For Sale

Unser Blvd NW and Western Trail NW

Albuquerque, NM 87120



PROPERTY SUMMARY

This prominent land offering at Unser Blvd NW and Western Trail NW delivers a substantial corner holding ready for strategic commercial development. The site provides clear positioning for retail, office, or mixed-use concepts with generous frontage on both major roadways. Long-range views and unobstructed sky exposure enhance project potential while the unobstructed parcel geometry supports flexible planning and infrastructure alignment. Utilities are accessible nearby, streamlining development.

PROPERTY HIGHLIGHTS

- Corner parcel at Unser Blvd NW and Western Trail NW
- Generous frontage on two major arterial corridors
- Flexible MX-L Zoning
- Flat, development-ready topography
- Utilities located near parcel boundaries



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NM #REC-2024-0453

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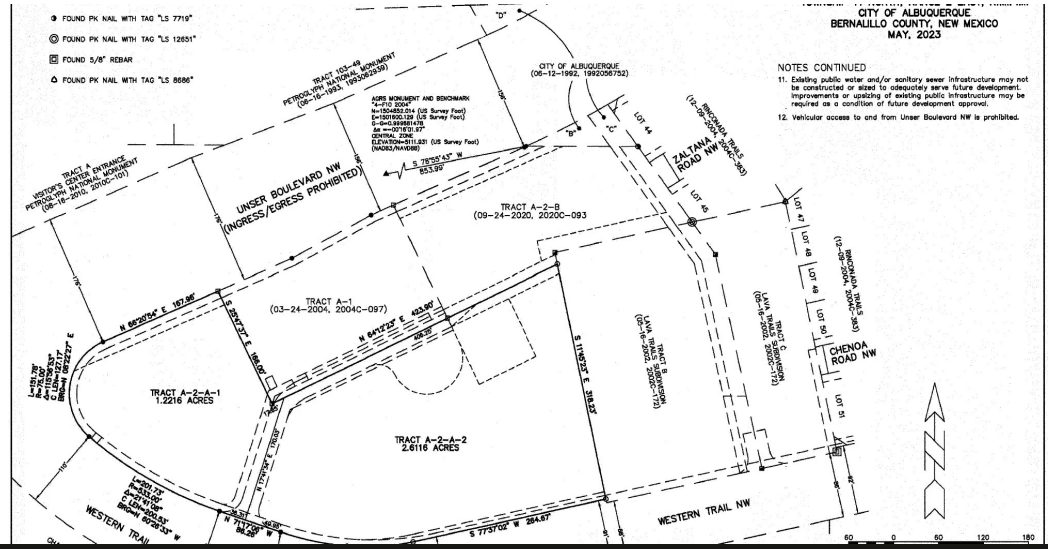
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BULLETS HEADLINE

- Commercially zoned land in a significantly underserved area of Albuquerque's Westside
- Surrounded by Density and Strong Demographics
- Flexible MX-L Zoning
- Easy Access from paved road with existing curb cuts, sidewalks and left in/out on Western Trail.
- Signalized Intersection on Unser Blvd NW.
- Utilities at or near the site









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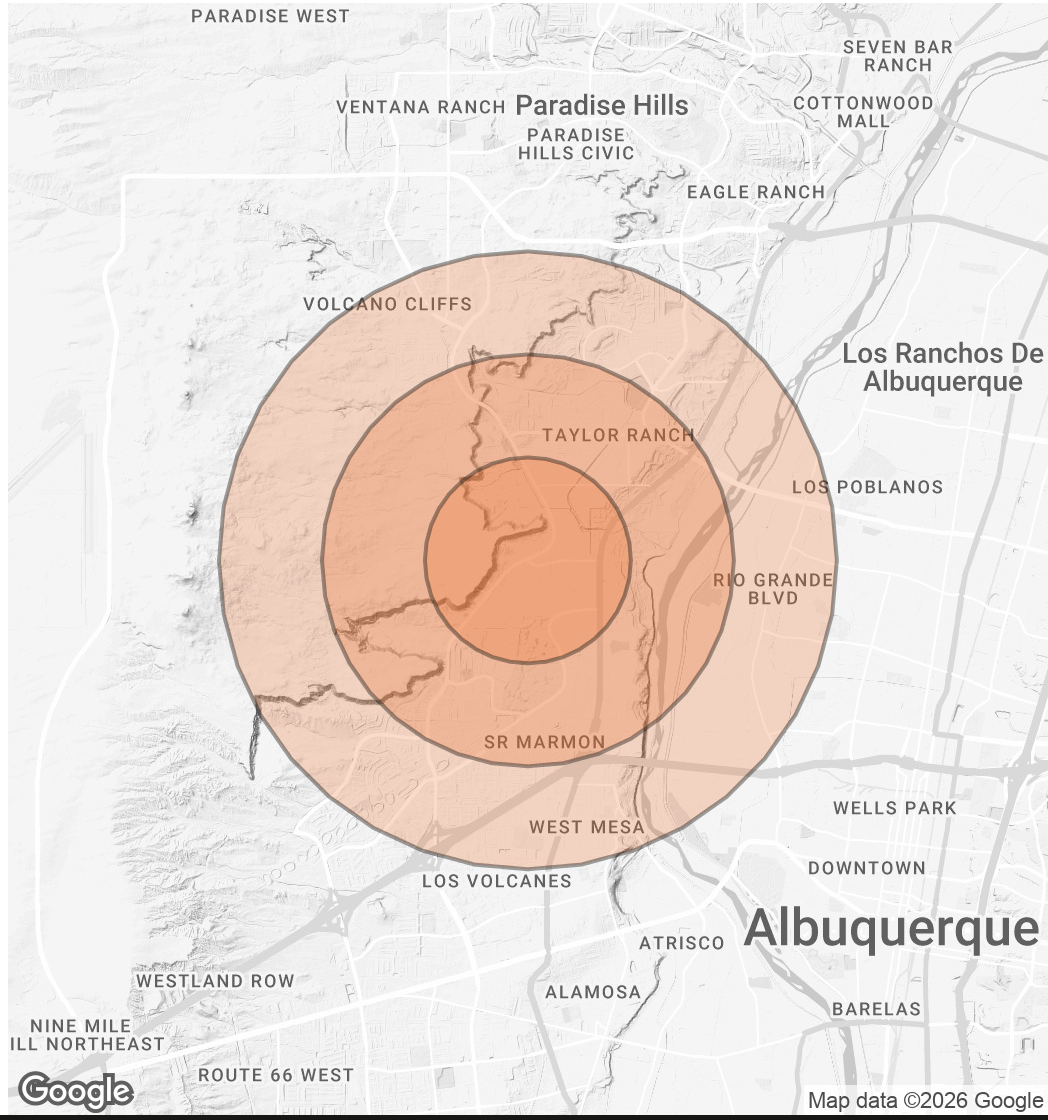
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,751	32,760	65,781
AVERAGE AGE	42.3	44.0	42.5
AVERAGE AGE (MALE)	38.2	41.1	39.9
AVERAGE AGE (FEMALE)	45.2	47.1	45.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,795	14,408	27,488
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	$87,983	$90,566	$99,479
AVERAGE HOUSE VALUE	$258,916	$285,500	$310,595

2023 American Community Survey (ACS)





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SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.

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SVN
COMMERCIAL REAL ESTATE ADVISORS

WALT ARNOLD COMMERCIAL BROKERAGE, INC.



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Albuquerque, NM 87120

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