

For Sale or
Ground Lease

Fast-Growing Westside Opportunity

LOCATED IN AN UNDERSERVED TRADE AREA

NWC Universe & Rainbow Blvds. NW | Albuquerque, NM 87120

All Infrastructure in Place - Ready for Development!

Tierra Antigua
Elementary
949 Students

APS Soccer
Complex

Tony Hillerman
Middle School
1,224 Students

Volcano Vista
High School
2,156 Students

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

VOLCANO CLIFFS

SITE
±3.36 Ac.

Scenic Dr.

MONTECITO

Boca Negra
AMAFCA
Flood Control
Dam

Future Master
Planned Community
Developments



SALE PRICE

\$1,902,700
(\$13.00/SF)

AVAILABLE

- Land: ±3.36 Acres
- Pad Sites: ±1.0 to ±3.3 Acres
Available for Ground Lease
- Ask Advisor for Pad Site and
Ground Lease Rates

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

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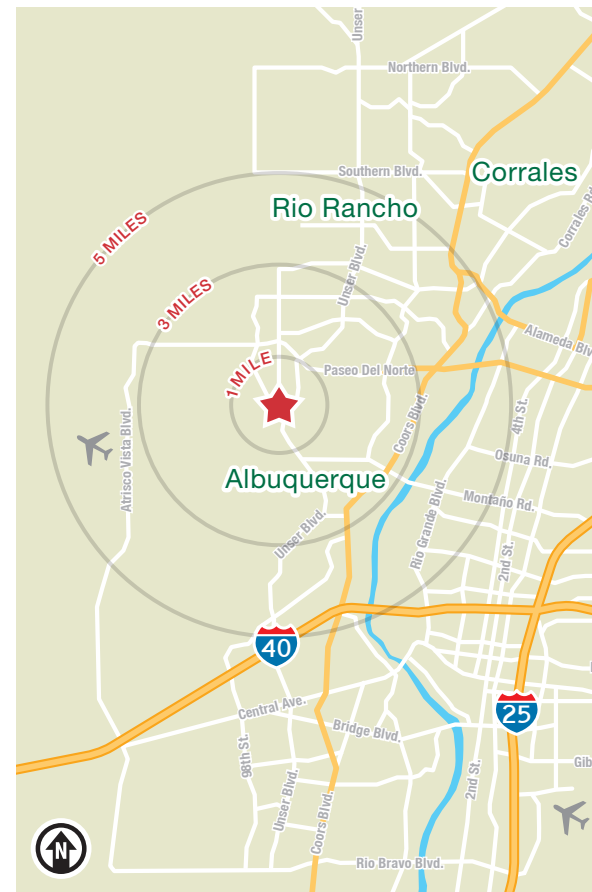
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LOCATION

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



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PHOTOS



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SITE SURVEY



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.

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


936,582
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*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.