

# For Sale

## Prime Land Available

ON HARD CORNER OF UNSER BLVD. & SAGE RD.

SEC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121



IDEAL LOCATION FOR:

- Family Entertainment
- Restaurants
- Retail Shops



**AVAILABLE**  
±4.79 Acres



**SALE PRICE**  
\$5.50/SF

- High-growth corridor surrounded by new housing and commercial development
- Great for retail/commercial development
- Great access from Unser and Sage

- All utilities in the street
- Balanced site
- IDO Zoning: MX-L



# For Sale

## PRIME LAND AVAILABLE ON A HARD CORNER

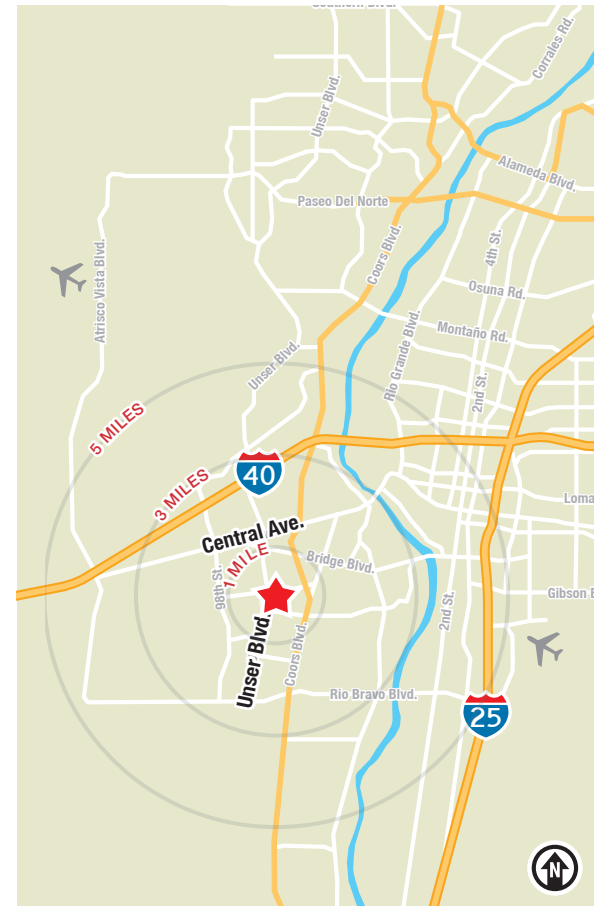
SEC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	20,522	107,866	182,819
Average HH Income	\$67,922	\$67,645	\$72,087
Daytime Employment	1,071	13,923	63,696

2022 Forecasted by Esri



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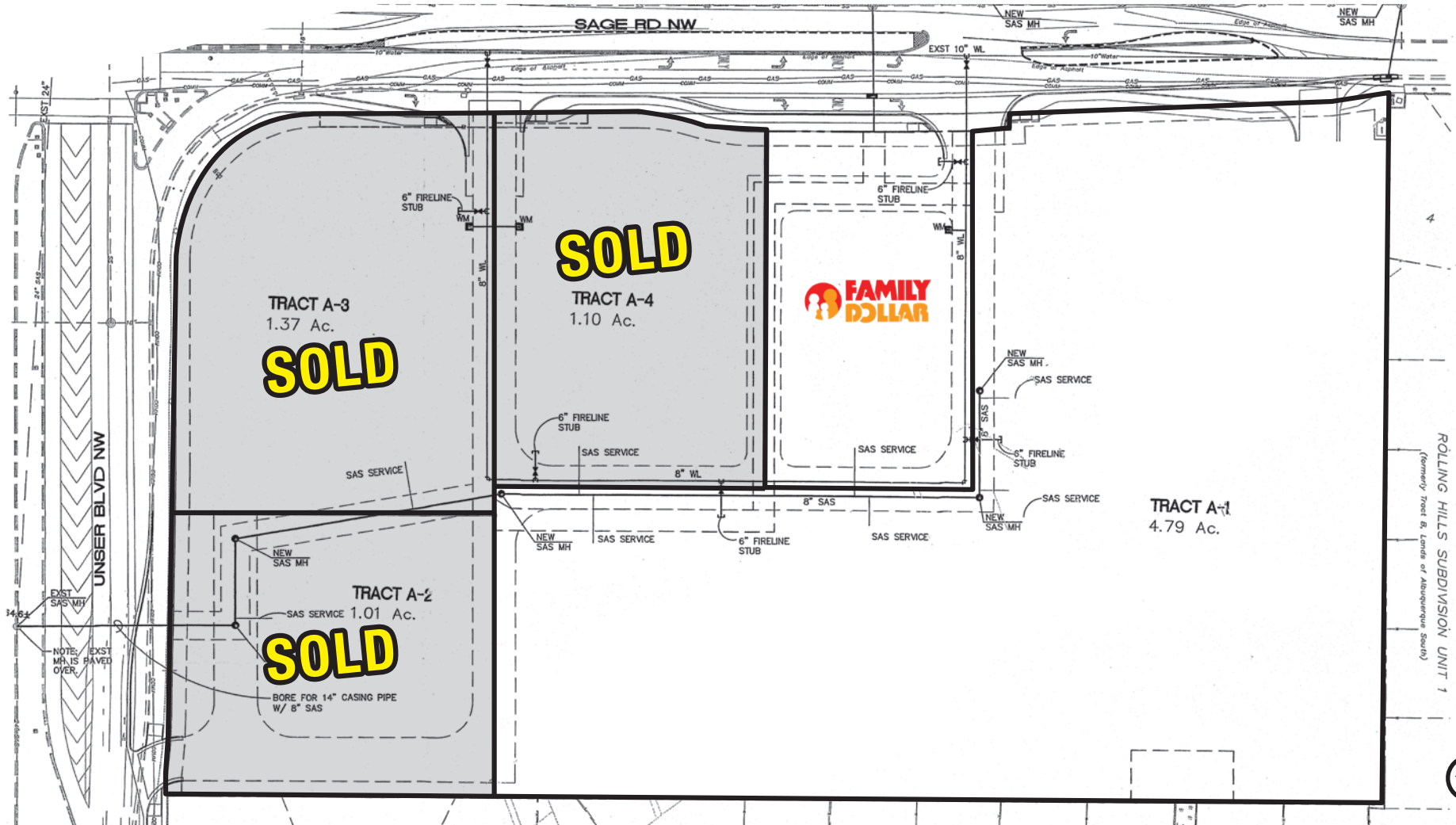
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## PRIME LAND AVAILABLE ON A HARD CORNER

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### SITE SURVEY

±4.9 Acres Available



# Albuquerque

## TRADE AREA ANALYSIS


### ALBUQUERQUE | NEW MEXICO


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.


  
**936,582**  
Albuquerque  
Metro  
Population


  
**The  
Largest**  
City in the State


#### ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)


 **654,217** City Population

 **264,145** Households

 **\$77,810** Avg. Household Income

 **\$45,730** Md. Disposable Income

 **23,491** Total Businesses

 **332,805** Total Employees

### SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.






The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$72,087**.

#### SOUTHWEST MESA DEMOGRAPHICS

	Total Population	118,412
	Average HH Income	\$67,216
	Daytime Employment	17,533

2022 Forecasted by Esri

