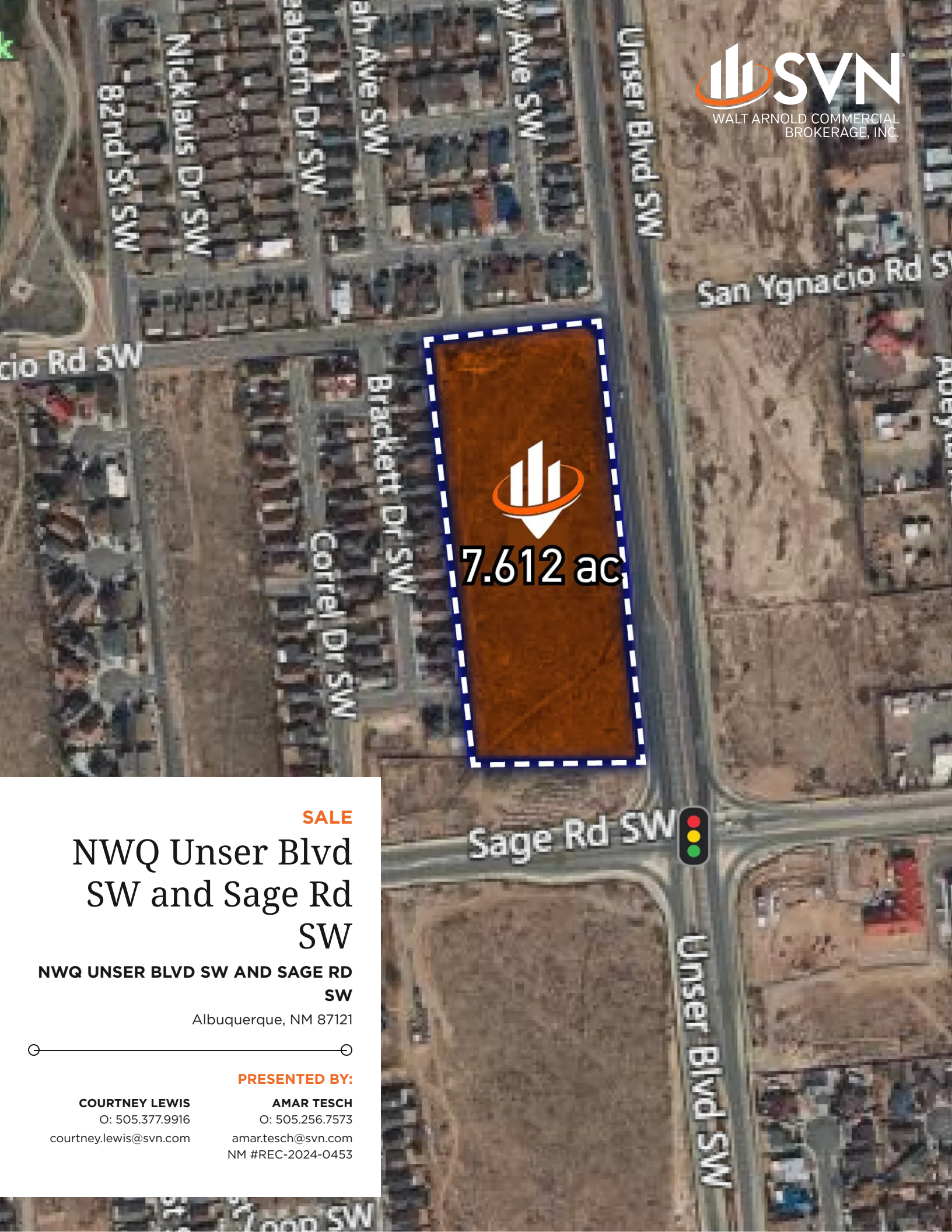

SALE

NWQ Unser Blvd SW and Sage Rd SW

NWQ UNSER BLVD SW AND SAGE RD SW

Albuquerque, NM 87121

PRESENTED BY:

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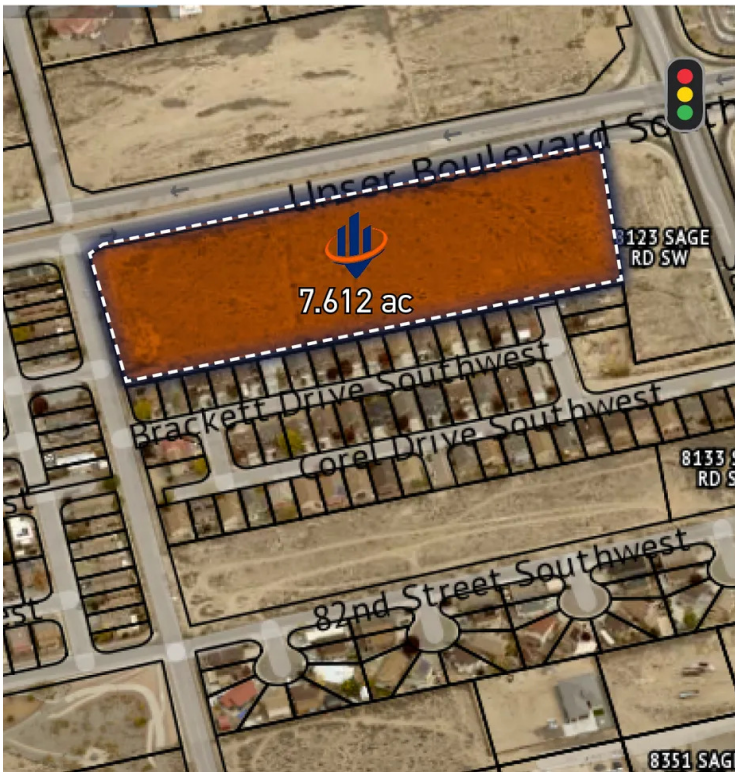
NM #REC-2024-0453

PROPERTY SUMMARY





PROPERTY HIGHLIGHTS

- Premium corner land parcel at Unser Blvd SW and San Ygnacio Rd SW
- Expansive site allows flexible site planning and design
- Excellent frontage enhances visibility and customer access
- Proximity to existing utility networks
- Ideal for retail or service-oriented development
- Serve the increasing demand from Albuquerque's South Valley
- Suits investors seeking long-term appreciation in key corridor
- Bernalillo County Zoning

PROPERTY DESCRIPTION

Offering an exceptional opportunity for developers and investors, this highly visible land parcel at Unser Blvd SW and San Ygnacio Rd SW provides a blank canvas for a thoughtfully planned project. The site benefits from generous frontage along the main thoroughfare, ensuring strong brand exposure. Infrastructure and utilities are readily accessible near the property line, simplifying the development timeline. With generous dimensions the lot can accommodate a variety of commercial uses, making it ideal for mixed-use retail or neighborhood service investment concepts targeting the growing demands of Albuquerque's South Valley.

OFFERING SUMMARY

SALE PRICE:	$1,989,000
LOT SIZE:	7.612 Acres
ZONING:	C-1

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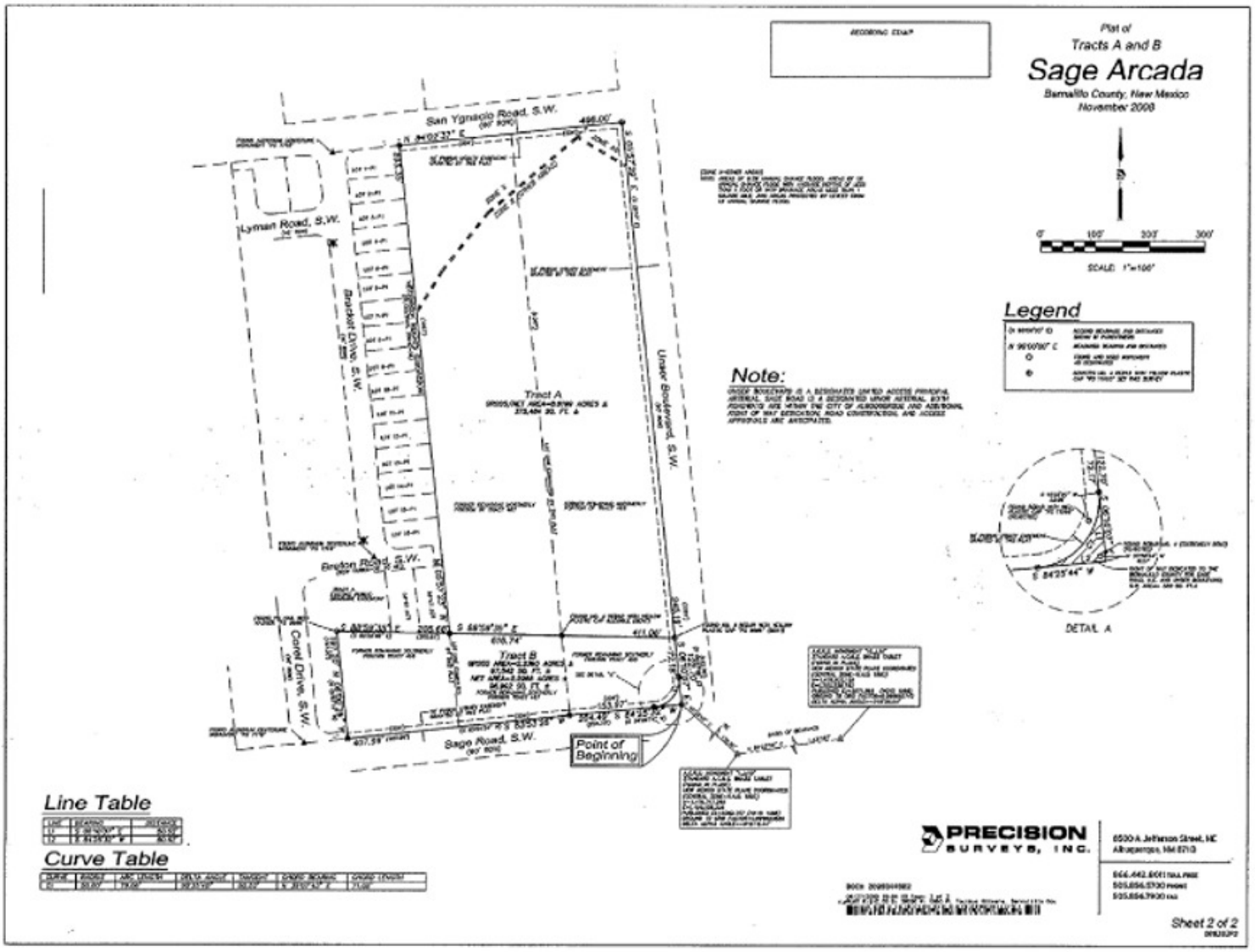

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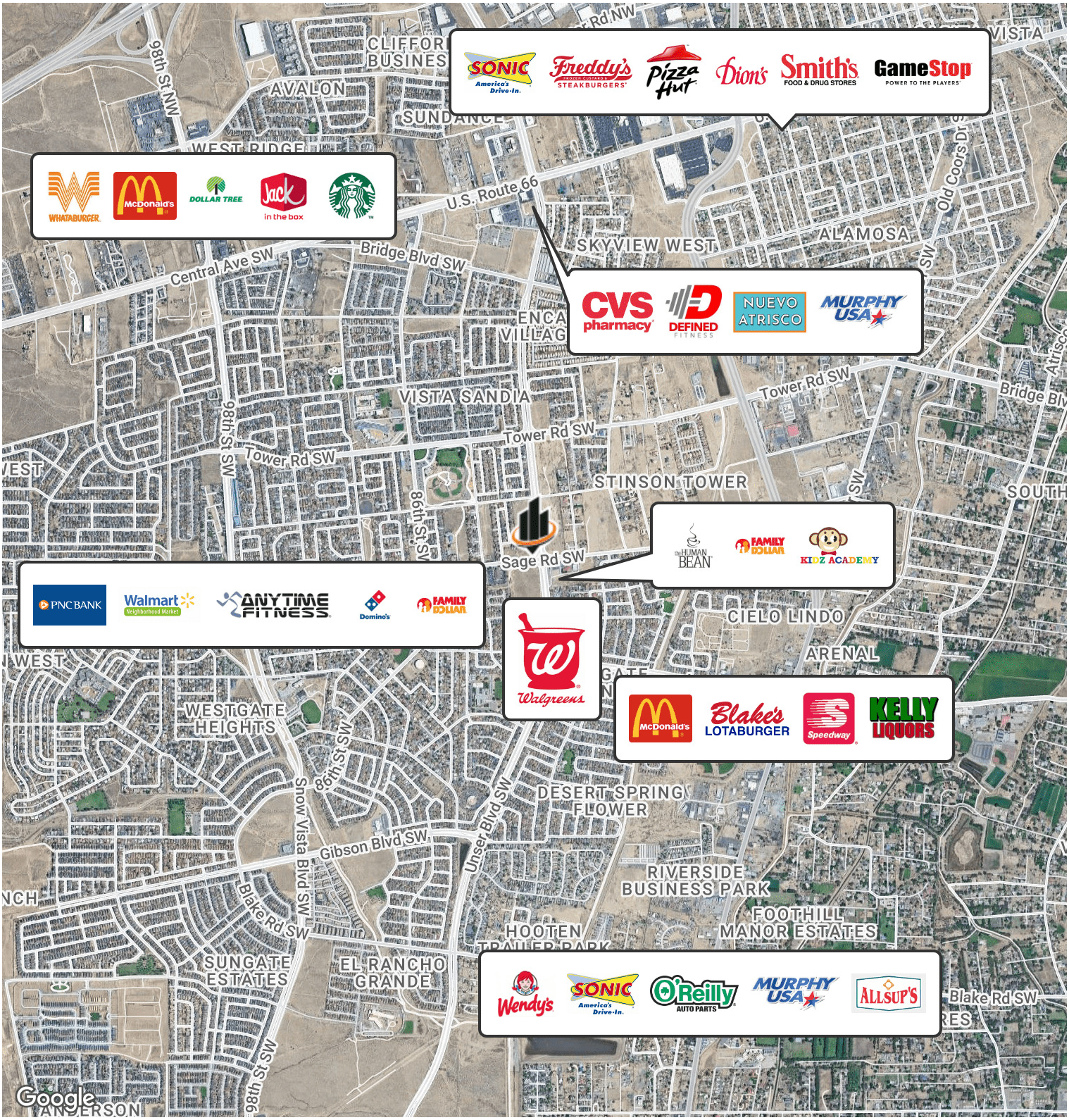
LOCATION MAP



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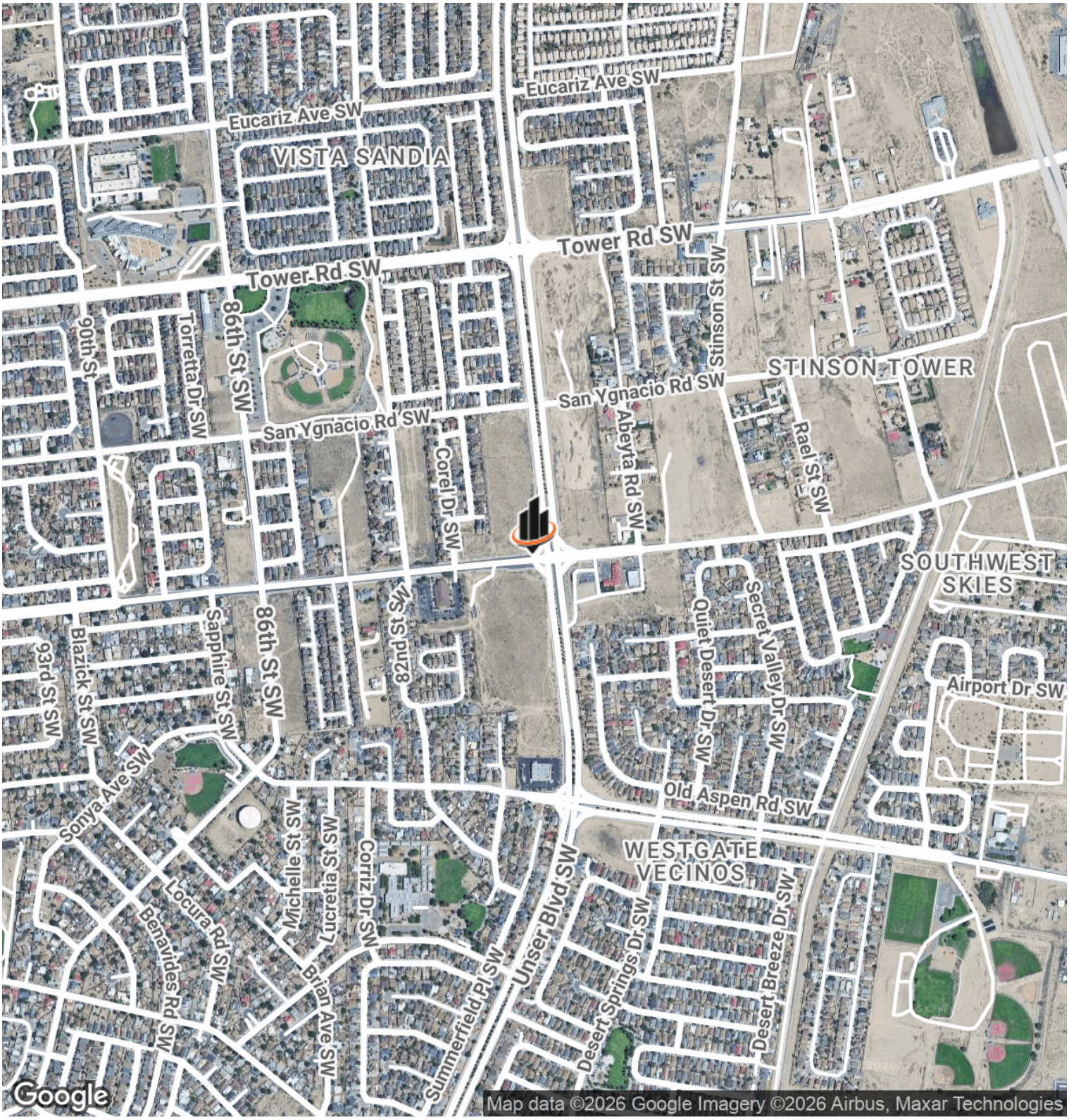
AERIAL MAP



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Key Facts

959-961 Unser Blvd SW, Albuquerque, New Mexico, 87121
Ring of 1 mile

KEY FACTS

19,960
Population

33.7
Median Age

3.1
Average Household Size

$69,969
Median Household Income

EDUCATION

18.7%
No High School Diploma

36.6%
High School Graduate

32.1%
Some College/ Associate's Degree

12.7%
Bachelor's/Grad Prof Degree

BUSINESS

133
Total Businesses

1,135
Total Employees

EMPLOYMENT

43.8%
White Collar

28.4%
Blue Collar

27.8%
Services

4.2%
Unemployment Rate

INCOME

$69,969
Median Household Income

$24,531
Per Capita Income

$215,702
Median Net Worth

2026 Households by income (Esri)

The largest group: $75,000 - $99,999 (20.1%)

The smallest group: $200,000+ (3.2%)

Indicator	Value	Diff
<$15,000	9.8%	+0.4%
$15,000 - $24,999	5.2%	-1.1%
$25,000 - $34,999	8.5%	+0.8%
$35,000 - $49,999	11.7%	+1.3%
$50,000 - $74,999	17.9%	+2.0%
$75,000 - $99,999	20.1%	+7.4%
$100,000 - $149,999	20.0%	+3.6%
$150,000 - $199,999	3.8%	-6.4%
$200,000+	3.2%	-7.8%

Bars show deviation from Bernalillo County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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