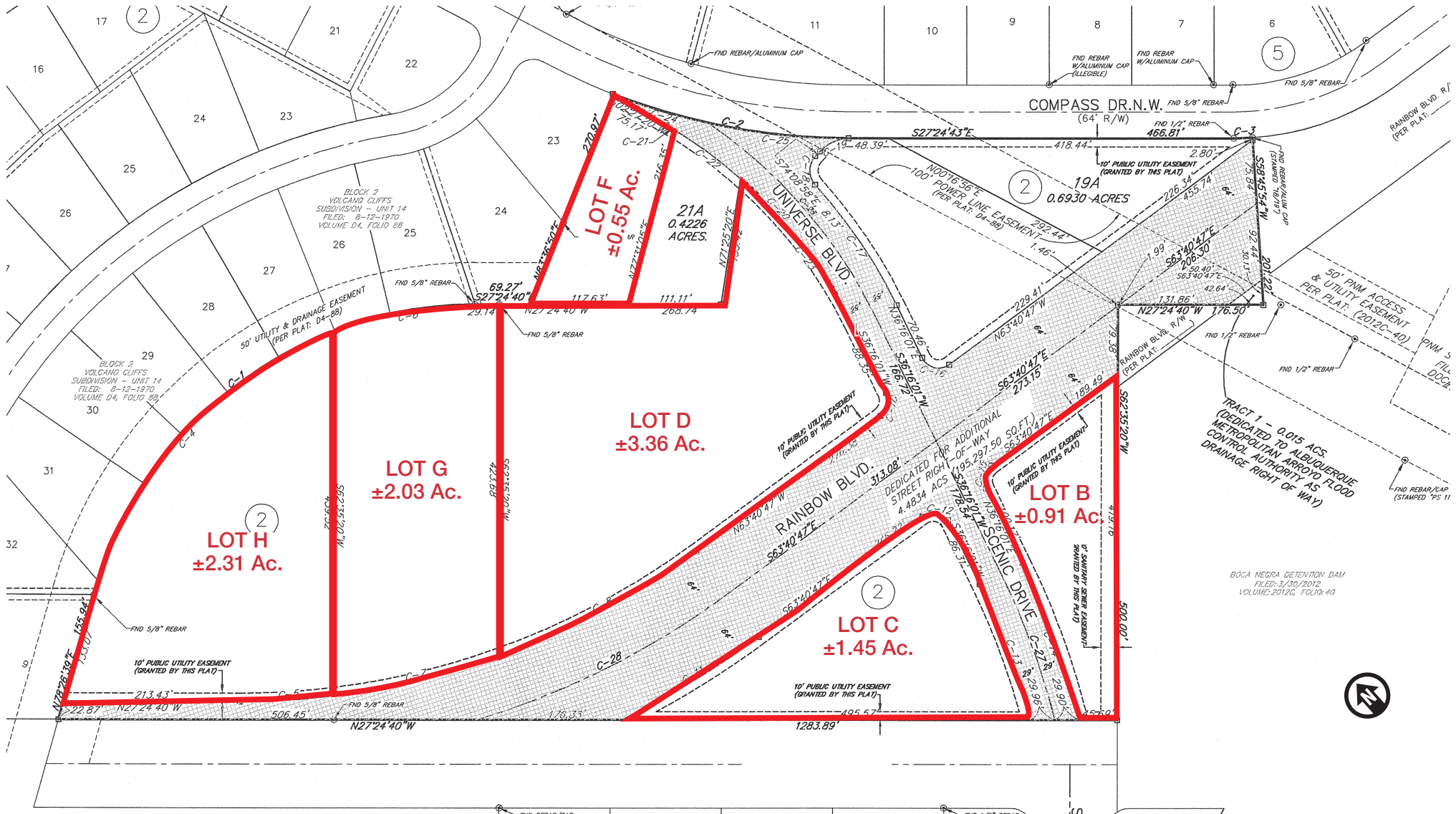
# For Sale

## Prime Retail Intersection

LOCATED ON THE FAST-GROWING WESTSIDE

Universe & Rainbow Blvds. NW | Albuquerque, NM 87120

SITE SURVEY



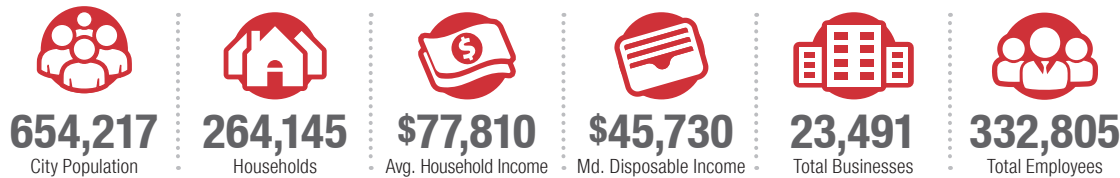
# Albuquerque

## 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*








**936,582**  
 Albuquerque  
 Metro  
 Population



**The  
 Largest**  
 City in the State



#### 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.