For Sale

McMahon Blvd NW and Fineland Dr NW

Albuquerque, NM 87114



PROPERTY SUMMARY

Commanding corner land parcel, located at the signalized intersection of McMahon Blvd NW and Fineland Dr NW, offers a tremendous in-fill opportunity.
This tract presents build-ready terrain with utilities readily available. Just off Unser Blvd NW, Close to Rust Presbyterian Medical Center and the Bernalillo/Sandoval county line. Surrounded by density and national retailers.

PROPERTY HIGHLIGHTS

- $1,096,040.00
- +/- 1.57 Acres Available
- Flexible MX-L Zoning
- Corner parcel at high-visibility McMahon Blvd and Fineland Dr NW
- Signalized Intersection offers easy left in/out
- Utilities available at the lot

Asking Price	$1,096,040
Site Size	+/- 1.573 Acres
Price per Sq Ft	$16
Zoning	MX-L
Traffic Count	24,130 vpd

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SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.

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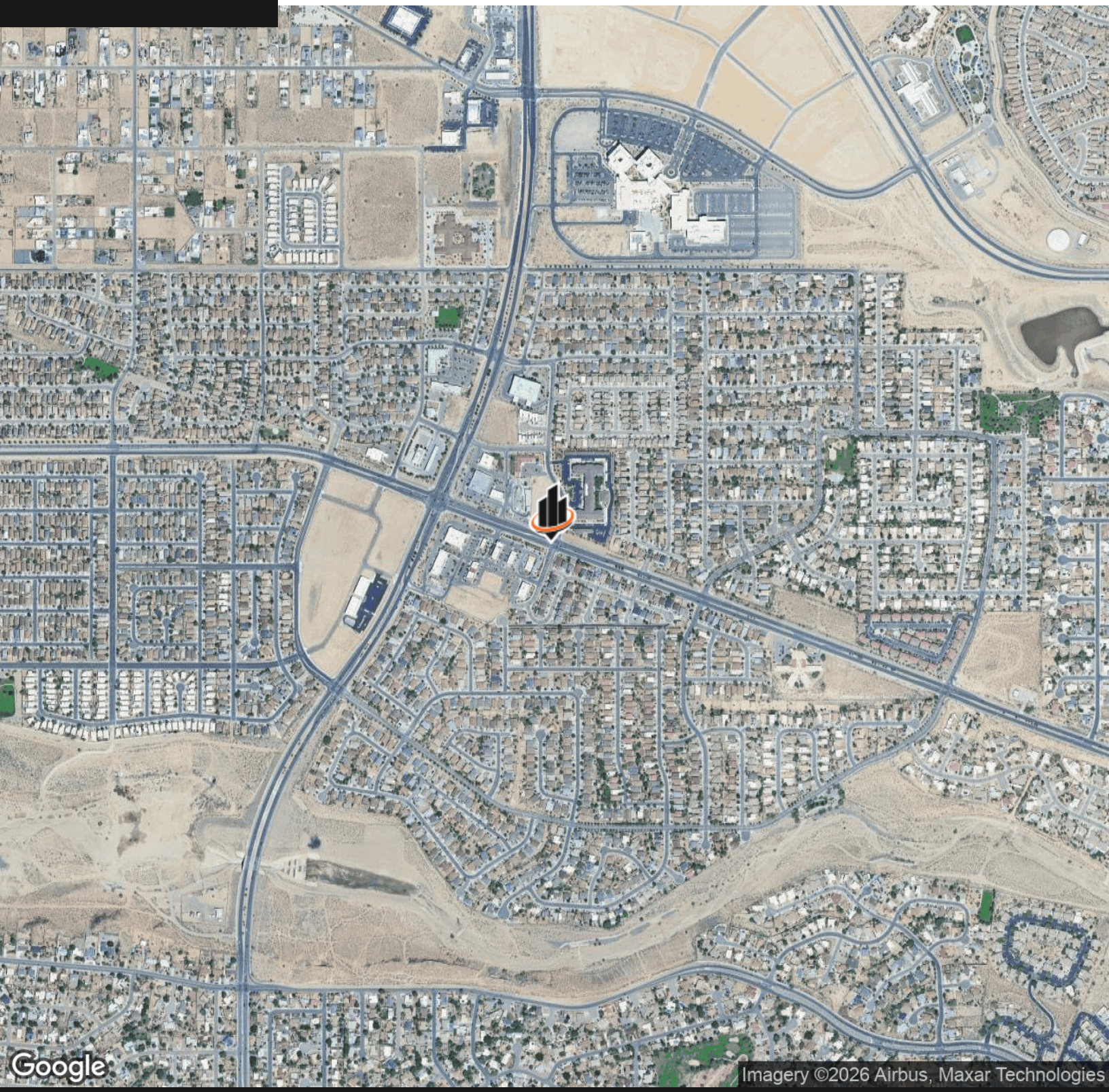
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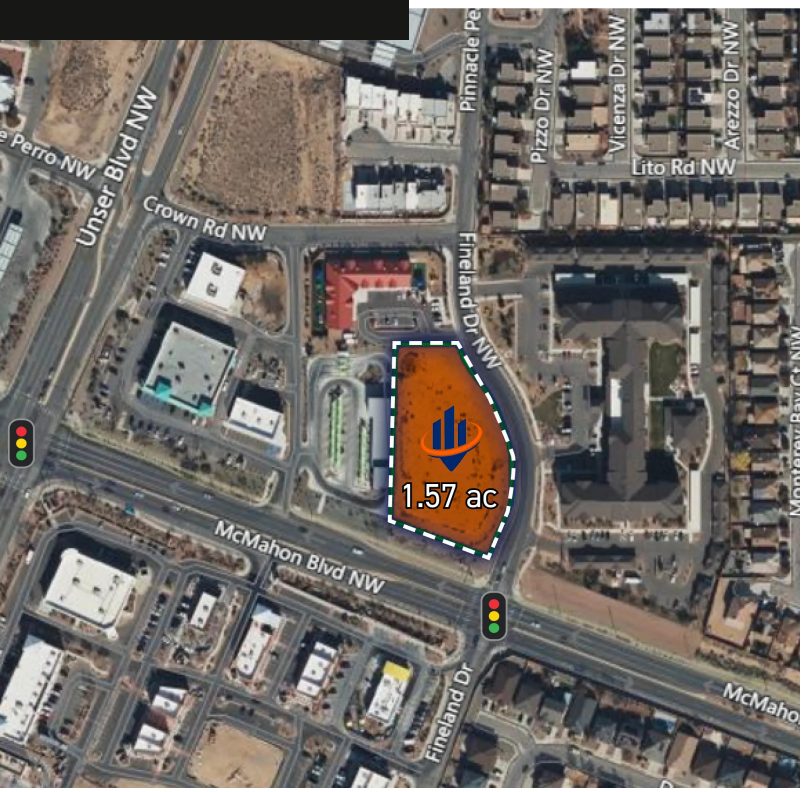
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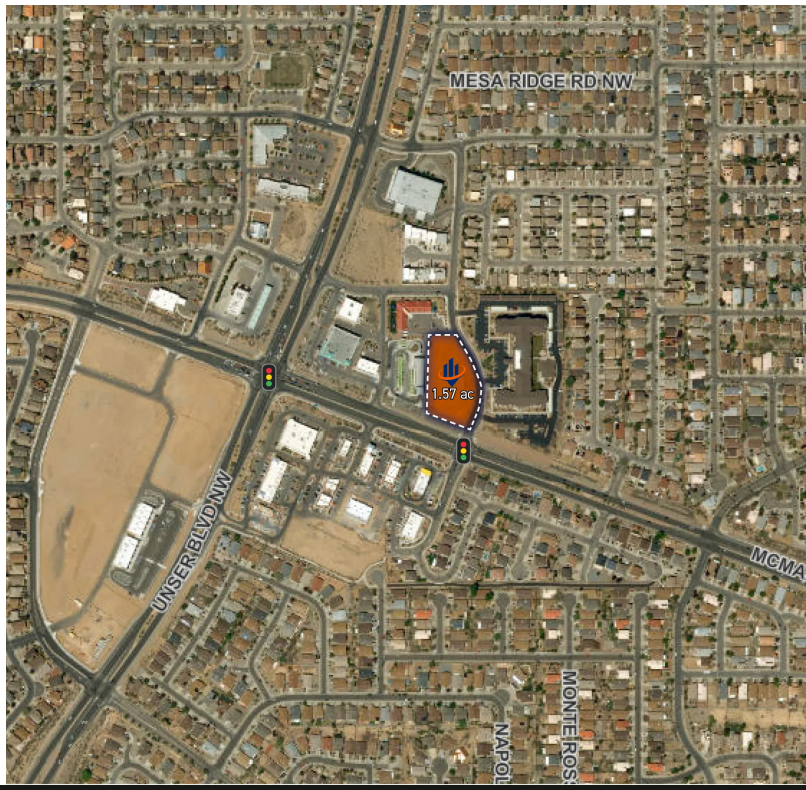
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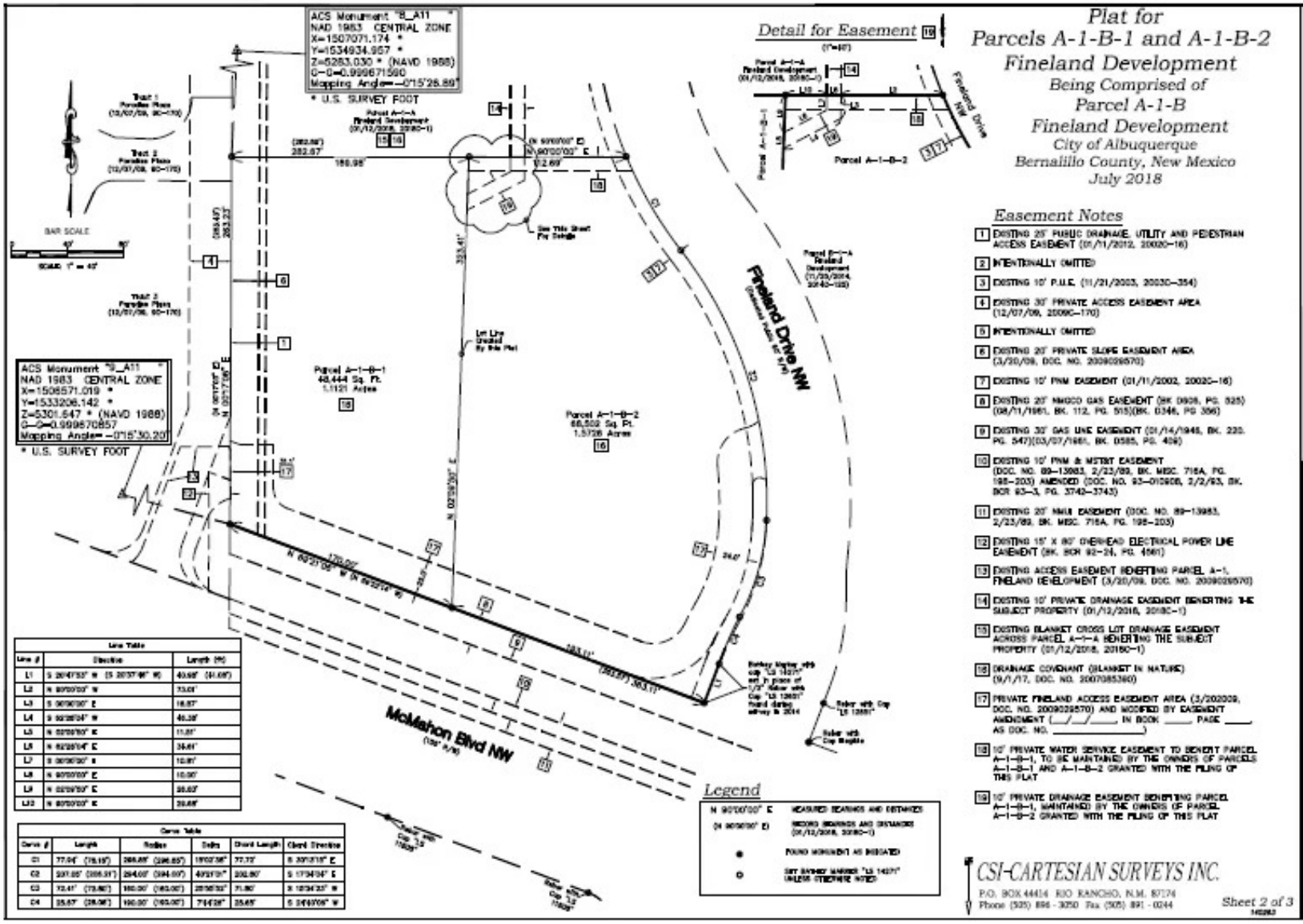
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Key Facts

5721 McMahon Blvd NW
Ring band of 0 - 1 miles

KEY FACTS

14,309
Population

38.5
Median Age

2.6
Average Household Size

$102,050
Median Household Income

EDUCATION

6.4%
No High School Diploma

24.1%
High School Graduate

31.4%
Some College/ Associate's Degree

38.2%
Bachelor's/Grad/ Prof Degree

BUSINESS

168
Total Businesses

1,441
Total Employees

EMPLOYMENT

72.9%
White Collar

14.4%
Blue Collar

12.7%
Services

3.6%
Unemployment Rate

INCOME

$102,050
Median Household Income

$50,575
Per Capita Income

$426,937
Median Net Worth

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (19.6%)

The smallest group: $25,000 - $34,999 (3.2%)

Indicator	Value	Diff
<$15,000	4.2%	-5.2%
$15,000 - $24,999	4.1%	-2.2%
$25,000 - $34,999	3.2%	-4.5%
$35,000 - $49,999	7.2%	-3.2%
$50,000 - $74,999	17.1%	+1.2%
$75,000 - $99,999	12.9%	+0.2%
$100,000 - $149,999	19.6%	+3.2%
$150,000 - $199,999	14.5%	+4.3%
$200,000+	17.2%	+6.2%

Bars show deviation from Bernalillo County

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

Key Facts

5721 McMahon Blvd NW
Ring band of 1 - 3 miles

KEY FACTS

79,603
Population

39.1
Median Age

2.5
Average Household Size

$94,520
Median Household Income

EDUCATION

4.0%
No High School Diploma

22.2%
High School Graduate

32.3%
Some College/ Associate's Degree

41.5%
Bachelor's/Grad/ Prof Degree

BUSINESS

2,382
Total Businesses

24,843
Total Employees

EMPLOYMENT

70.5%
White Collar

13.9%
Blue Collar

15.6%
Services

4.1%
Unemployment Rate

INCOME

$94,520
Median Household Income

$45,808
Per Capita Income

$330,057
Median Net Worth

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (22.0%)
The smallest group: $15,000 - $24,999 (3.3%)

Indicator	Value	Diff
<$15,000	5.6%	-3.8%
$15,000 - $24,999	3.3%	-3.0%
$25,000 - $34,999	4.4%	-3.3%
$35,000 - $49,999	7.6%	-2.8%
$50,000 - $74,999	16.7%	+0.8%
$75,000 - $99,999	15.1%	+2.4%
$100,000 - $149,999	22.0%	+5.6%
$150,000 - $199,999	14.3%	+4.1%
$200,000+	11.1%	+0.1%

Bars show deviation from Bernalillo County

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

Key Facts

5721 McMahon Blvd NW
Ring band of 3 - 5 miles

KEY FACTS

80,105
Population

42.4
Median Age

2.5
Average Household Size

$98,345
Median Household Income

EDUCATION

4.2%
No High School Diploma

22.6%
High School Graduate

31.8%
Some College/ Associate's Degree

41.4%
Bachelor's/Grad/ Prof Degree

BUSINESS

1,740
Total Businesses

17,996
Total Employees

EMPLOYMENT

71.8%
White Collar

15.7%
Blue Collar

12.5%
Services

4.5%
Unemployment Rate

INCOME

$98,345
Median Household Income

$50,192
Per Capita Income

$418,241
Median Net Worth

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (21.2%)
The smallest group: $15,000 - $24,999 (3.4%)

Indicator	Value	Diff
<$15,000	4.9%	-4.5%
$15,000 - $24,999	3.4%	-2.9%
$25,000 - $34,999	5.8%	-1.9%
$35,000 - $49,999	7.6%	-2.8%
$50,000 - $74,999	14.8%	-1.1%
$75,000 - $99,999	14.3%	+1.6%
$100,000 - $149,999	21.2%	+4.8%
$150,000 - $199,999	12.6%	+2.4%
$200,000+	15.4%	+4.4%

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