

For Sale

Westside Land Ideal for Office Sites

LOCATED IN THE GROWING UNSER BLVD. CORRIDOR



AVAILABLE

- Parcel A: ±22,000 SF
\$165,000
- Parcel B: ±33,000 SF
\$245,000

ZONING

- MX-T

HIGHLIGHTS

- 50' x 220' lots
- Utilities along front and rear property lines
- Located in a growing commercial area
- Ideal for office development
- Owner financing available

±1.26 Acres Available

SEQ Unser Blvd. & Montano Rd. NW | Albuquerque, NM 87120

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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For Sale

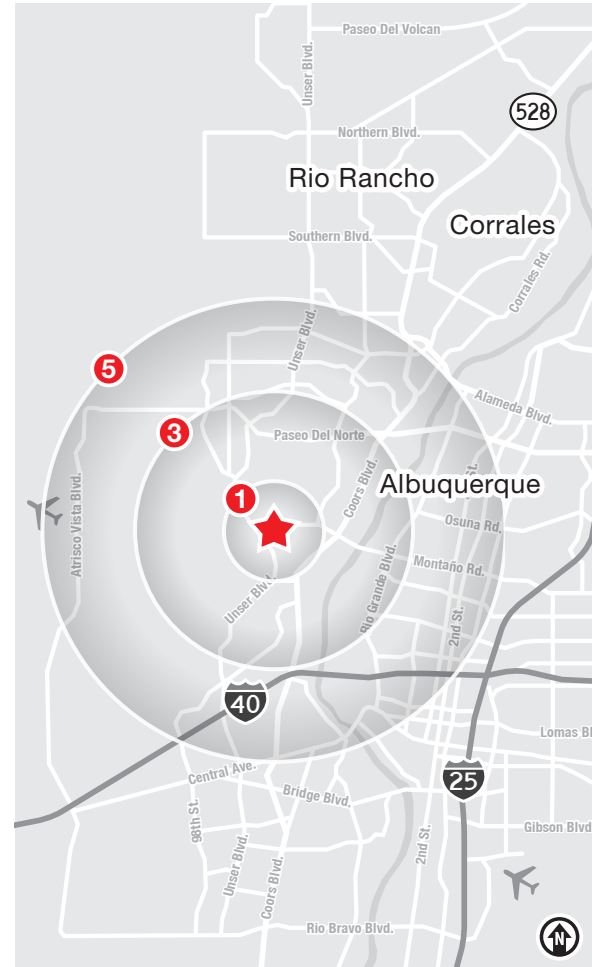
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
 Total Population	11,242	60,069	177,723
 Average HH Income	\$112,392	\$108,901	\$104,238
 Daytime Employment	581	12,326	49,873

2024 Forecasted by Esri



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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)


564,818
City Population


240,894
Households


\$93,257
Avg. Household Income


\$54,893
Md. Disposable Income


22,362
Total Businesses


296,914
Total Employees


926,835
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*

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.