

For Lease]

Exceptional Retail Endcap

Walmart  Neighborhood Market

SHADOW ANCHORED



1720 Unser Blvd. NW | Albuquerque, NM 87120

SEQ Unser Blvd. & Ladera Dr. NW



AVAILABLE

Suite 102: ±1,800



LEASE RATE

See Advisors

ADJACENT TO:



STARBUCKS

NEARBY CO-TENANTS:



NAISunVista



Got Space™

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SITE

AVAILABLE

Suite 102: $\pm 1,800$ SF

HIGHLIGHTS

- Right next to Starbucks
- Great visibility
- 34,800 cars per day and direct access on Unser Blvd.
- Seconds from I-40
- Monument signage
- Nearby tenants include:
 - Top-performing Walmart Neighborhood Market
 - Taco Bell
 - McDonald's
 - Burger King
 - NextCare
 - Verizon
 - Great Clips

IDO ZONING

- **MX-L** 



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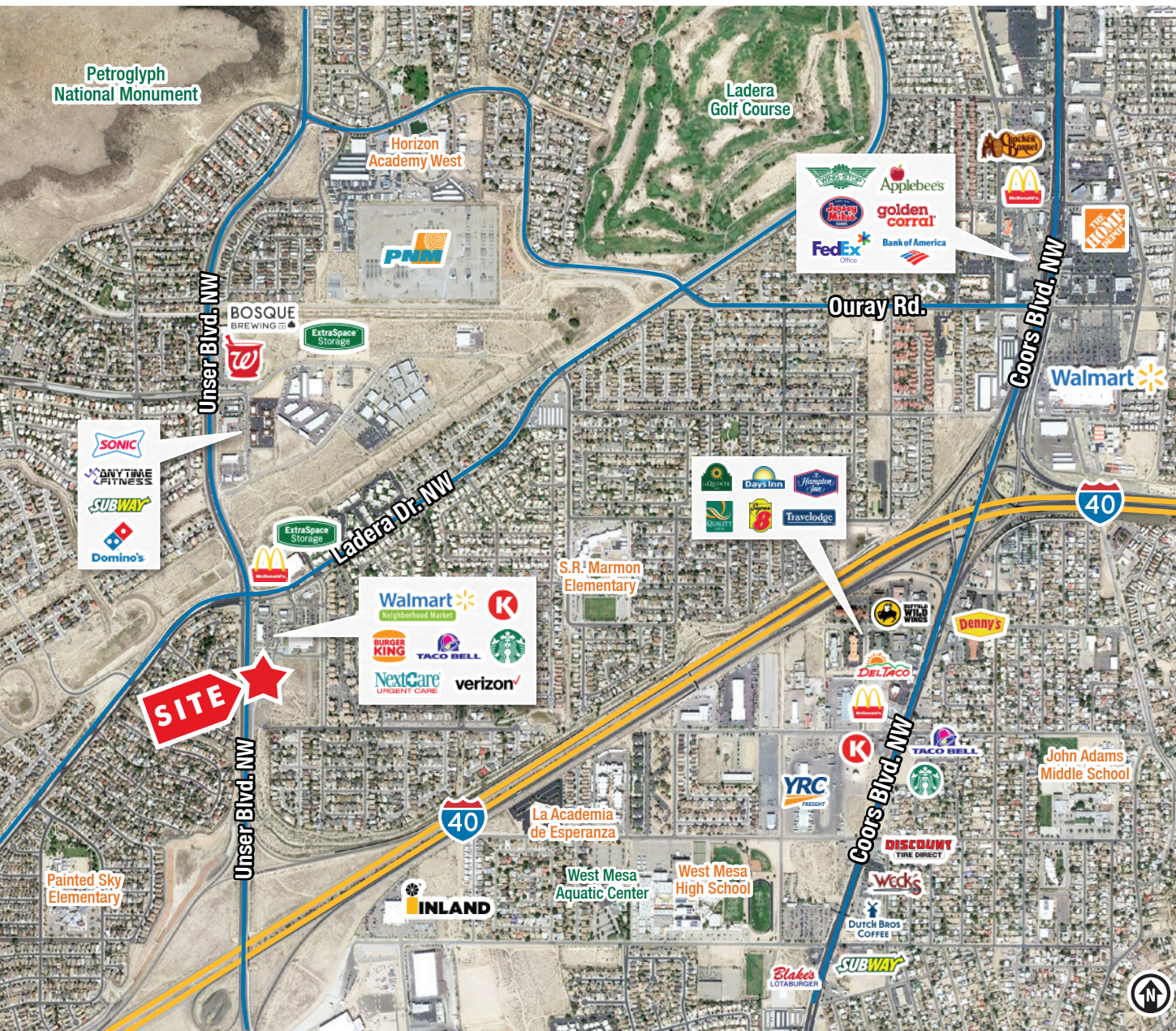
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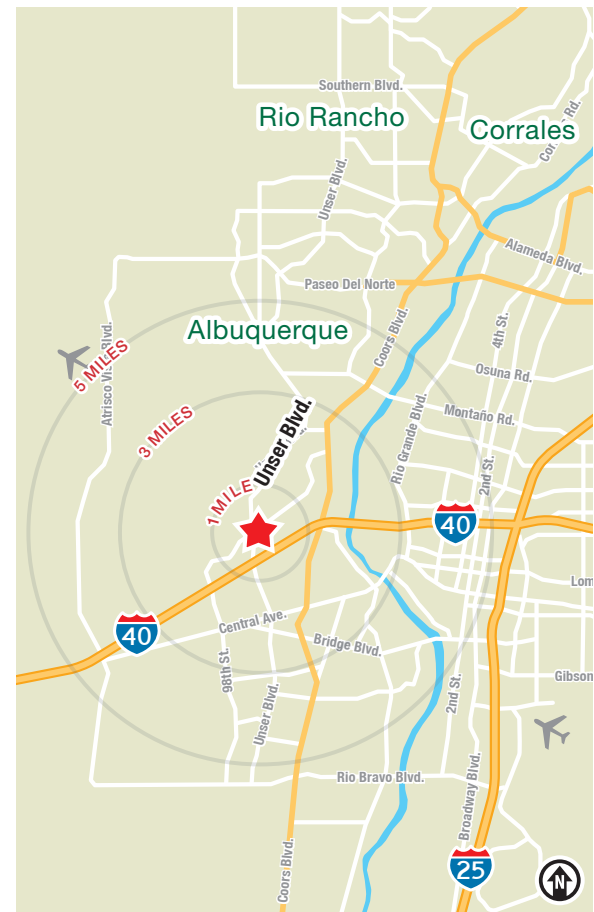
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	16,106	79,439	189,742
Average HH Income	\$101,065	\$85,332	\$85,472
Daytime Employment	2,531	17,258	70,932

2024 Forecasted by Esri



NAI SunVista

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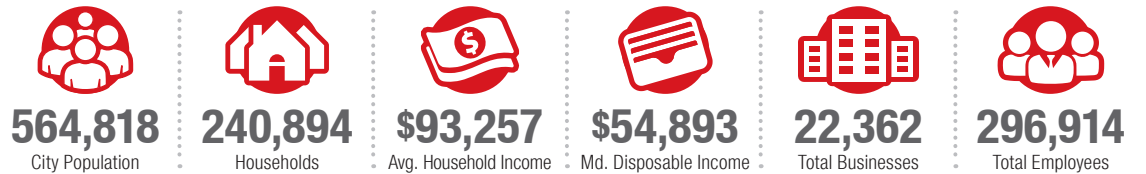
Albuquerque

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)



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*



926,835
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.