

Mixed-Use Westside Land

ON THE HIGH-TRAFFIC UNSER CORRIDOR

For Sale, Lease
or Build-to-Suit]



SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114

Visit Our YouTube Channel
to See this Property Video



AVAILABLE
±0.73 to ±2.56 Acres



PRICE/RATES
Land: See Advisor Retail Suites: \$34.00/SF + NNN



IDO ZONING
MX-M

NASunVista] **Got Space™**

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges, CCIM
rob@sunvista.com
505 977 5094

**For Sale, Lease
or Build-to-Suit**

MIXED-USE WESTSIDE LAND ON UNSER BLVD.

SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114

LOCATION

AVAILABLE

- ±0.73 to ±2.56 Acres

PRICE/RATES

- Land: See Advisor
- Lot 4 Retail Suites:
\$34.00/SF + NNN
(3 Inline Suites)

IDO ZONING

- [MX-M](#) 

HIGHLIGHTS

- Conceptual development plan includes retail with drive-thru options
- Property delivered in construction-ready condition with earthwork completed
- Multiple access points to property
- Located within two signalized intersections: Unser & McMahon (56,500 CPD) and Unser & Bandelier (23,300 CPD)
- .35 miles from Rust Presbyterian Hospital and 1.17 miles from Lovelace Westside & UNM Care Hospitals



**For Sale, Lease
or Build-to-Suit**

MIXED-USE WESTSIDE LAND ON UNSER BLVD.

SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114



AREA HIGHLIGHTS

WITHIN A
5-MILE
RADIUS

2024 Demographics Forecasted by ESRI



167,383

Population



\$109,269

Avg. Household
Income



42,216

Total Employees



DEVELOPMENT

West Albuquerque is the fastest-growing sector of the city. It boasts consistent housing development and new infrastructure endeavors, including vital transportation projects, ongoing commercial, medical and educational facility development.



HOUSING

30 to 42% of Albuquerque single-family housing permits were issued in the city's northwest quadrant over the last 10 years.



POPULATION

38% of the Albuquerque MSA population lives west of the Rio Grande (river)



505 878 0001 | sunvista.com | [f](#) [X](#) [in](#) [v](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges, CCIM
rob@sunvista.com
505 977 5094

**For Sale, Lease
or Build-to-Suit**

MIXED-USE WESTSIDE LAND ON UNSER BLVD.

SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114



**For Sale, Lease
or Build-to-Suit**

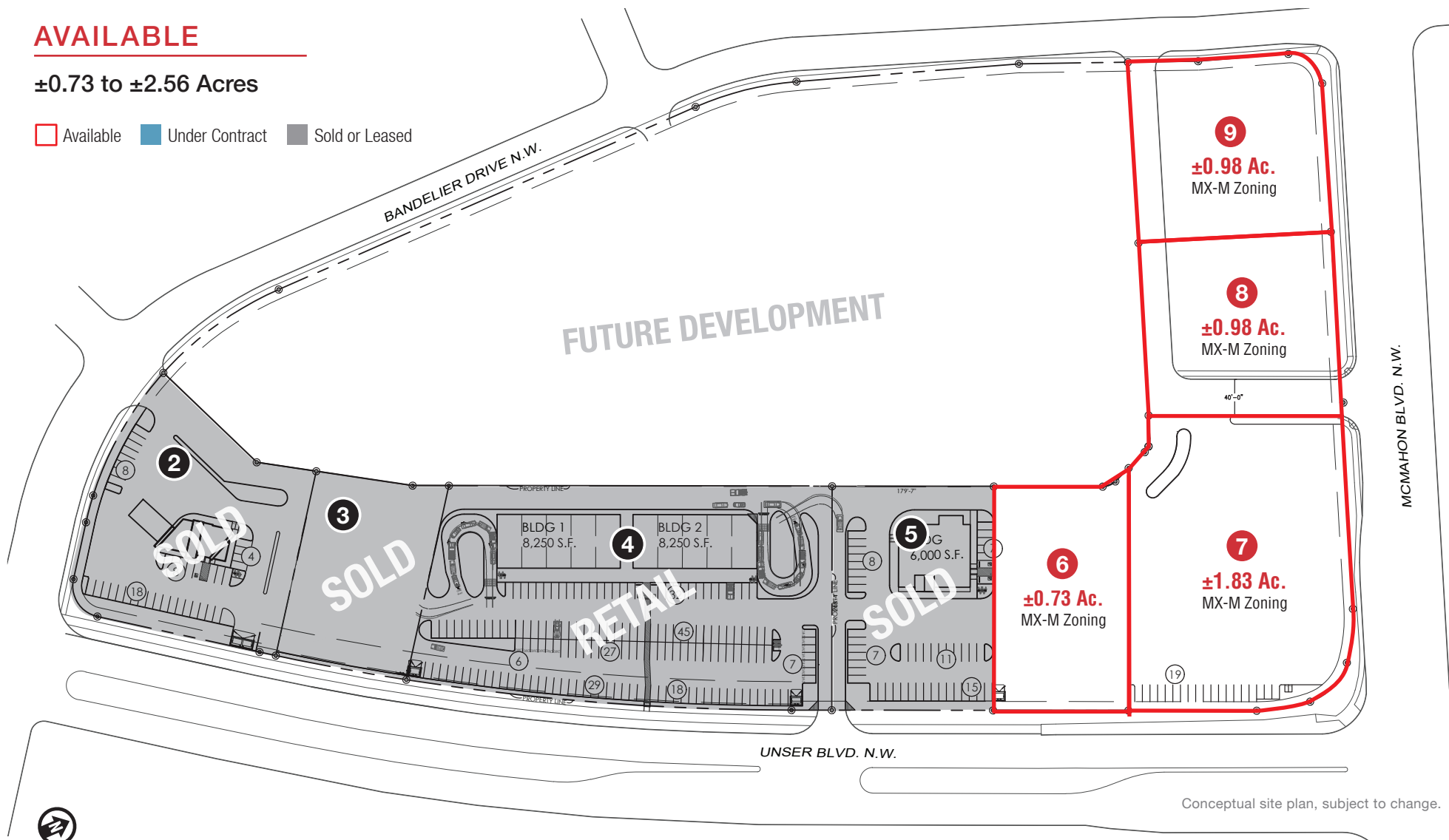
MIXED-USE WESTSIDE LAND ON UNSER BLVD.

SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114

AVAILABLE

±0.73 to ±2.56 Acres

□ Available ■ Under Contract ■ Sold or Leased



For Sale, Lease or Build-to-Suit




MIXED-USE WESTSIDE LAND ON UNSER BLVD.

SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114

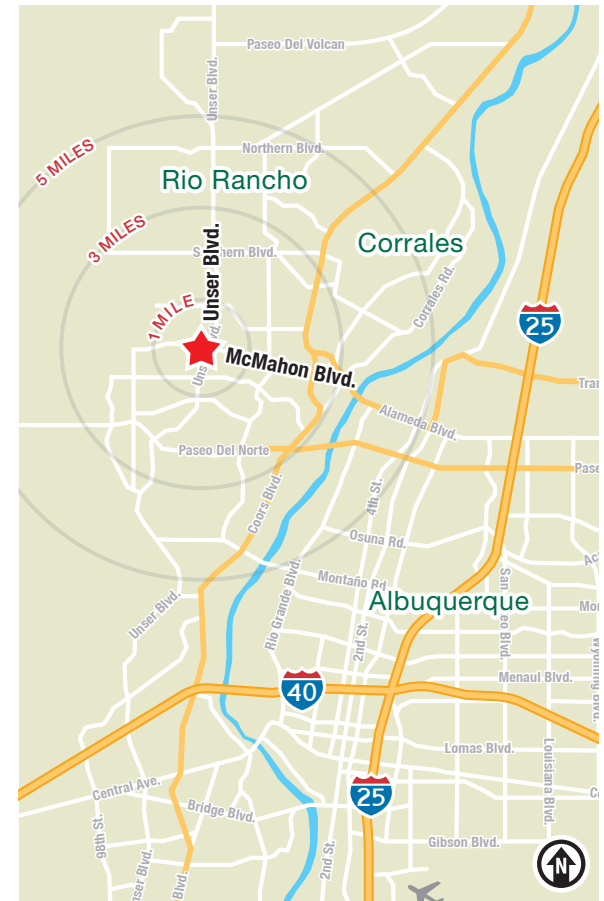
DEMOGRAPHICS | 1, 3 & 5 MILE

| | 1 Mile | | 3 Mile | | 5 Mile | |
|--------------------------------------|--------------|---------|--------------|---------|--------------|---------|
| Summary | 2024 | | 2024 | | 2024 | |
| Population | 14,325 | | 92,661 | | 167,955 | |
| Households | 5,394 | | 35,915 | | 65,737 | |
| Families | 3,538 | | 23,935 | | 43,787 | |
| Average Household Size | 2.63 | | 2.57 | | 2.53 | |
| Owner Occupied Housing Units | 4,321 | | 27,466 | | 51,301 | |
| Renter Occupied Housing Units | 1,073 | | 8,449 | | 14,436 | |
| Median Age | 37.6 | | 38.2 | | 40.0 | |
| Trends: 2024-2029 Annual Rate | State | | State | | State | |
| Population | 0.22% | | 0.22% | | 0.22% | |
| Households | 0.64% | | 0.64% | | 0.64% | |
| Families | 0.37% | | 0.37% | | 0.37% | |
| Owner HHs | 1.13% | | 1.13% | | 1.13% | |
| Median Household Income | 3.49% | | 3.49% | | 3.49% | |
| Households by Income | 2024 | | 2024 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 228 | 4.2% | 1,913 | 5.3% | 3,279 | 5.0% |
| \$15,000 - \$24,999 | 301 | 5.6% | 1,510 | 4.2% | 2,789 | 4.2% |
| \$25,000 - \$34,999 | 163 | 3.0% | 1,507 | 4.2% | 3,311 | 5.0% |
| \$35,000 - \$49,999 | 470 | 8.7% | 3,482 | 9.7% | 6,228 | 9.5% |
| \$50,000 - \$74,999 | 887 | 16.4% | 6,198 | 17.3% | 11,105 | 16.9% |
| \$75,000 - \$99,999 | 780 | 14.5% | 5,855 | 16.3% | 10,333 | 15.7% |
| \$100,000 - \$149,999 | 1,245 | 23.1% | 8,336 | 23.2% | 15,208 | 23.1% |
| \$150,000 - \$199,999 | 586 | 10.9% | 4,110 | 11.4% | 7,026 | 10.7% |
| \$200,000+ | 733 | 13.6% | 3,000 | 8.4% | 6,448 | 9.8% |
| Median Household Income | \$94,689 | | \$87,393 | | \$88,051 | |
| Average Household Income | \$121,383 | | \$107,745 | | \$111,367 | |
| Per Capita Income | \$45,863 | | \$41,642 | | \$43,530 | |

DEMO SNAP SHOT

| Demographics | 1 mile | 3 mile | 5 mile |
|--|-----------|-----------|-----------|
|  Total Population | 14,325 | 92,661 | 167,955 |
|  Average HH Income | \$121,383 | \$107,745 | \$111,367 |
|  Daytime Employment | 1,495 | 23,142 | 44,044 |

2024 Forecasted by Esri



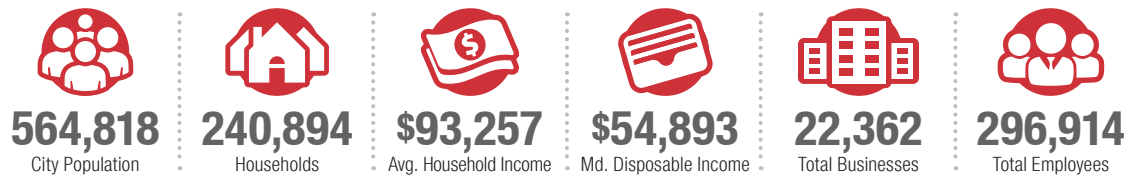
Albuquerque

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)



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*




926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State



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.