

For Sale

Rare Small-Parcel M-1 Land

IDEAL FOR CONTRACTOR YARD & OUTDOOR STORAGE

2701-2755 Sunshine West Plaza Dr. SW | Albuquerque, NM 87121

NWQ Coors Blvd. & Blake Rd. SW



AVAILABLE
±0.39 - 2.57 Acres



SALE PRICE
\$5.00 - \$12.00/SF

ZONING

- M-1, Bernalillo County

HIGHLIGHTS

- Opportunity to own your lot
- Rare M-1 zoning available and allows for industrial uses
- High-performing retail co-tenants on site: Wendy's, Murphy Express and O'Reilly Auto Parts
- High-traffic, expanding area
- Booming residential housing development adjacent to property
- Lots are delivered in build-ready condition
- Monument sign opportunities available

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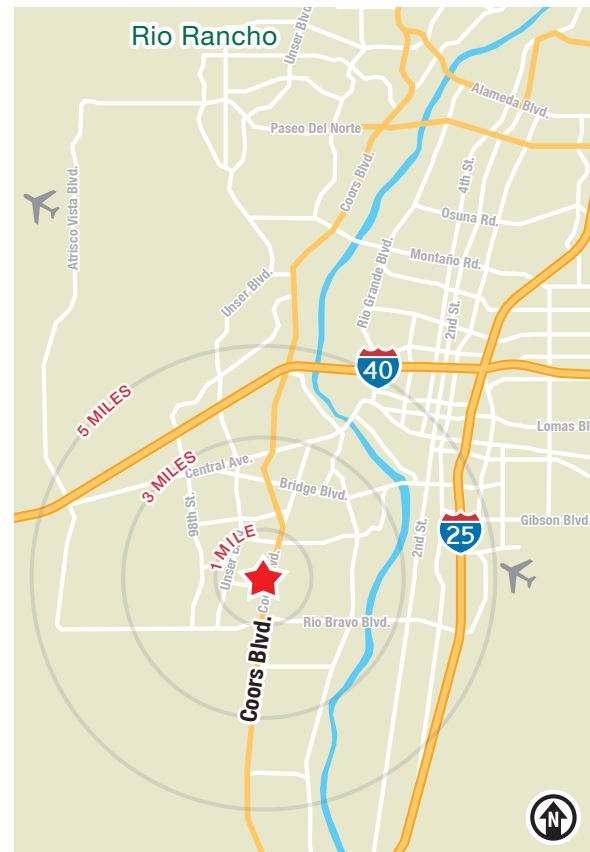


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,967	94,420	163,880
Average HH Income	\$58,746	\$70,512	\$74,350
Daytime Employment	1,400	9,446	55,754

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



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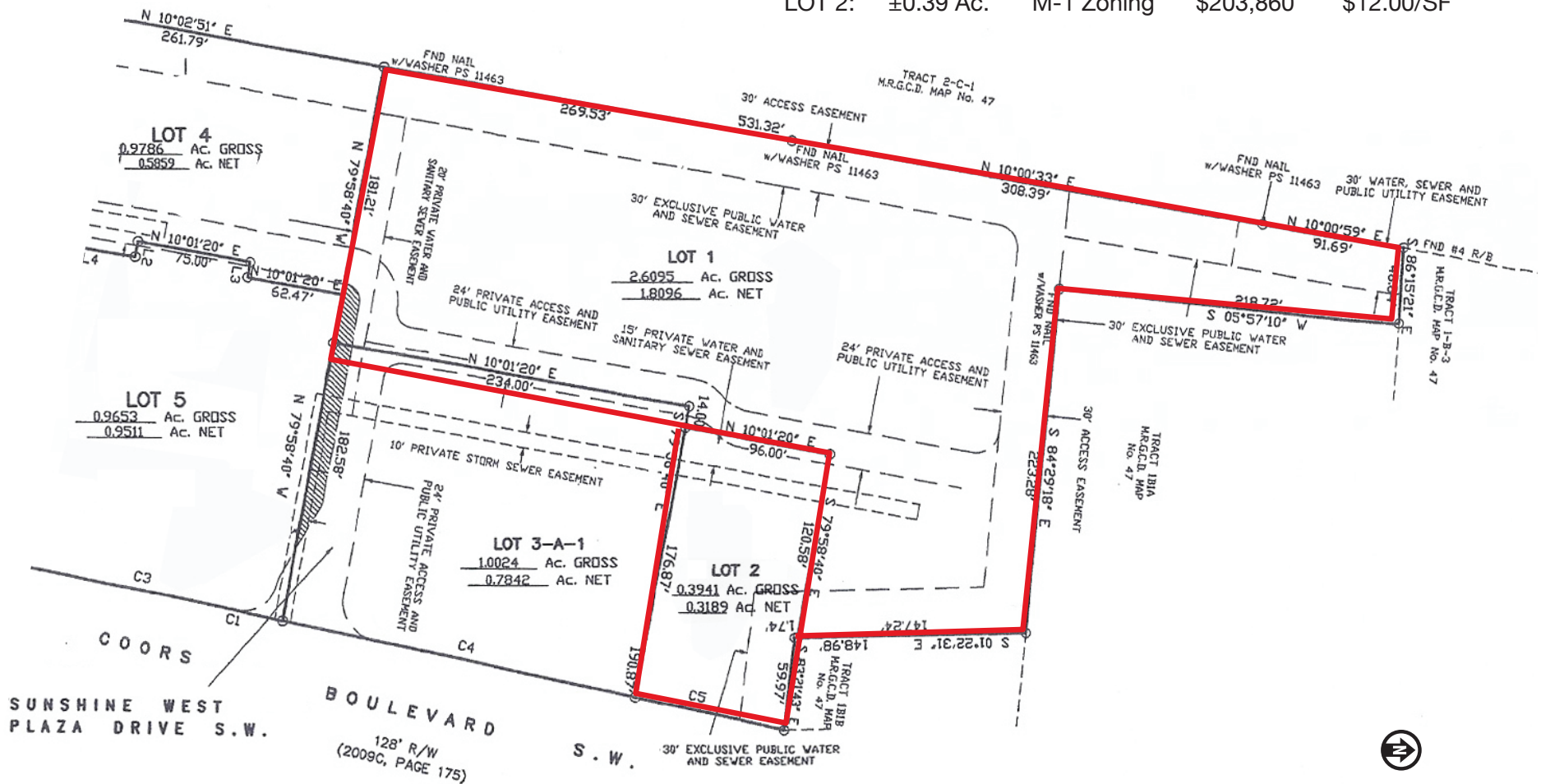
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AVAILABLE

LOT 1:	±2.57 Ac.	M-1 Zoning	\$559,745	\$5.00/SF
LOT 2:	±0.39 Ac.	M-1 Zoning	\$203,860	\$12.00/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.



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State

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

SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income in the Southwest Mesa trade area is **\$70,556**.

SOUTHWEST MESA DEMOGRAPHICS



**Total
Population** 117,682



**Average
HH Income** \$70,556



**Daytime
Employment** 18,256

2024 Forecasted by Esri

