



AVAILABLE
1,200 SF

FOR
LEASE

AVAILABLE SPACE
1,200 SF

RATE

\$30.00 PSF NNN

NNNs* \$7.55

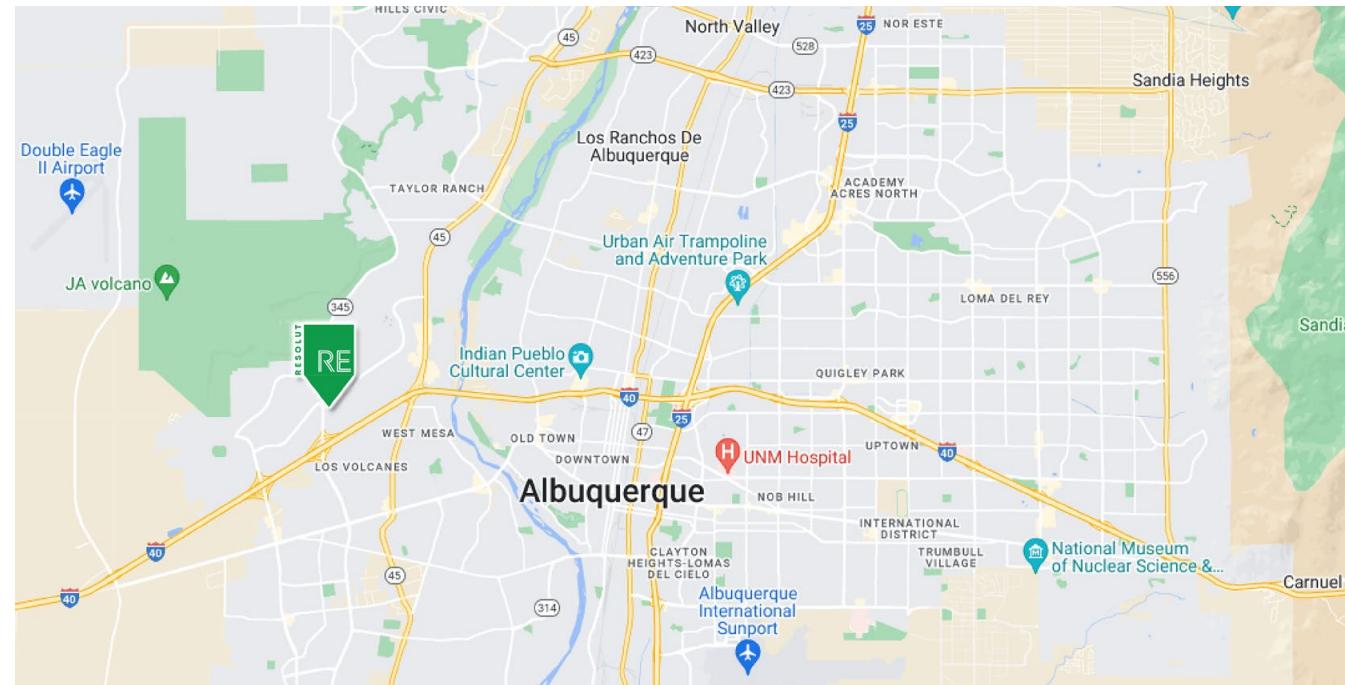
* Estimate provided by Landlord and
subject to change

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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



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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

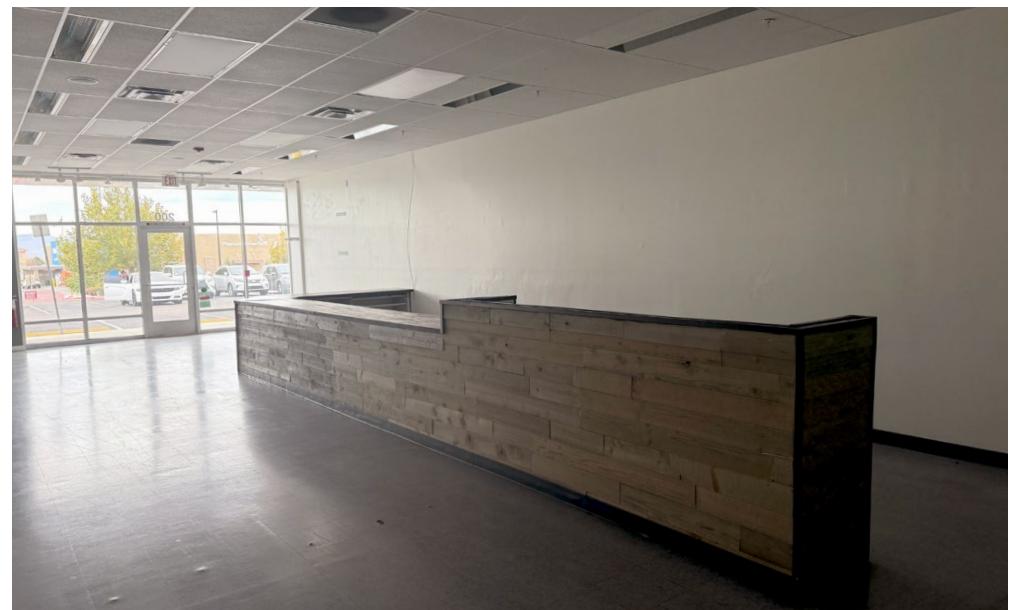
The West Mesa Submarket has seen explosive growth as residents continue to push activity west of Albuquerque's core. There are now over 78,000 residents within a 3 mile radius of the Heritage Marketplace, creating a huge demand for basic retail services and with this being a very underdeveloped market.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



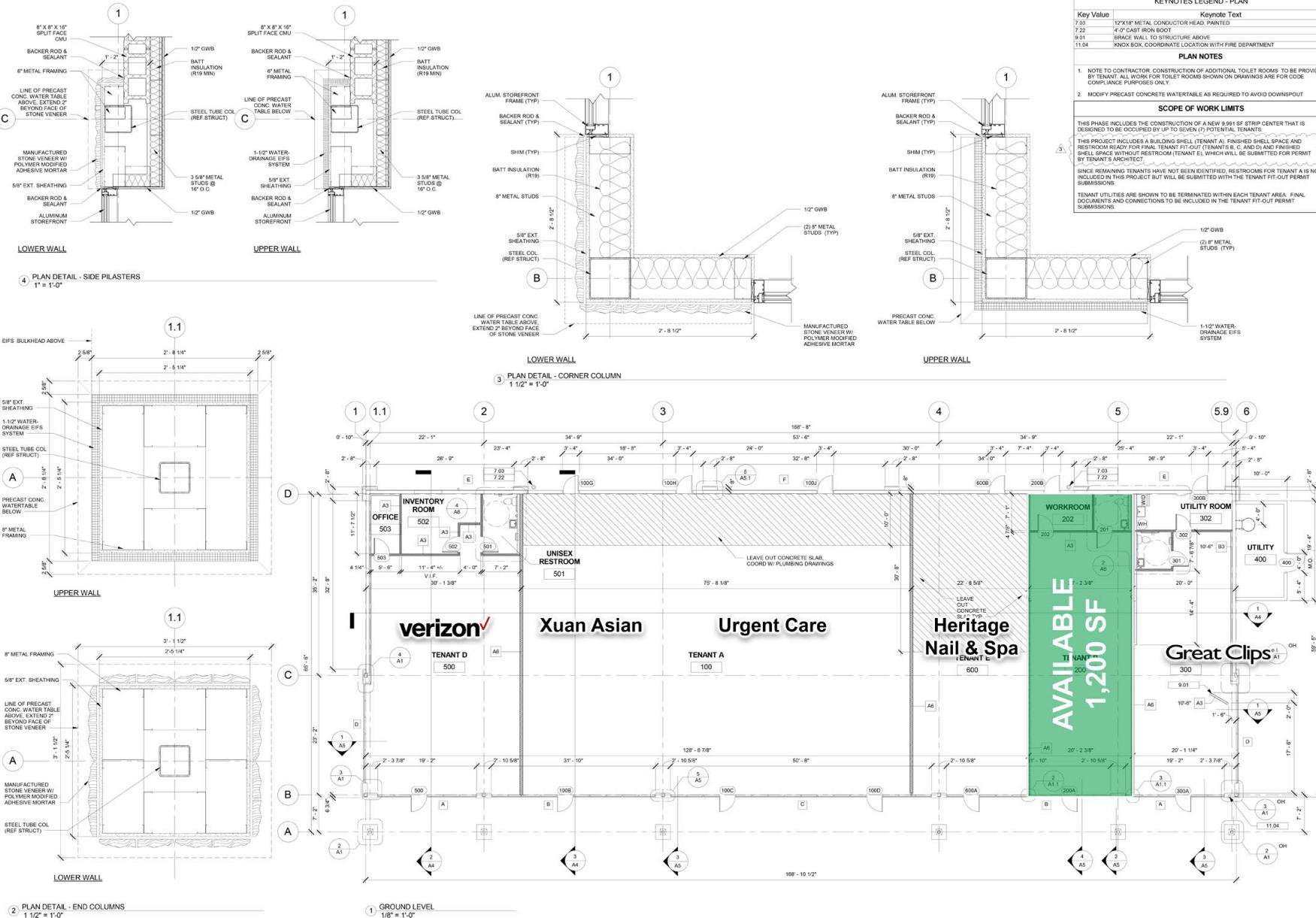
HERITAGE MARKETPLACE | 1800 Unser Blvd NW, Albuquerque, NM 87120



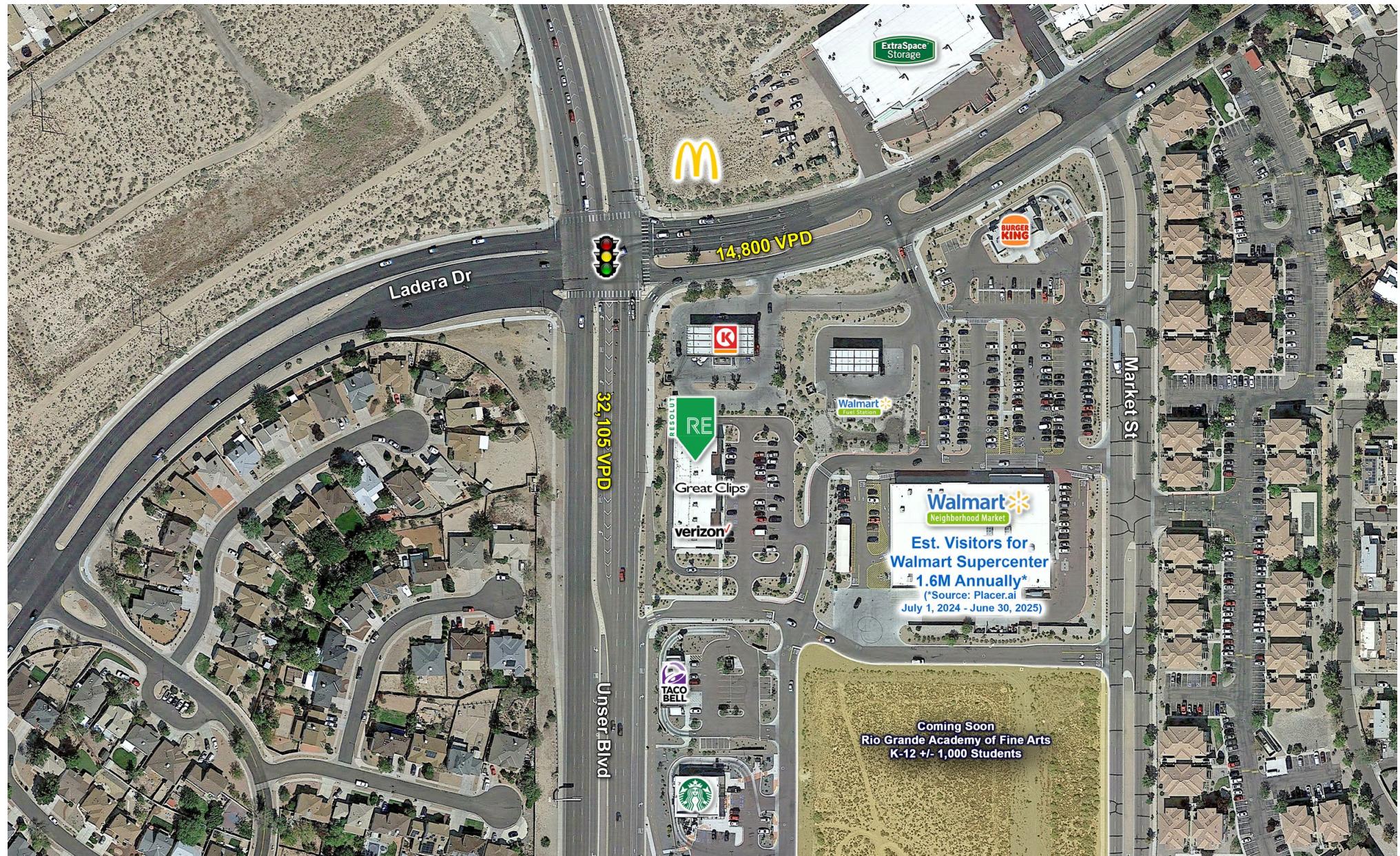
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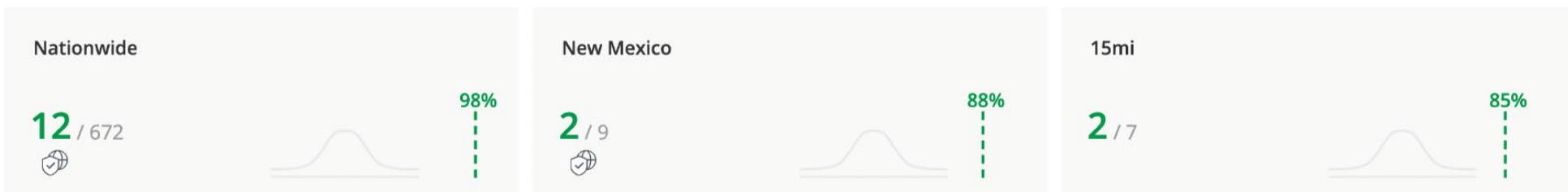
Placer AI Data

METRICS

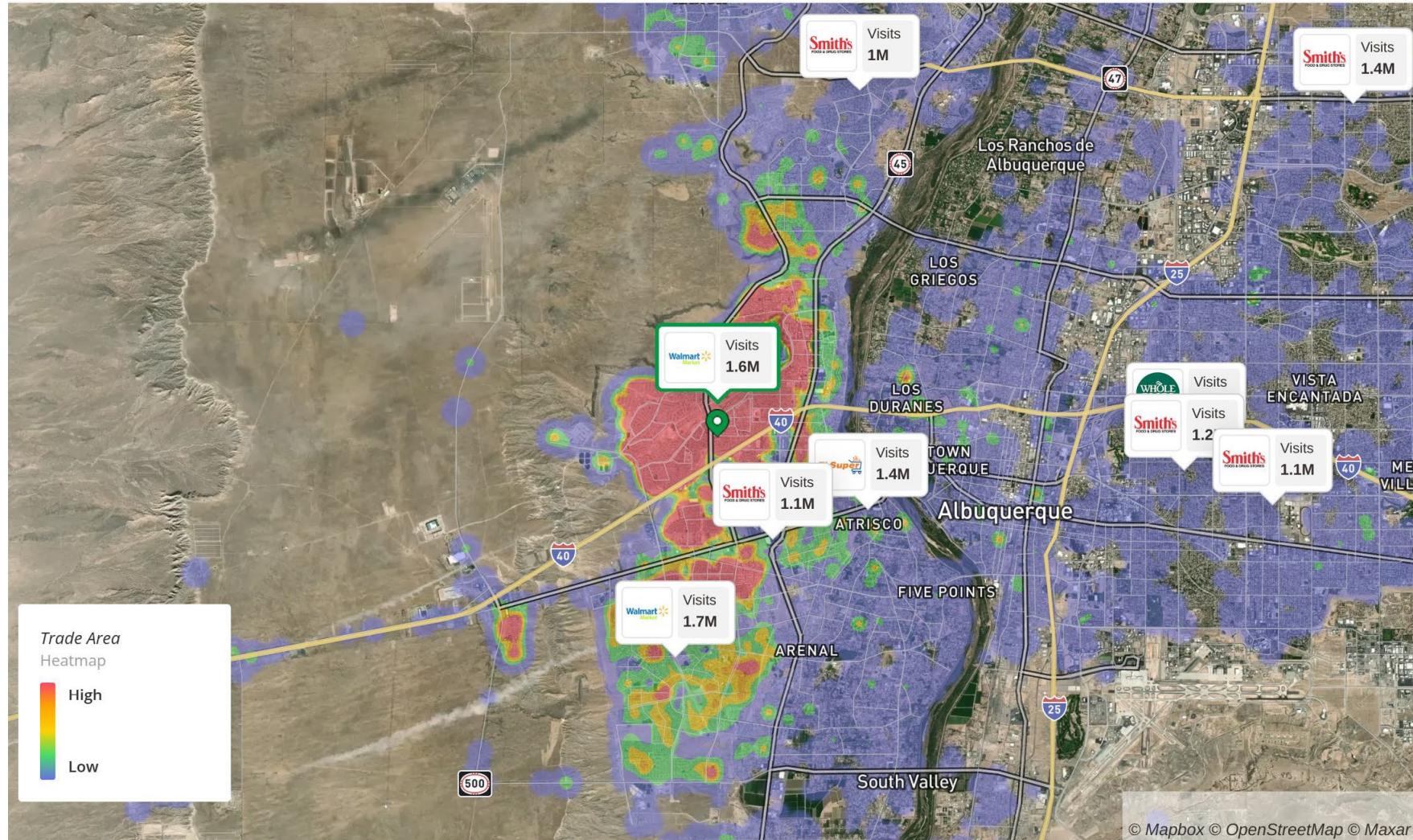
Walmart Neighborhood Market
1820 Unser Blvd NW, Albuquerque, NM 87120 # 4676

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)

