



# SAGE/UNSER MARKETPLACE RETAIL PAD

SEC UNSER BLVD & SAGE RD

Albuquerque, NM 87121



**FOR SALE  
GROUND LEASE  
OR BUILT-TO-SUIT**

**AVAILABLE  
LAND**  
1 Acre

**SALE PRICE**  
\$500,000  
**LEASE RATE**  
\$50,000/yr

**Austin Tidwell, CCIM**  
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505.337.0777

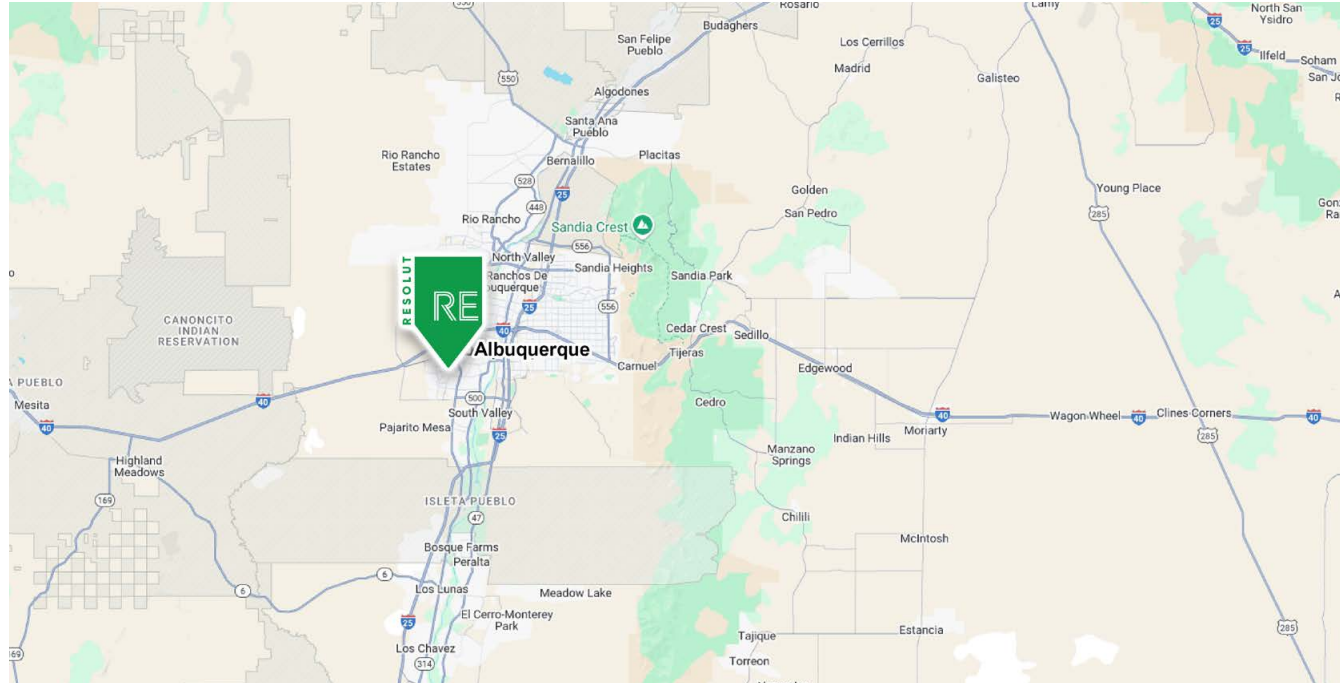
**Daniel Kearney**  
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## PROPERTY HIGHLIGHTS

- Opportunity for Sale, Ground Lease or Build-to-Suit
- Join The Human Bean, Kidz Academy & Family Dollar at the Unser/Sage Marketplace
- Great frontage on Unser Blvd with exposure to 19,900 cars per day
- Balanced site with all utilities in street
- Ideal for Drive-Thru and Freestanding Retail Concepts



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2024



**104,035  
POPULATION**  
3-MILE RADIUS



**\$73,682.00  
AVG HH INCOME**  
3-MILE RADIUS



**45,000  
DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Unser Blvd: 20,837 VPD  
Sage Rd: 6,119 VPD  
(Sites USA 2024)

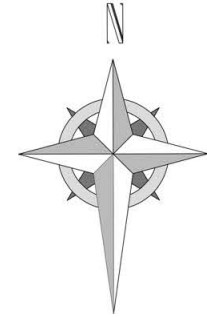
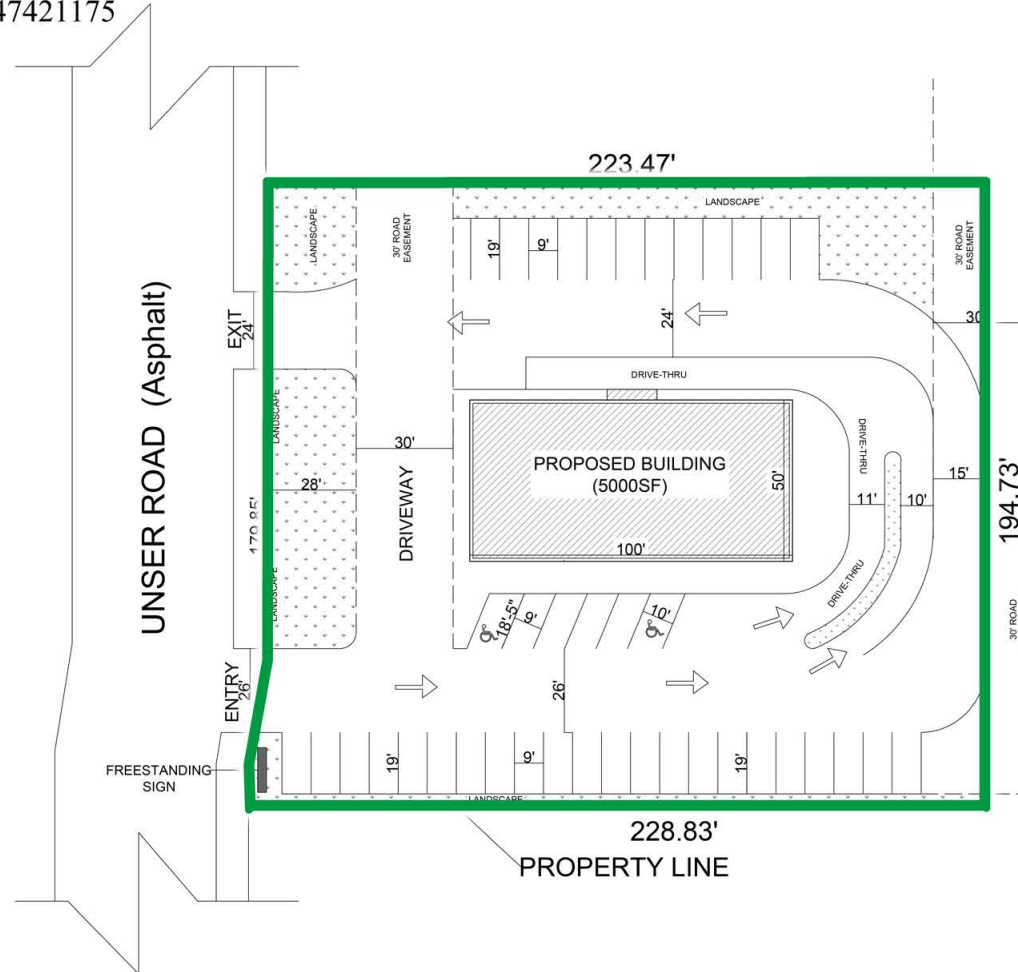
## PROPERTY OVERVIEW

The Unser/Sage Marketplace is a retail development located at the southeast corner of Unser Blvd and Sage Rd that currently consists of Family Dollar, Human Bean and Kidz Academy. This ideally sized 1 acre pad site is the last remaining parcel with Unser Blvd frontage, which features over 19,000 vehicles per day. This site features a slot on both multi-tenant pylon signs and has direct right in/right out access from Unser and cross access through the site to Sage Rd for great circulation and is conditionally approved for a drive-thru use. Ownership is open to offers for sale, ground lease or build-to-suit.

## LOCATION OVERVIEW

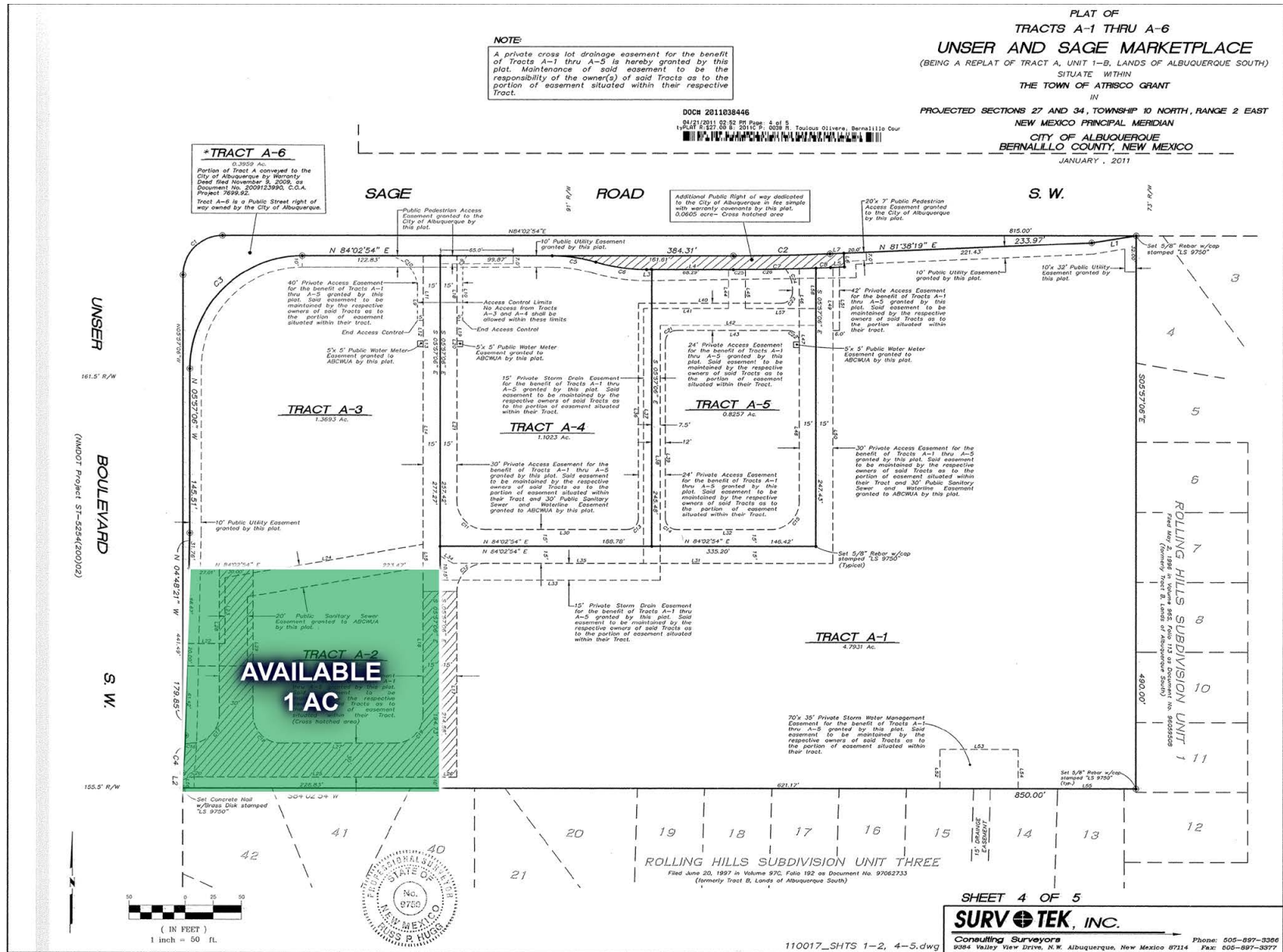
The West Mesa Submarket continues to fill in with new residential and apartment projects as Albuquerque residents flock to larger, more affordable homes and the growing school system at Atrisco Heritage Academy. The submarket remains largely underserved, with dense neighborhoods and subdivisions with large commercial land tracts and signalized corners still available for retail services to fill in. With a thriving, anchored retail development already established, the Unser/Sage Marketplace is sure to be the right site for a retailer looking to capitalize on the demand in this trade area.



**SITE PLAN****LOCATION:** Unser Blvd SW, Albuquerque, NM 87121, USA**LEGAL DESCR.,:** TR A-2 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B LANDS OF ALBUQUERQUE SOUTH)CONT 1.0086 AC**PARCEL ID:** 101005519247421175



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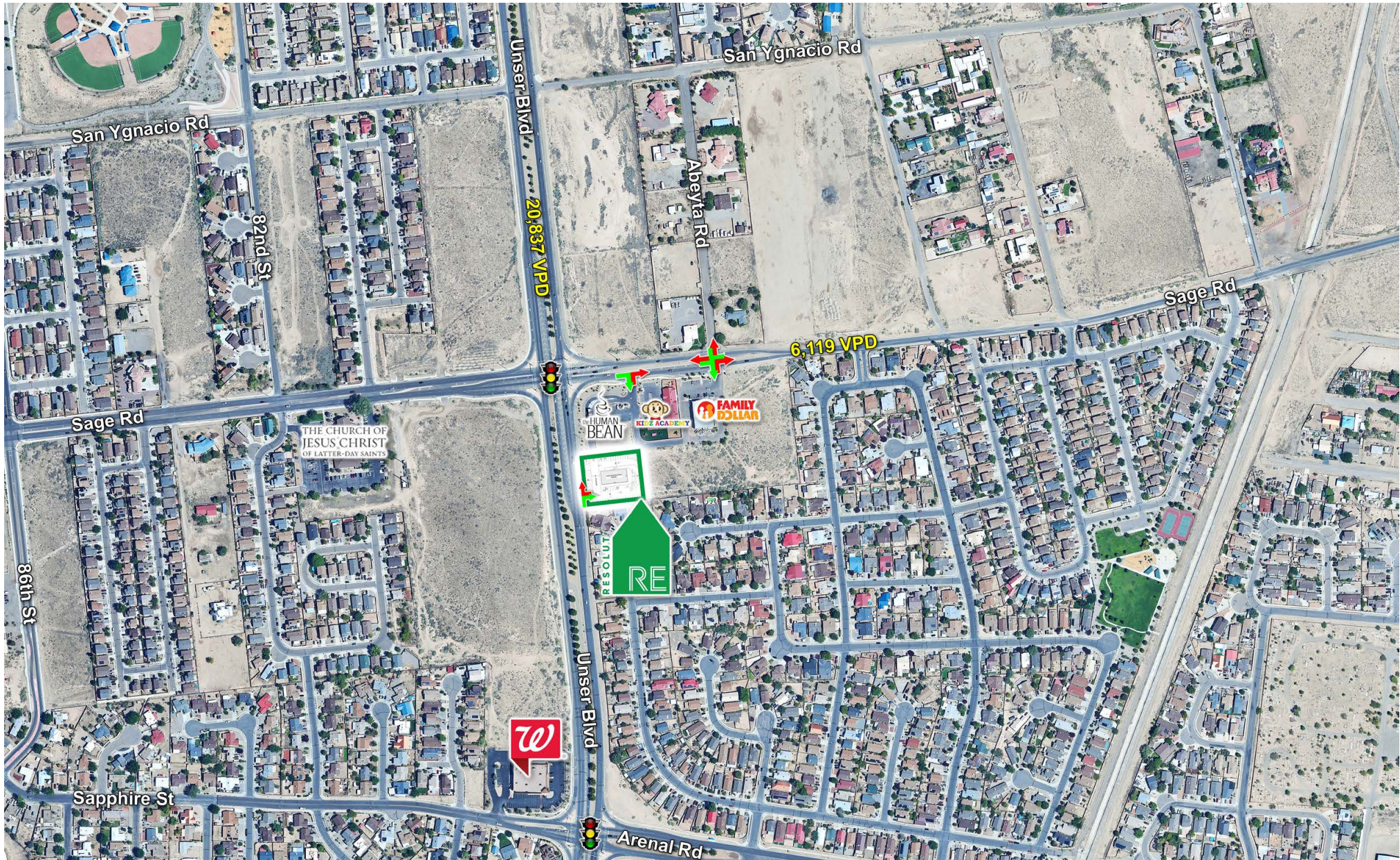
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