

For Sale

Retail Pad Sites in a High-Growth Area

LOCATED IN A HIGH-PERFORMING RETAIL CENTER



±1.94 Total Acres
\$14.00/SF

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

NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

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PROPERTY

AVAILABLE

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

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 15% 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

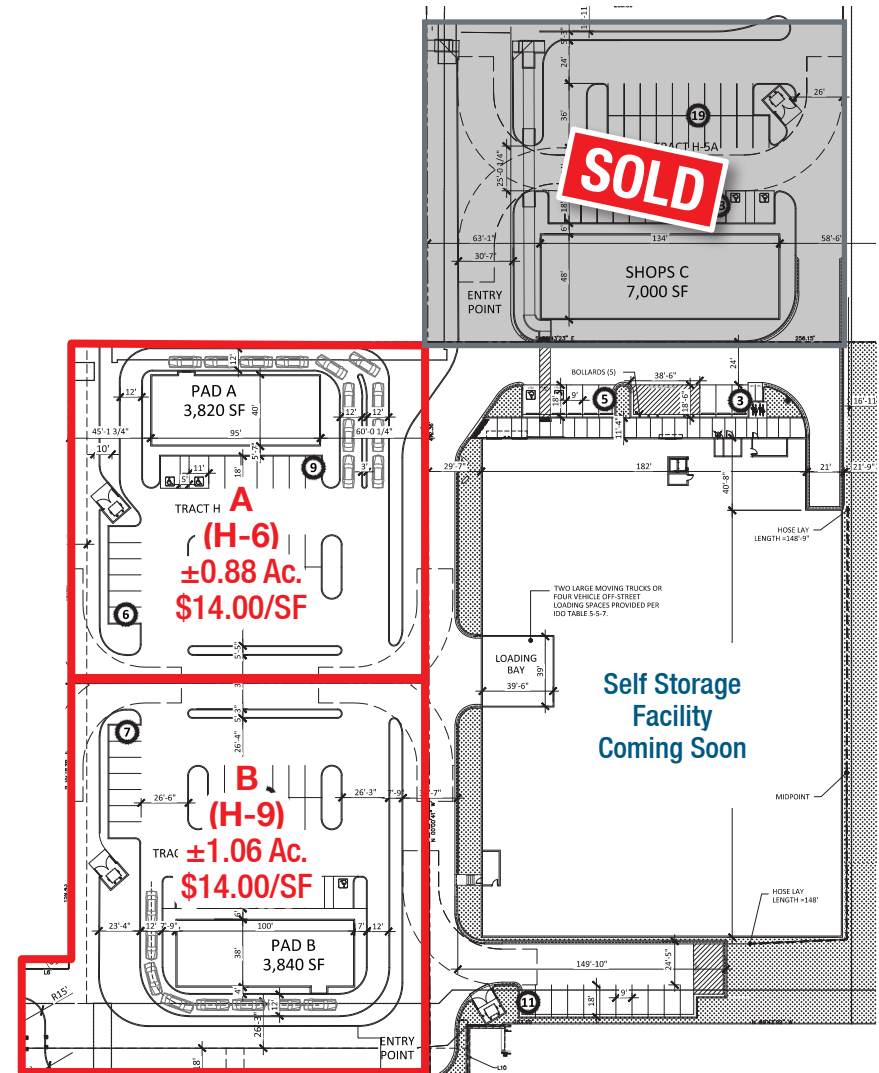
GENERAL RESTRICTIONS ON USE

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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Recent Housing Activity

Los Diamantes
±578 Homes

CNM

Universe Sports Park

Irving Blvd. NW

VENTANA RANCH

Ventana Ranch West

The Trails
±344 Homes

Paseo del Norte NW

Black Ranch

Catalonia Valle Prado Durango
±245 Homes

PETROGLYPH NATIONAL MONUMENT

Tierra Antigua Elementary

Tony Hillerman Middle School

Volcano Cliffs

MONTECITO

SITE

Ventana Ranch Elementary School

DOLLAR TREE
KFC
O'Reilly
Paradise Liquors

Paradise Hills Little League Complex

Paradise Hills Community Center

James Monroe Middle School

Sunset View Elementary School

Vista Verde
±300 Apts.

Volcano Heights Mixed-Use Development

Paseo del Norte NW

Build-to-Rent
±218 Homes

Estates at La Cuentista
±125 Homes

Petroglyph Estates
±238 Homes

Smith's
ACE
Walmart
Starbucks
McDonald's
Blakes LOTABURGER

Chamisa Middle School

Marie M. Hughes Elementary School

Advantech Auto Parts
ExtraSpace Storage
CVS
Crackin' Crab
McDonald's
Starbucks
TACO BELL

PRESBYTERIAN RUST MEDICAL CENTER

Smith's
BURGER KING
SUBWAY

Irving Blvd. NW

Paradise Blvd. NW

Unser Blvd. NW

SONIC
Popeyes

Walmart
Starbucks

Golf Course Rd. NW

Westside Blvd. NW

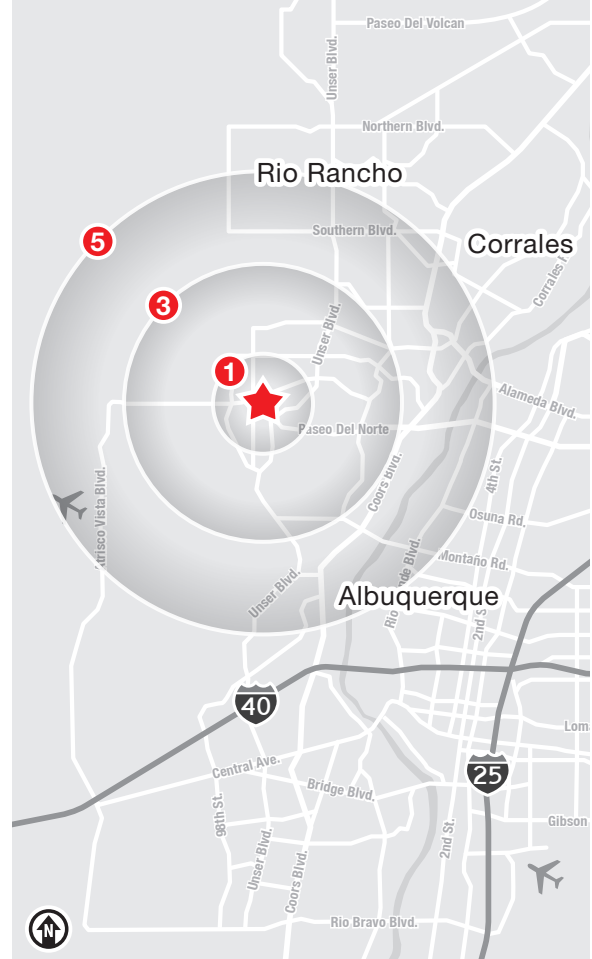
McMahon Blvd. NW

Coors Blvd. NW

LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,526	69,102	142,168
Average HH Income	\$100,073	\$121,967	\$111,256
Daytime Employment	1,173	6,713	31,817

2025 Forecasted by Esri



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AERIAL IMAGES



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CONCEPTUAL RENDERINGS



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ADJACENT RETAIL



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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 2025 Demographics)


566,057
City Population


241,738
Households


\$95,396
Avg. Household Income


\$56,388
Md. Disposable Income


21,751
Total Businesses


277,887
Total Employees


932,477
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



Petroglyph National Monument



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.