

# For Sale

## Retail Pad Sites in a High-Growth Area

LOCATED IN A HIGH-PERFORMING RETAIL CENTER



**±3.08 Total Acres**  
**\$12.00 - \$14.00/SF**

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# For Sale

NEQ Paseo del Norte & Universe Blvd. NW | Albuquerque, NM 87114



## PROPERTY

### AVAILABLE

- Pad A: ±0.88 acres  
\$536,659.20 (\$14.00/SF)
- Pad B: ±1.06 acres  
\$646,430.40 (\$14.00/SF)
- Pad C: ±1.12 acres  
\$585,446.40 (\$12.00/SF)

### IDO ZONING

- MX-M

### HIGHLIGHTS

- Positioned at a key, signalized intersection with almost 39,000 cars per day
- Adjacent to Strip/Convenience Center which ranks in the top 17% nationally
- High-growth, high-income area with a demand for retail and services
- Surrounded by new retail construction such as Dion's, McDonald's and Dutch Bros.
- Near multiple schools with significant student traffic
- Pylon signage available along Paseo del Norte
- Level site ready for development
- All utilities to the site

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## RESTRICTIONS

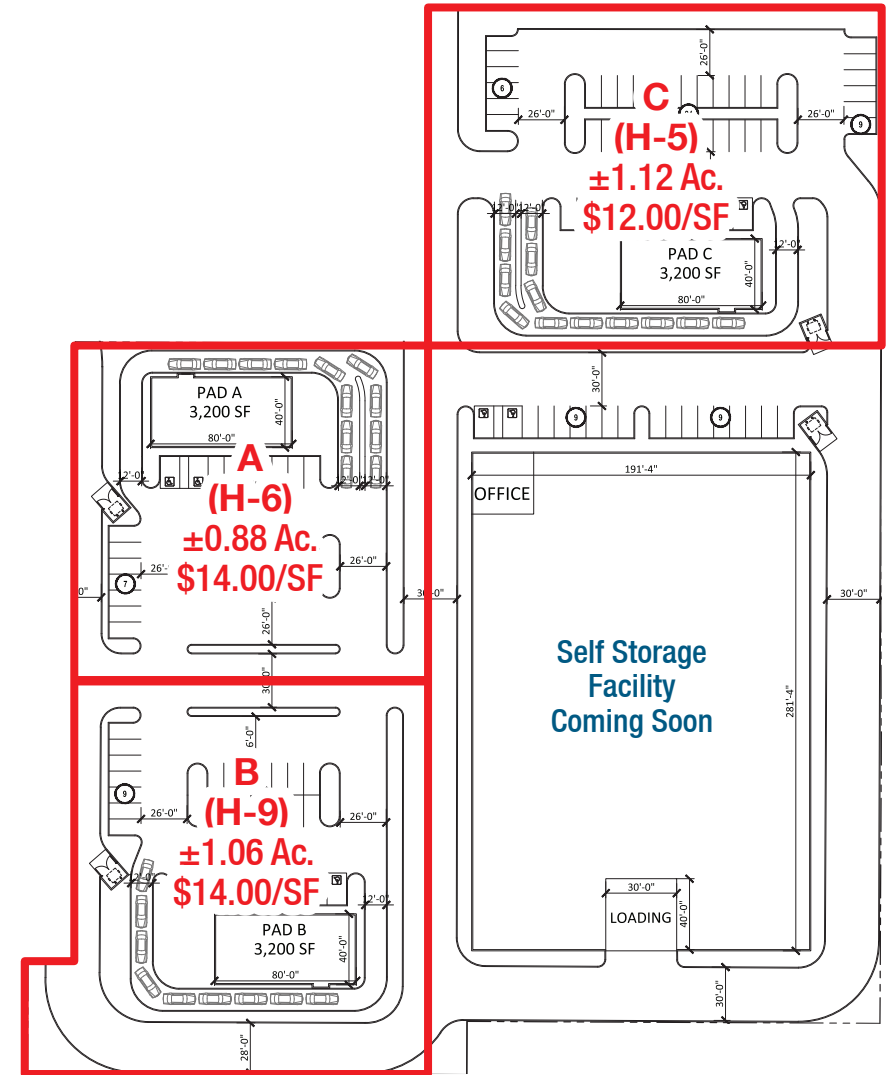
### GENERAL RESTRICTIONS ON USE:

Subject to the provisions of this Declaration, all buildings in the Shopping Center shall be used for commercial purposes of the types customarily found in retail shopping centers in the greater Albuquerque metropolitan area, including, without limitation, financial institutions, service shops, offices and retail stores. The following uses are hereby prohibited on any portion of the Shopping Center:

- Automobile body shop
- Automotive sales
- Bar, except as part of a sit down restaurant
- Carnival or Circus, outdoor
- Disco, without liquor
- Fireworks sales
- Mobile home sales
- Mortuary
- Nightclub
- Parking lot or structure (as a separate business)
- Rifle, pistol range, indoor
- Trailer rental for use elsewhere; and
- Trailer sales, mobile home and RV
- Gasoline station/convenience store is only permitted on Tract H-1
- A freestanding drugstore with a drive-up pharmacy is only permitted on Tract G-3
- Burger (See Advisors for details)

### SPECIFIC RESTRICTIONS ON USE:

Retail sales of alcohol for consumption off premises within 500 feet of any residential zoning or residential development is limited to Tracts G-2, G-3, H-1, H-2, H-3, H-4, **H-5, H-6, H-9, H-10** and H-11.





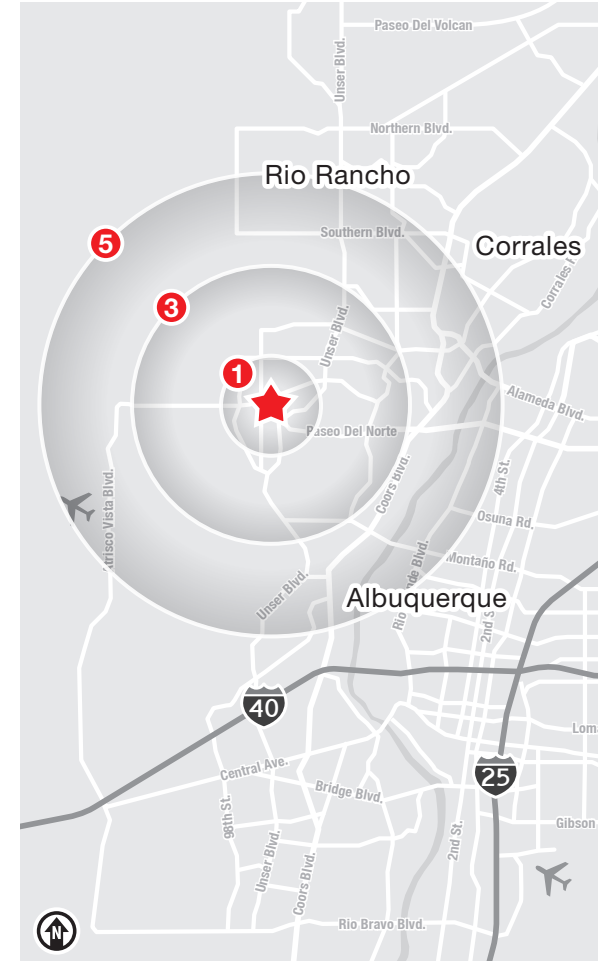
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## LOCATION

| Demographics       | 1 Mile   | 3 Mile    | 5 Mile    |
|--------------------|----------|-----------|-----------|
| Total Population   | 14,365   | 67,925    | 140,800   |
| Average HH Income  | \$97,261 | \$117,829 | \$108,353 |
| Daytime Employment | 903      | 6,548     | 32,356    |

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.

**NAI SunVista**

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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