



# HERITAGE MARKETPLACE

SEQ UNSER BLVD & LADERA DR  
1800 UNSER BLVD NW, ALBUQUERQUE, NM 87120



**FOR  
LEASE**

**AVAILABLE SPACE**  
1,200 SF

#### **RATE**

\$30.00 PSF NNN

NNNs\* \$7.55

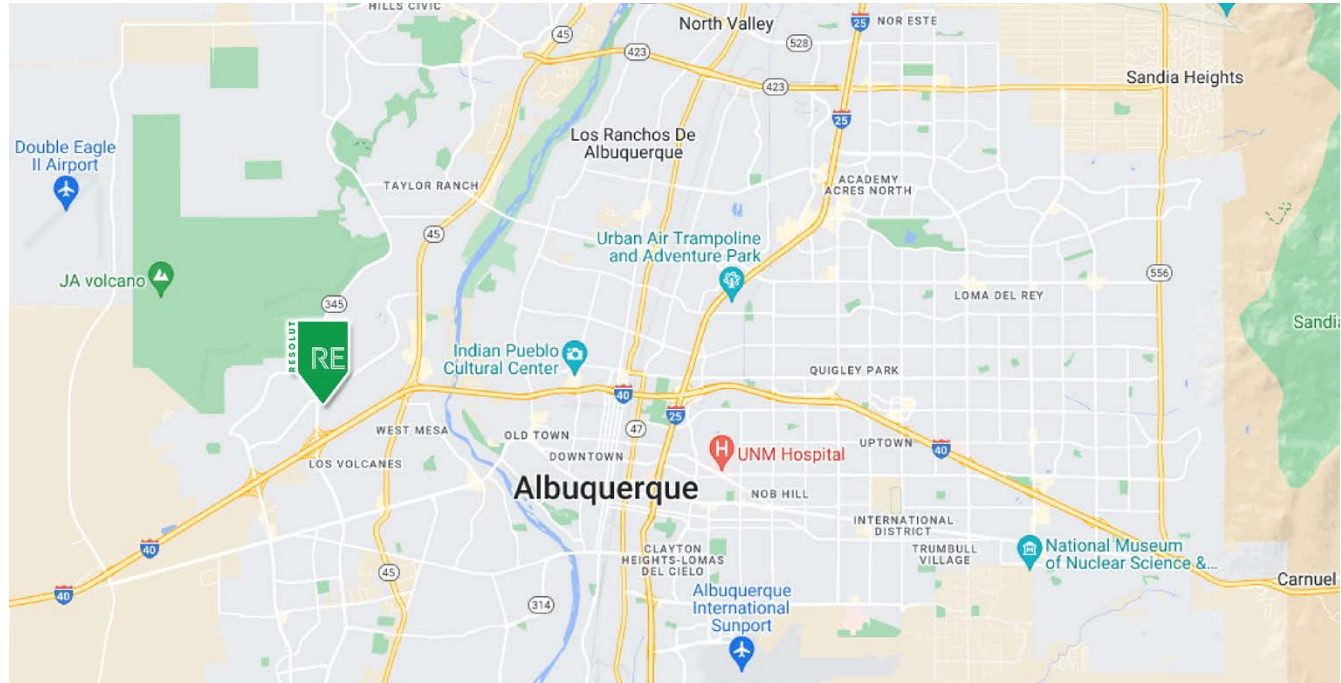
\* Estimate provided by Landlord and  
subject to change

**Austin Tidwell, CCIM**  
atidwell@resolutre.com  
505.337.0777

**Daniel Kearney**  
dkearney@resolutre.com  
505.337.0777

## PROPERTY HIGHLIGHTS

- Walmart Neighborhood (ranked 2nd in NM w/ 1.6M visits in last 12 months) shadow anchored strip center
- Great co-tenancy with Verizon Wireless, NextCare Urgent Care & Great Clips
- Newly constructed building among Starbucks, Taco Bell, McDonald's, and Burger King
- Located seconds from I-40 with huge visibility from Unser Blvd (34,404 Cars Per Day)
- Fast growing community with over 78,000 residents within 3 miles and still expanding
- 2nd Gen Smoothie shop with plumbing, grease trap and floor drains in place
- Adjacent to the proposed Rio Grande Academy of Fine Arts (K-12 1,100 students)



## AREA TRAFFIC GENERATORS



**Austin Tidwell, CCIM**

atidwell@resolutre.com | 505.337.0777

**Daniel Kearney**

dkearney@resolutre.com | 505.337.0777

## DEMOGRAPHIC SNAPSHOT 2025



**75,846**  
**POPULATION**  
3-MILE RADIUS



**\$89,234.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**38,132**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Unser Blvd: 32,105 VPD  
Ladera Dr: 14,800 VPD  
(Sites USA 2025)



## PROPERTY OVERVIEW

Heritage Marketplace is a 2017 constructed multi-tenant retail strip center that is shadow anchored by a top producing Walmart Neighborhood Market. This property features a great tenant mix, benefits from excellent street visibility and access and is one of few existing retail opportunities within this relatively new part of town. The 1,200 SF availability offers a great opportunity for food and beverage tenants to benefit from a former smoothie shop build-out, including existing plumbing, floor drains and an above-ground grease trap to save on initial infrastructure costs. All spaces offer building signage opportunities on the east and west faces and feature large storefront glass and natural light from the east.

## LOCATION OVERVIEW

The West Mesa Submarket has seen explosive growth as residents continue to push activity west of Albuquerque's core. There are now over 78,000 residents within a 3 mile radius of the Heritage Marketplace, creating a huge demand for basic retail services and with this being a very underdeveloped market. This area has also seen increased construction and job growth as a result of the Amazon Distribution and Fulfillment Center to the west of the site.

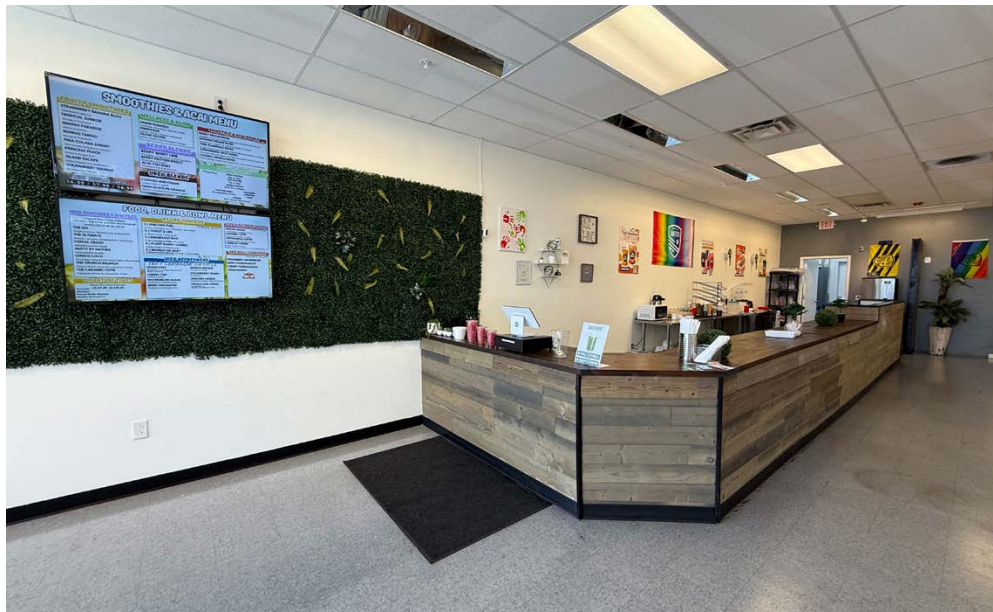
## PROPERTY OVERVIEW

Suite Size:	1,200 SF
NNN:	\$7.55 PSF
Parking Ratio:	5.67:1
Ceiling Height:	10'
Year Built:	2017
Zoning:	MX-L
Sub-Market:	West Mesa





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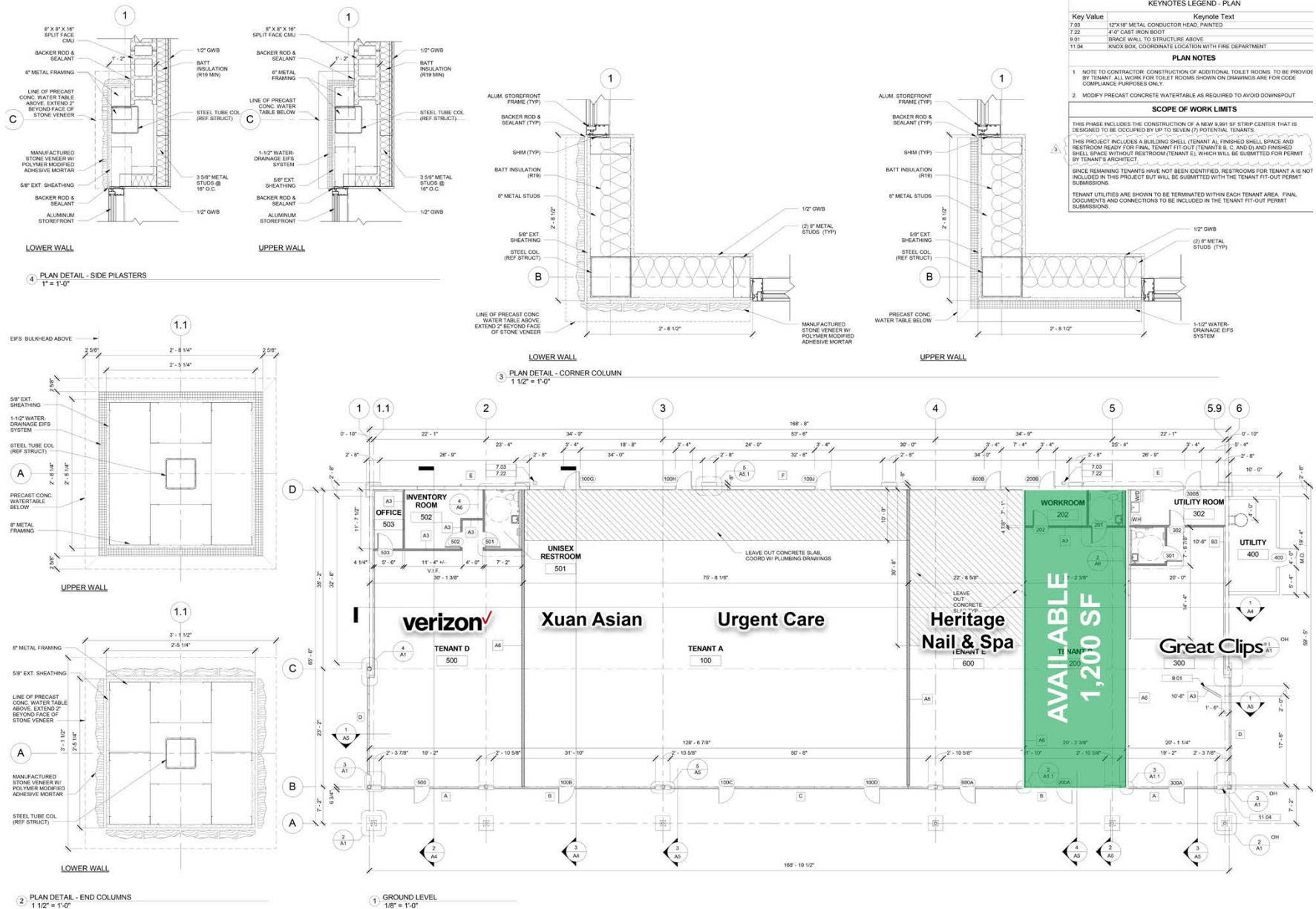


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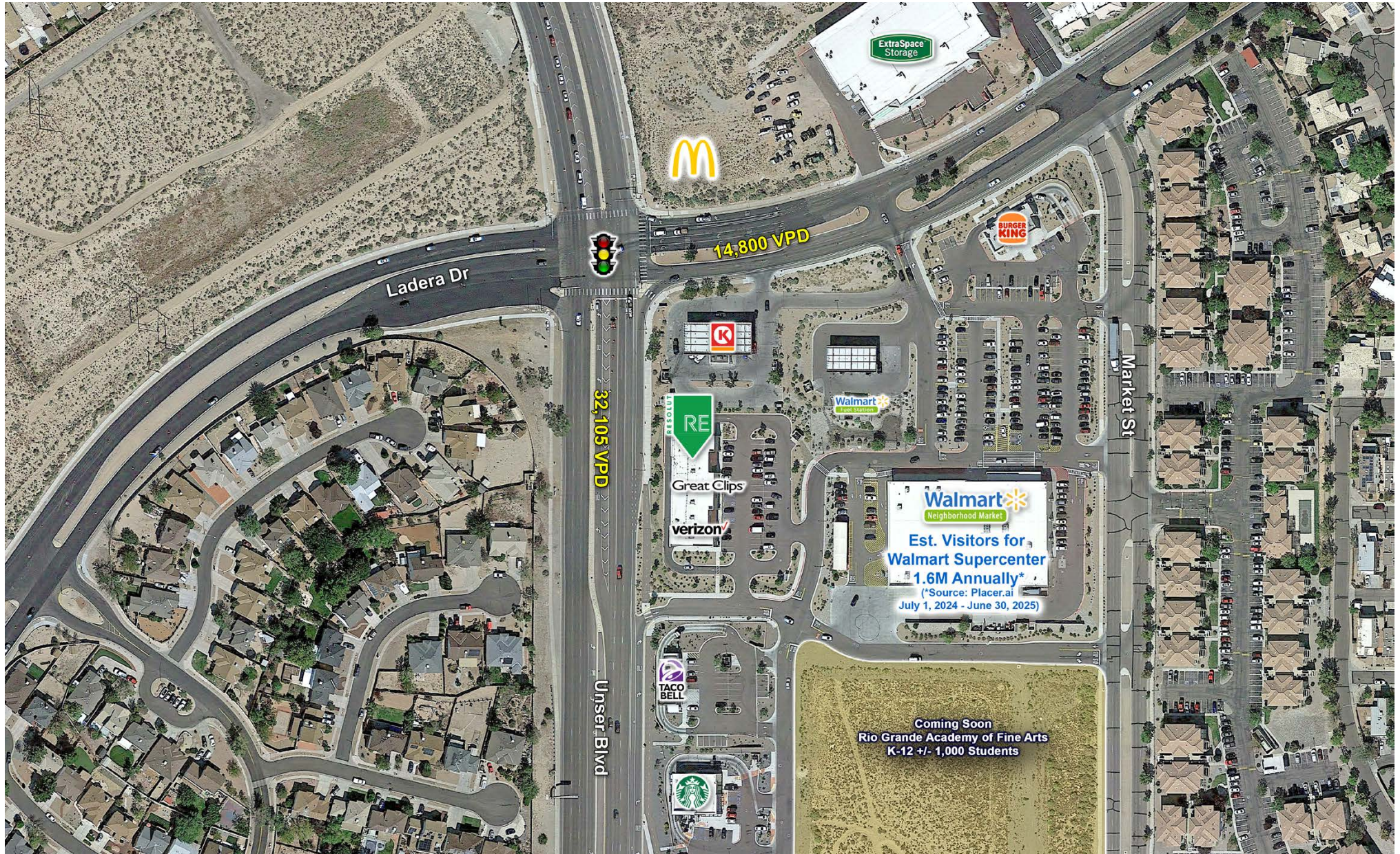




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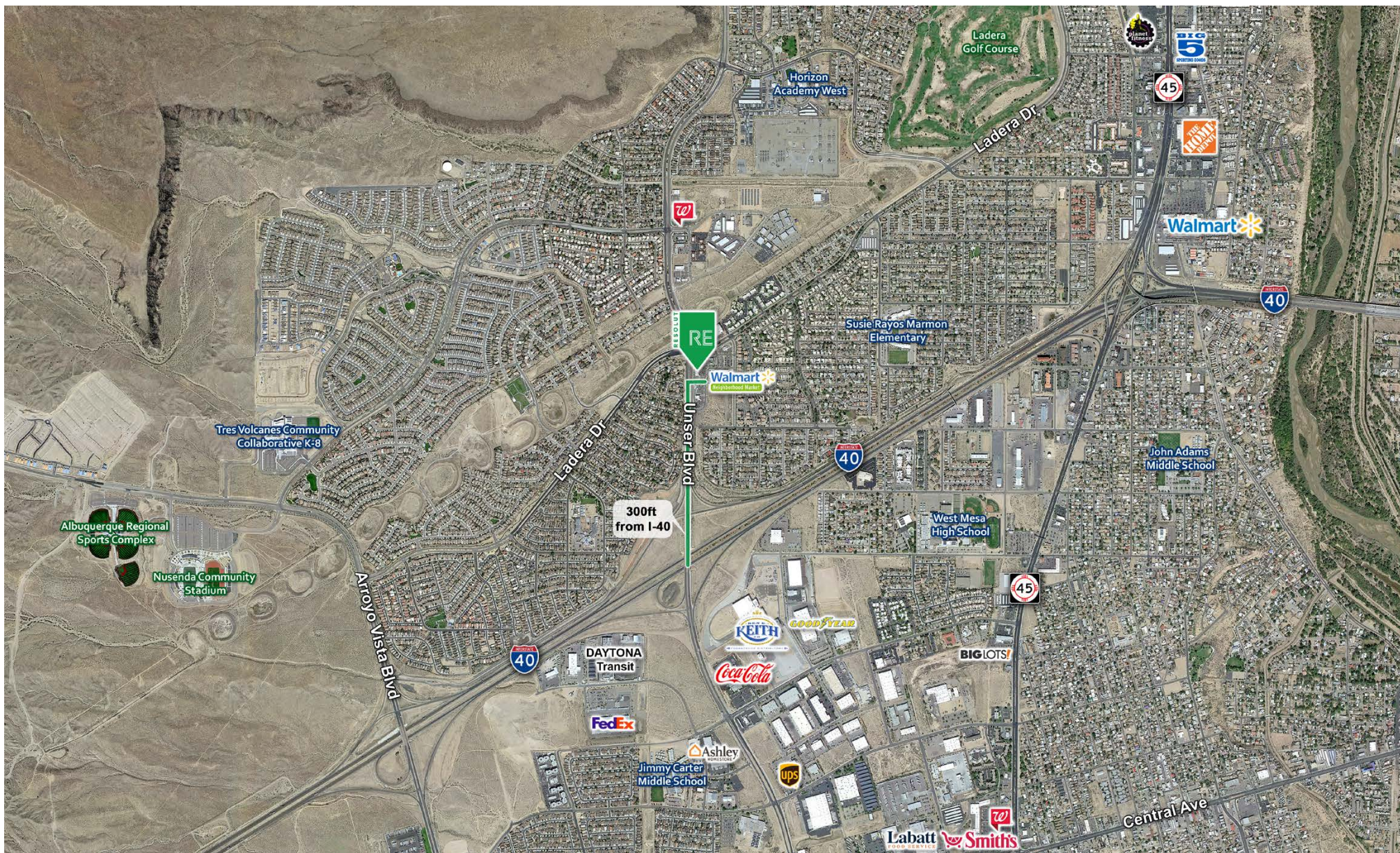








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Placer AI Data

METRICS

Walmart Neighborhood Market

1820 Unser Blvd NW, Albuquerque...

# 4676

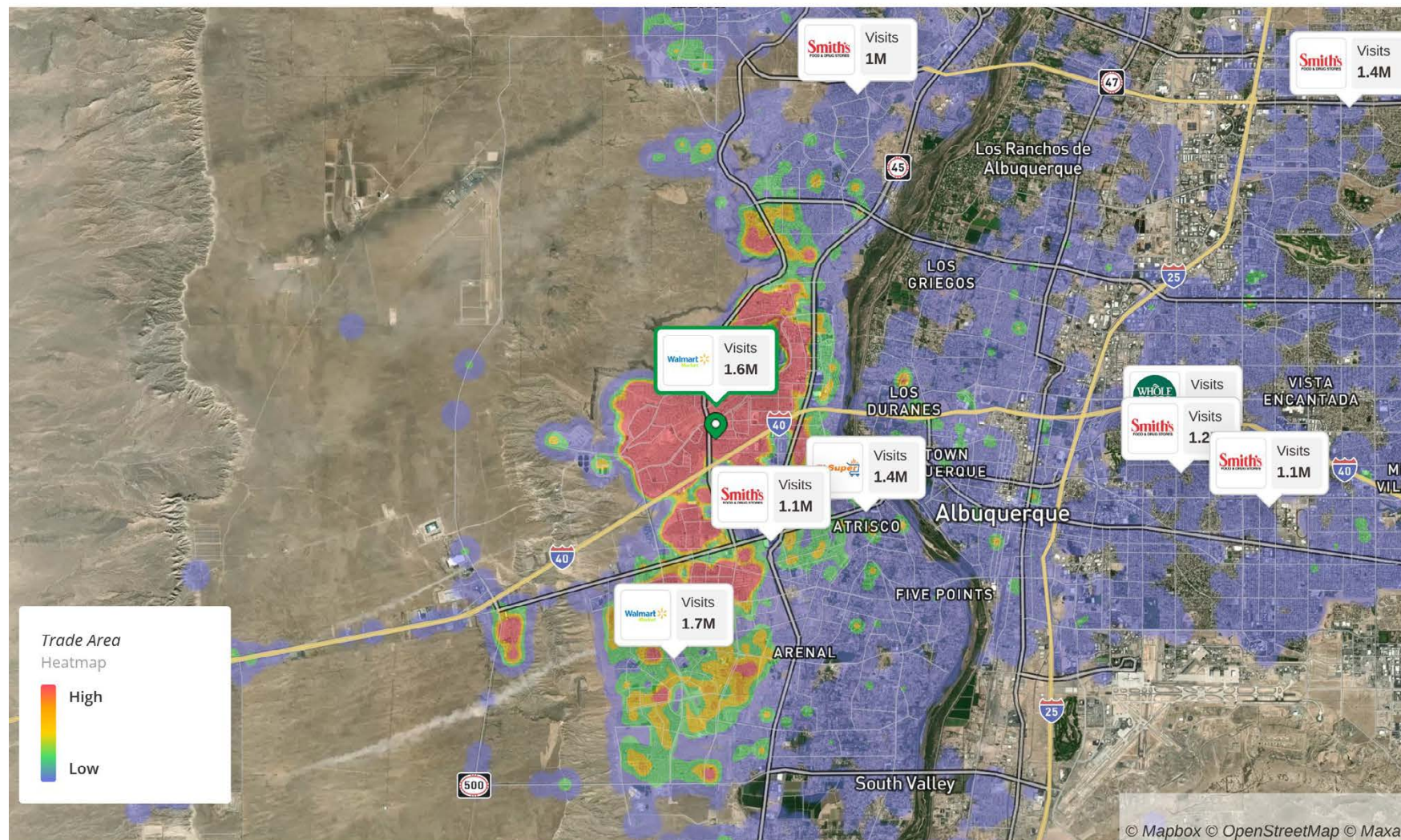
Visits	1.6M	Avg. Dwell Time	20 min
Visits / sq ft	36.33	Visits YoY	+6.1%
Size - sq ft	42.8K	Visits Yo2Y	+12.9%
Visitors	173.4K	Visits Yo3Y	+43.3%
Visit Frequency	8.97		

RANKING OVERVIEW





## MARKET LANDSCAPE



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jul 1st, 2024 - Jun 30th, 2025

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

