

# Shovel-Ready Development Site

IDEAL FOR RETAIL, MULTIFAMILY AND OTHER COMMERCIAL USE

# For Sale ]



4615 Wyoming Blvd. NE | Albuquerque, NM 87111

NWQ Wyoming & Montgomery Blvds. NE



**AVAILABLE**  
Land: ±2.2 Acres



**SALE PRICE**  
See Advisors

- Exposure to over 77,000 cars per day on Wyoming and Montgomery Blvds.
- Adjacent to nationally top-performing McDonald's and Starbucks

**NAI SunVista ] Got Space™**

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## SHOVEL-READY DEVELOPMENT SITE

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### AVAILABLE

- Land: ±2.2 Ac.

### IDO ZONING

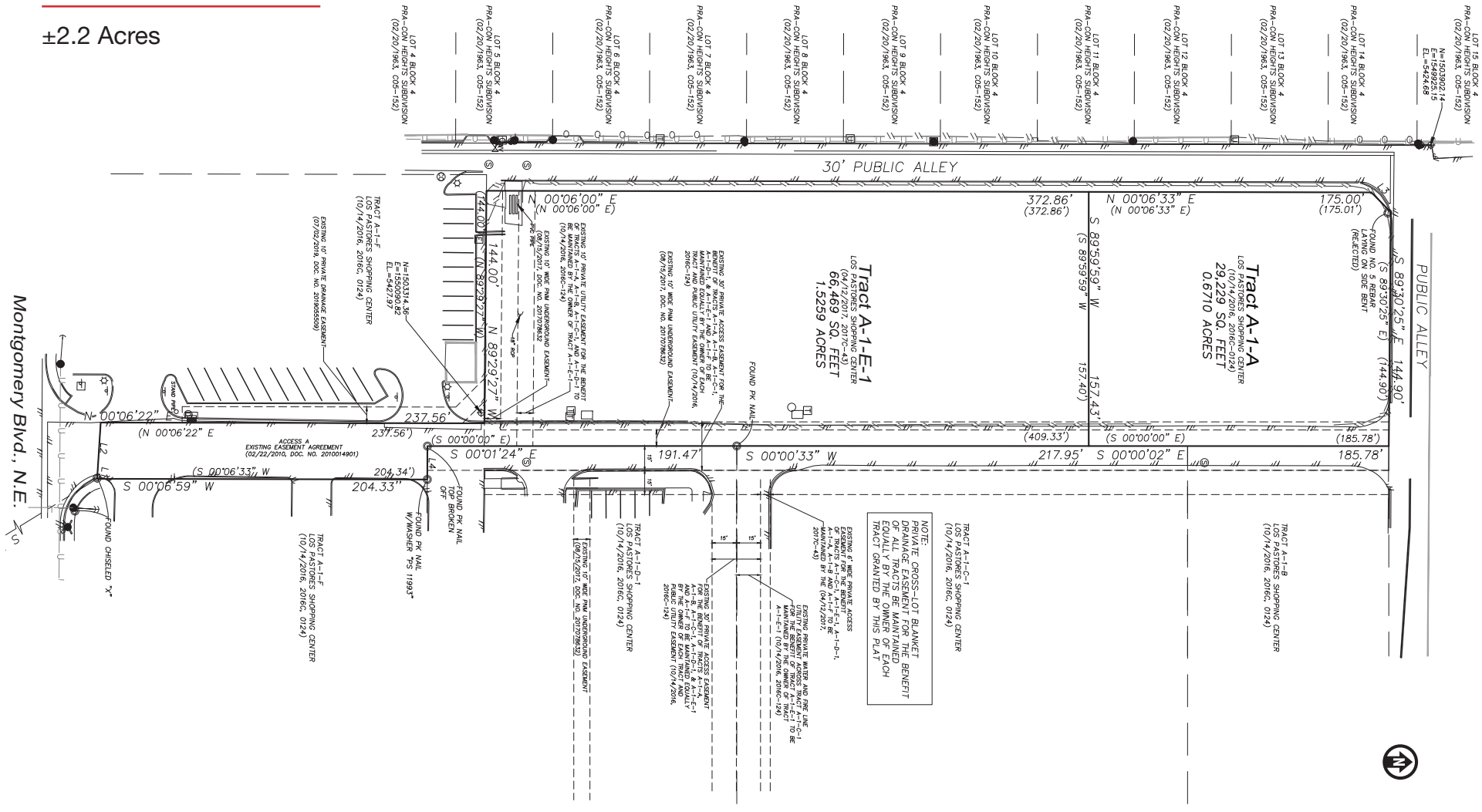
- [MX-M](#) 

- Exposure to over 77,000 CPD on Wyoming and Montgomery Blvds.
- Adjacent McDonald's ranks in the top 30% nationwide in customer visits
- Adjacent Starbucks is in the top 20% nationwide in customer visits
- Flat and level site
- Circulation drives defined and in place
- Great location for multifamily housing with site design available at approximately 80% complete
- All utilities on site

1

## 4615 Wyoming Blvd. NE | Albuquerque, NM 87111

±2.2 Acres



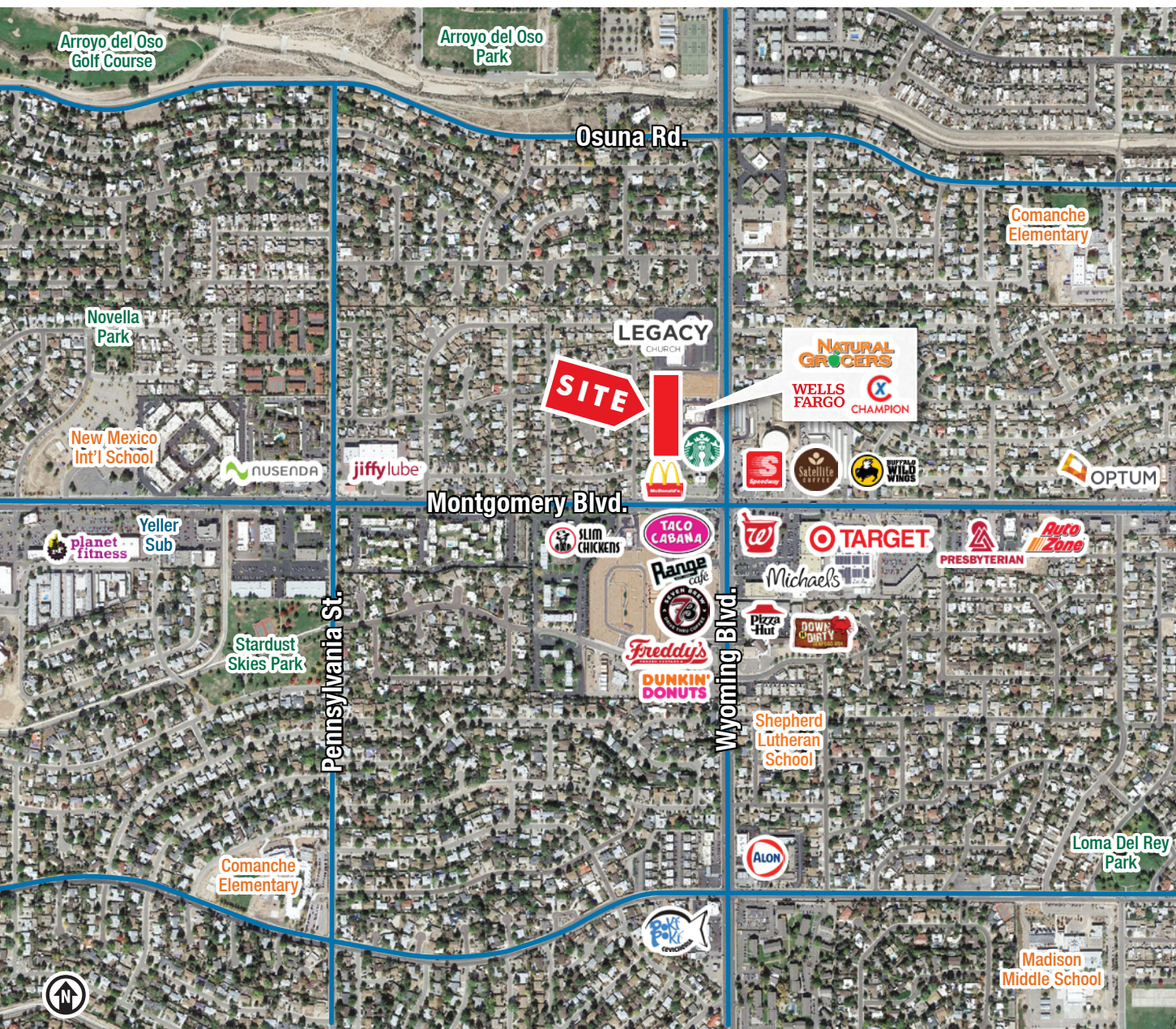


# For Sale

# 1

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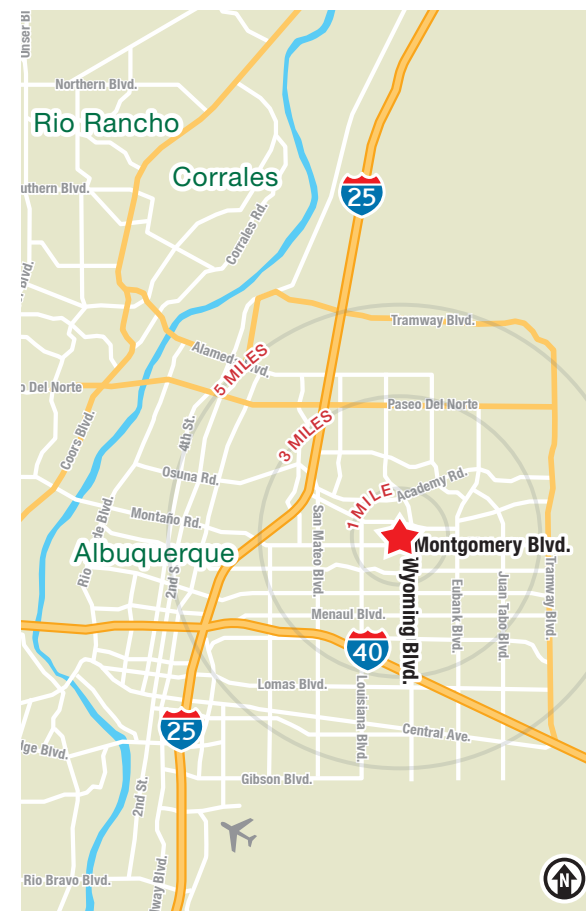
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## LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	16,666	137,283	283,635
Average HH Income	\$96,820	\$93,582	\$100,012
Daytime Employment	6,398	79,442	189,546

2024 Forecasted by Esri



**NAI SunVista**

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## ADJACENT DEVELOPMENT



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### MULTIFAMILY CONCEPT

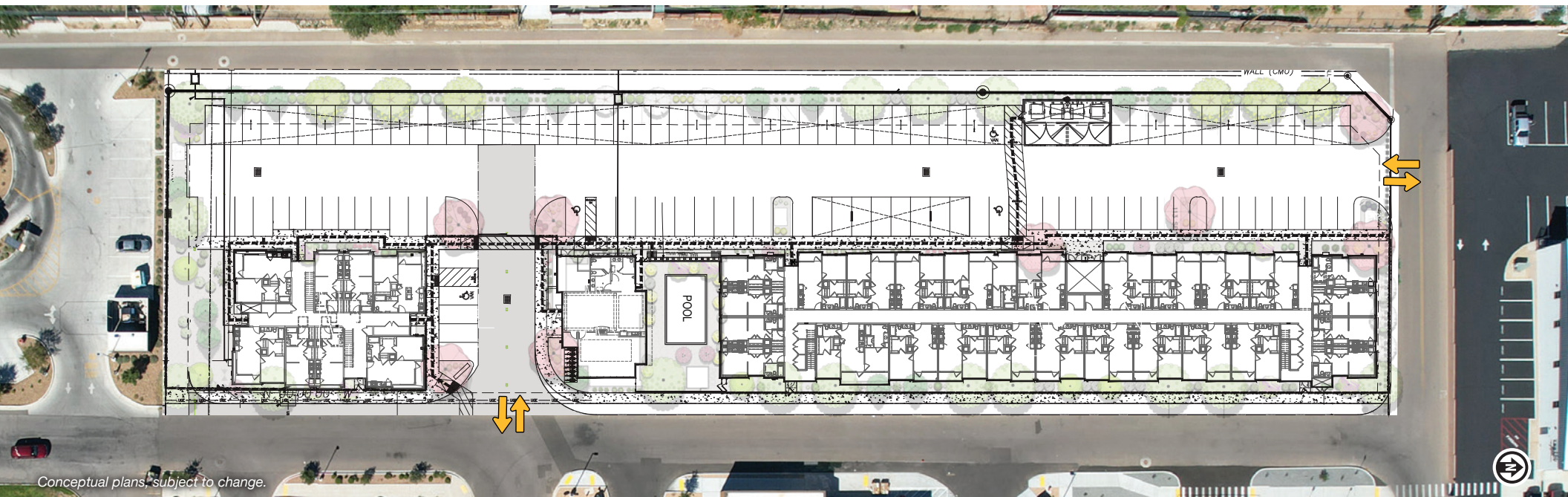
Multifamily housing is a permitted use for this site. In fact, documents for a 102-unit multi-family project are available and approximately 80% complete.

Being a centralized location, as well as having numerous amenities within walking distance, make this a very favorable site for multifamily housing.

Albuquerque remains the **24th HOTTEST** rental market in the country, and is **#1 SMALL RENTAL** market in the Southwest with 95% occupancy.

[-ABQ Journal/RentCafe.com](http://-ABQ Journal/RentCafe.com)

Conceptual rendering, subject to change.



Conceptual plans, subject to change.

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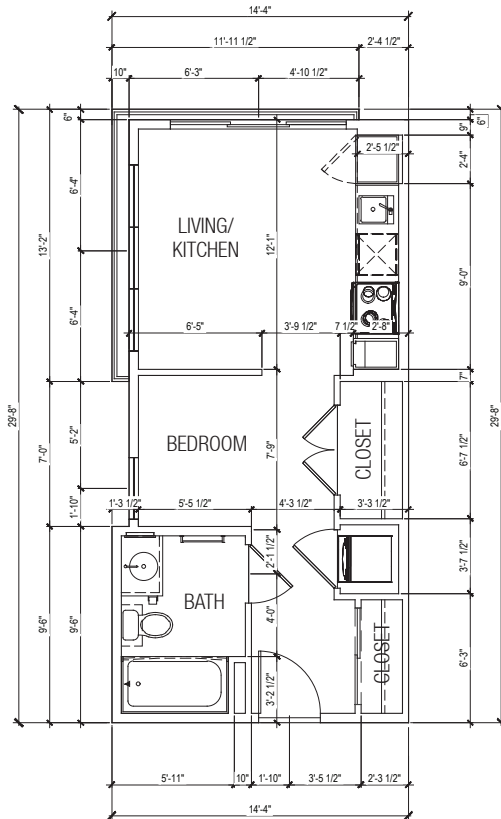
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## MULTIFAMILY CONCEPT

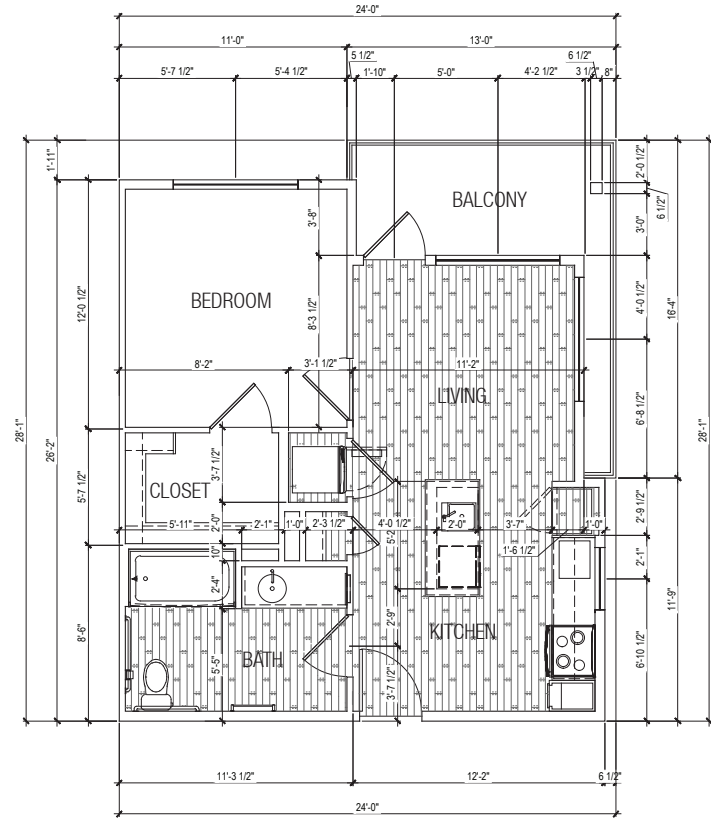
### FLOOR PLANS

The “efficient luxury” studio, 1-bedroom, and 2-bedroom units are smaller than typical floor plans but with the amenities, finishes, and features of a typical Class A apartment. At over 80 DU/AC, the resulting site plan boasts an impressive density on a smaller infill site.



**FLOOR PLAN 1**

±405 SF



**FLOOR PLAN 2**

±559 SF



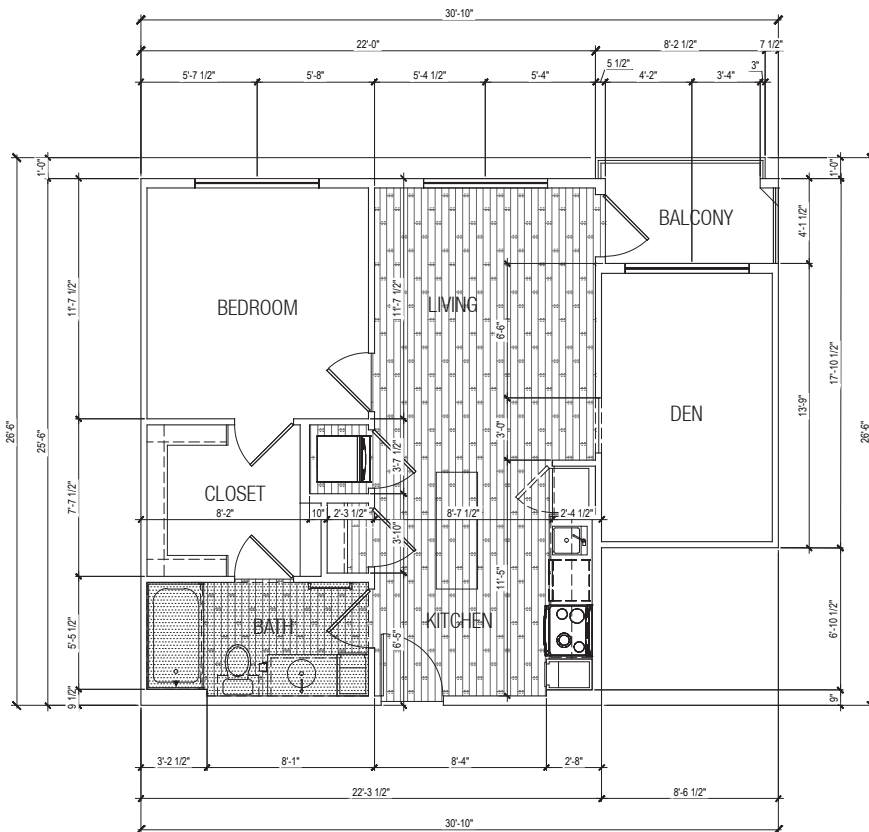
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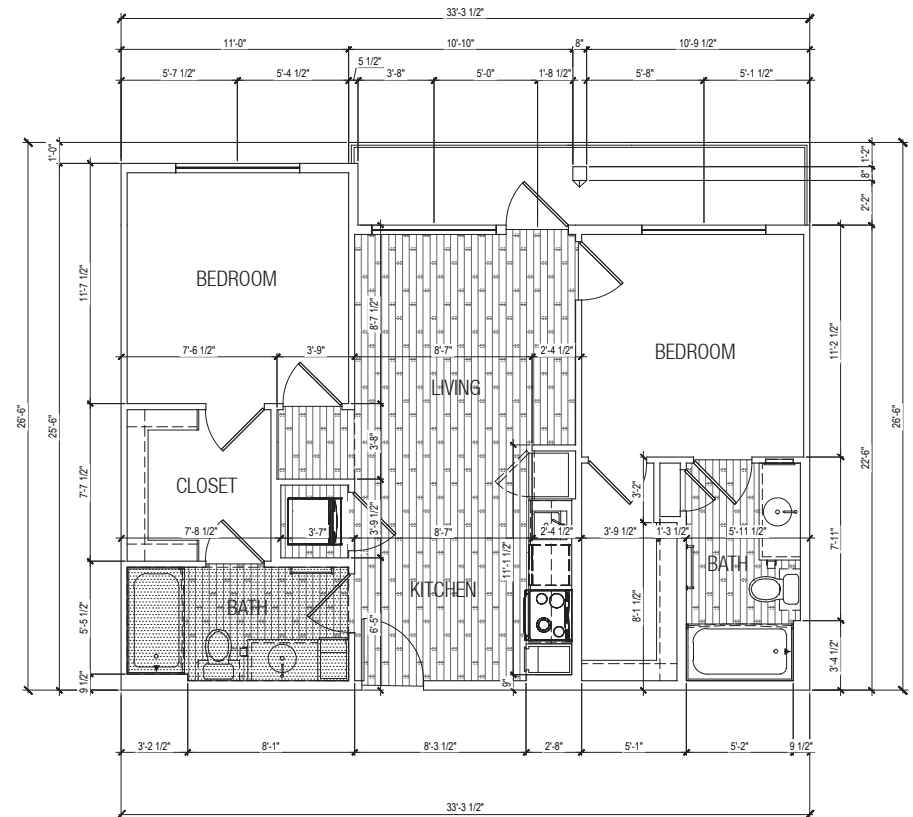
### MULTIFAMILY CONCEPT

#### FLOOR PLANS



**FLOOR PLAN 3**

±687 SF



**FLOOR PLAN 4**

±783 SF



# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

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*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.