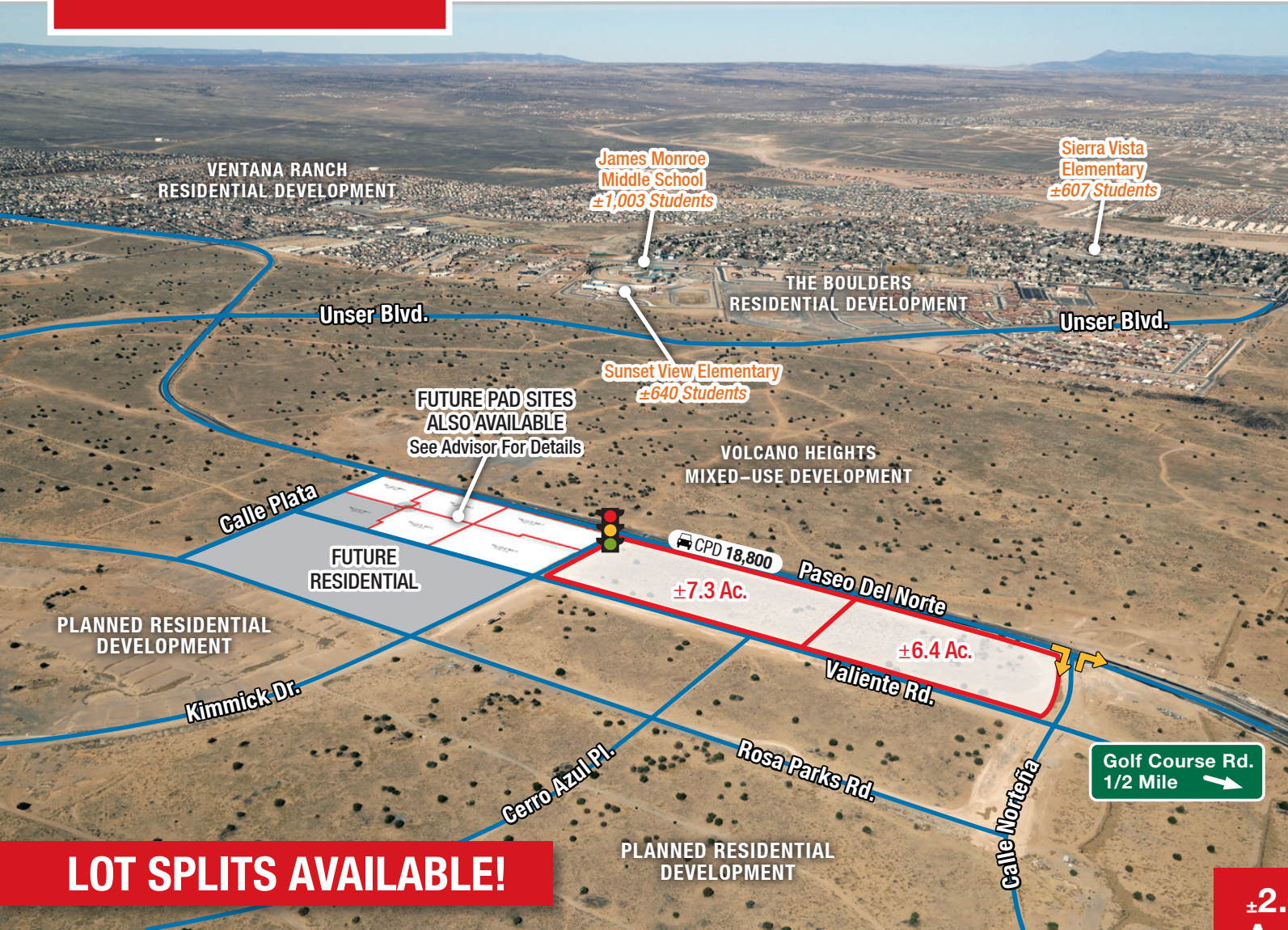


# For Sale

## Prime Land for Retail Development

DIRECT ACCESS TO PASEO DEL NORTE



### AVAILABLE

Land: ±2.0 to ±13.7 Acres

### SALE PRICE

\$7.95/SF

### IDO ZONING

▪ [MX-L](#)

### HIGHLIGHTS

- All infrastructure in place
- Ready for development
- All utilities to the site
- Signalized intersection
- Lot splits
- Off-site improvements are completed and included in price
- Centrally located to:
  - Public schools
  - Shopping
  - Residential developments

## LOT SPLITS AVAILABLE!

SEC Paseo del Norte & Kimmick Dr. NW | Albuquerque, NM 87120

**NAISunVista** **Got Space**™

**±2.0 to 13.7 Acres Available**

**Jim Hakeem**

jim@sunvista.com | 505 878 0006

# For Sale

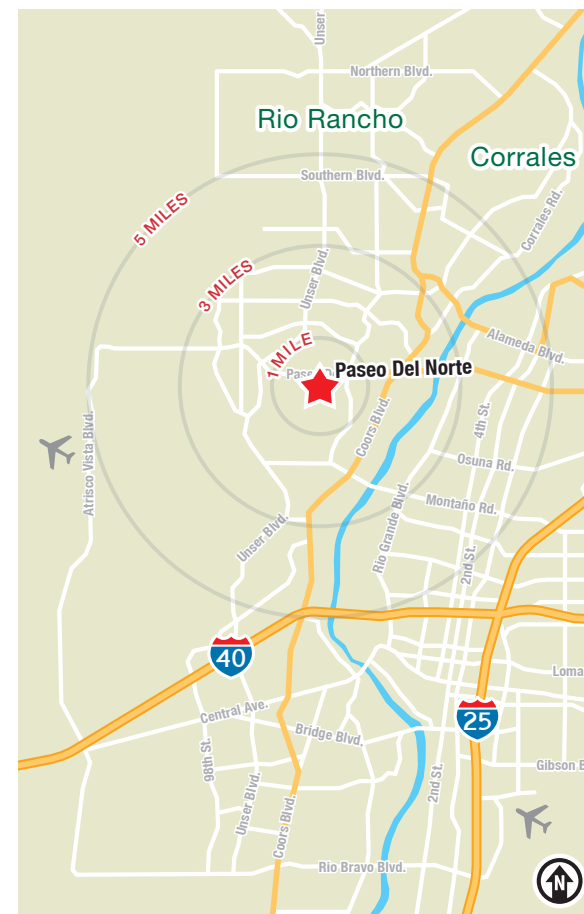
## PRIME LAND FOR RETAIL DEVELOPMENT

SEC Paseo del Norte & Kimmick Dr. NW | Albuquerque, NM 87120

### LOCATION

| Demographics       | 1 mile    | 3 mile    | 5 mile    |
|--------------------|-----------|-----------|-----------|
| Total Population   | 5,545     | 88,357    | 165,742   |
| Average HH Income  | \$134,767 | \$113,385 | \$108,585 |
| Daytime Employment | 452       | 12,247    | 43,543    |

2024 Forecasted by Esri



**NAI** SunVista

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

**Jim Hakeem**  
[jim@sunvista.com](mailto:jim@sunvista.com)  
505 878 0006

# 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.