

# Development Site Along Unser Blvd.

SEQ Unser Blvd. & Paseo del Norte | Albuquerque, NM 87114

Land  
For Sale



**AVAILABLE**  
±5.0 Acres

**SALE PRICE**  
\$6.00/SF

**ZONING**  
NR-BP, MX-H

- High density mixed-use and business park zoning
- Along the expansion of Unser Blvd.
- Utilities to be established in Unser Blvd.

Volcano Heights Development is located in the highly-desirable Northwest quadrant of Albuquerque. It is a part of the Volcano Heights area of the city and has been approved for multiple uses with site plan review going straight to DRB. Key intersections, great demographics, centralized metro location, and great views make this land opportunity the ideal launching pad for Albuquerque's next big development.

**NAISunVista** Got Space™

Opening The Door to Commercial Real Estate Excellence

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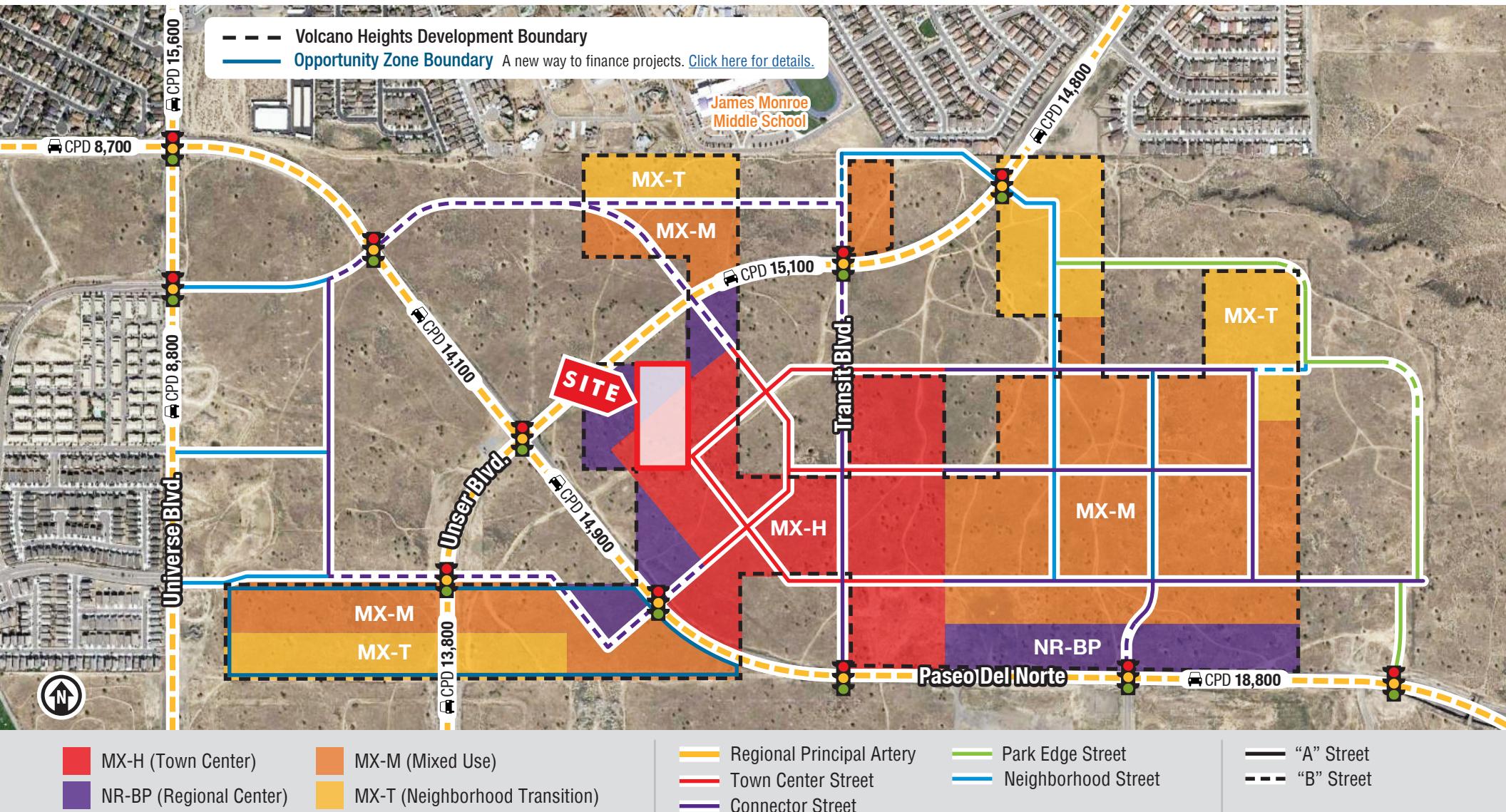
# Land For Sale

## DEVELOPMENT SITE ALONG UNSER BLVD.

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### SECTOR DEVELOPMENT PLAN

LOCATION



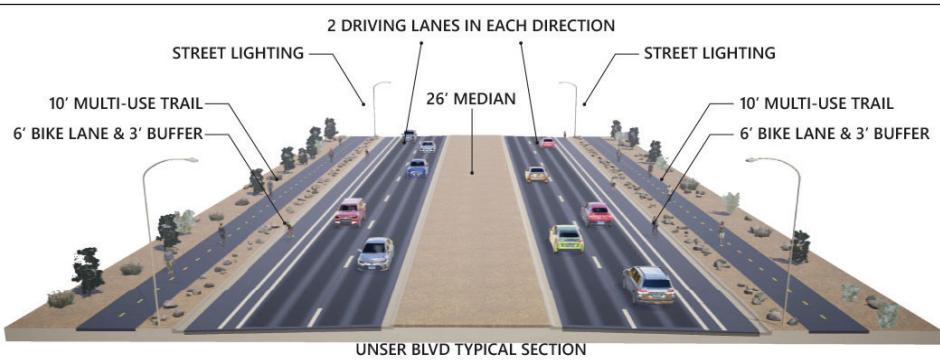
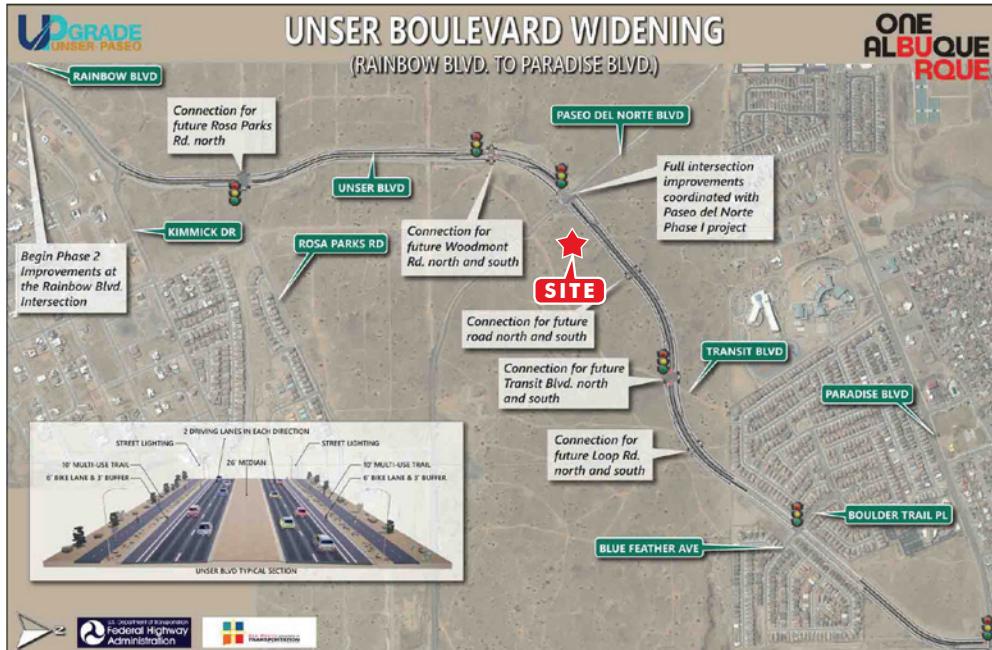
**MAI** SunVista

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## UNSER BLVD. & PASEO DEL NORTE EXPANSION PROJECT



With construction to start January 2026, The Unser Widening Project and the Paseo del Norte Widening Project are designed to improve traffic flow and reduce congestion by widening both roadways to four lanes (two lanes in each direction) with a median to separate ongoing traffic traveling in a different direction.

The projects also feature improved storm drainage, 10-foot multi-use trails, 6-foot bike lanes with 3-foot buffers, medians and street lighting. Design is complete and the first phase will be a combined project. The project is set to be completed mid-to-late 2028.

For more information, [click here](#).

### SITE DEMOGRAPHICS & AREA HIGHLIGHTS

 Zoned High Rise, MultiFamily

 Adjacent to transportation

 Key intersections planned for the Unser and Paseo del Norte Corridor

 Great demographics to support development

### WESTSIDE STRENGTHS

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities

**30%  
to 42%** 

Of Albuquerque single-family housing permits were issued in the city's Westside over the last 10 years.

Source: Housing Digest, Jan DeMaggio

### WESTSIDE STORY



**194,551**

West Side Population



**\$102,132**

Avg. Household Income



**48,944**

Total Employees

The **87114, 87120 & 87124** zip codes are among the highest employment and income areas in the Albuquerque/Rio Rancho metro area.

### ALBUQUERQUE BY THE NUMBERS



**936,582**

Metro Population



**654,217**

City Population



**\$77,810**

Avg. HH Income



**23,491**

Total Businesses



**332,805**

Total Employees

### It's Hard To Beat Albuquerque's West Side



#### GROWTH

The Westside is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



#### DEVELOPMENT

The Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facilities.



#### POPULATION

39% of the Albuquerque MSA population lives west of the Rio Grande and that number continues to climb each year.



#### HOUSING

The Westside is one of the fastest growing areas in the City, with continued master-planned developments of new housing.



#### TRANSPORTATION

The Westside is well integrated into the mass transit system with multiple bus routes throughout the area and development plans for future transit connections.



#### OPPORTUNITY

As an underserved and growing area, investors can bridge the gap of jobs and services on the Westside.

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population	5,167	83,464	156,208
Average HH Income	\$108,275	\$109,121	\$105,550
Daytime Emplymt.	449	10,617	42,339

2025 Demographics Forecasted by ESRI

