

For Sale or
Ground Lease

Fast-Growing Westside Opportunity

LOCATED IN AN UNDERSERVED TRADE AREA

NWC Universe & Rainbow Blvds. NW | Albuquerque, NM 87120



VICINITY DESTINATIONS:

Montecito Housing Development
±588 Lots
Volcano Cliffs Housing Development
±300 Lots
La Cuentista Housing Development
±537 Lots
Petroglyph National Monument
±1.3 Miles
Double Eagle Airport
±4.35 Miles

SALE PRICE

- \$1,897,000 (\$13.00/SF)

AVAILABLE

- Land: ±3.35 Acres
- Pad Sites: ±1.0 to ±3.3 Acres
Available for Ground Lease
- Ask Advisor for Pad Site and
Ground Lease Rates

IDO ZONING MX-L

PROPERTY HIGHLIGHTS

- Signalized intersection
- Hard corner
- High residential growth area:
 - Over 9,730 housing units within
a 2-mile radius
 - Close proximity to
Ventana Ranch community
- Near numerous schools:
 - Nearly 7,600 students within
a 2-mile radius
- Rare selection for commercial
sites in the area
- All utilities available to the lot

got space

NAI SunVista

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FOR MORE INFORMATION:

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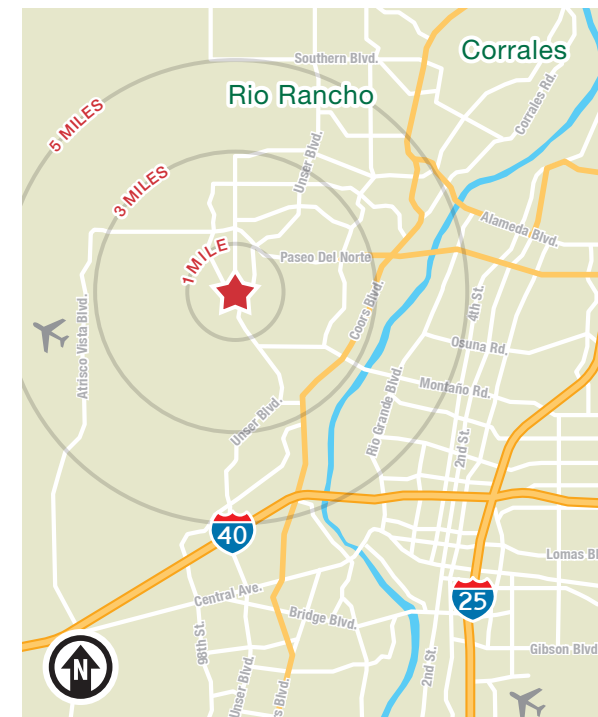
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	4,086	63,282	143,384
Average HH Income	\$105,194	\$92,040	\$89,274
Daytime Employment	234	6,768	26,746
2020 Forecasted by Esri			



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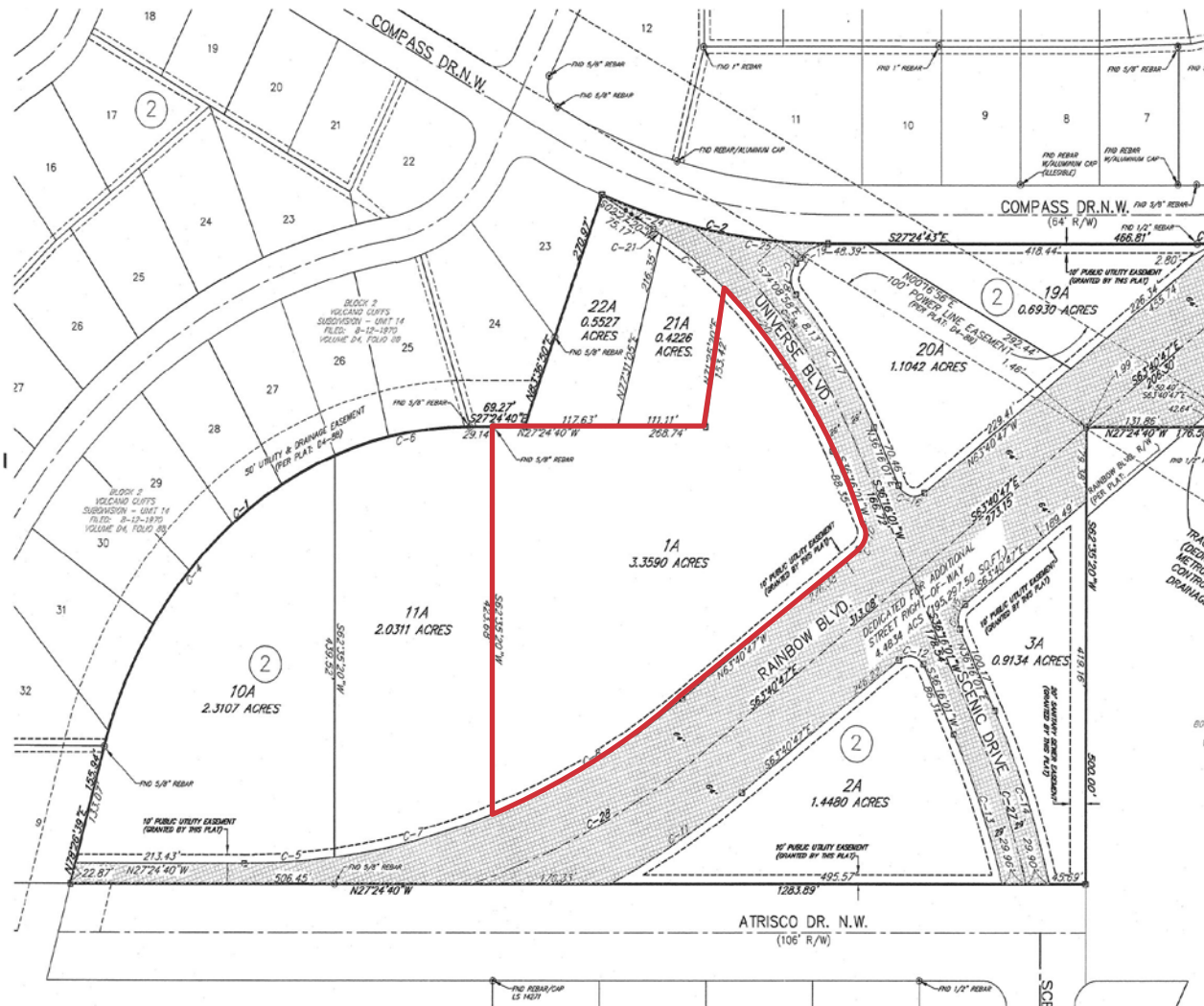
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SITE SURVEY

Land: ±3.35 Acres



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Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

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.

City of Albuquerque by the Numbers (ESRI 2020 Demographics)



657,634
City Population



265,025
Households



\$74,179
Avg. Household Income



\$43,386
Md. Disposable Income



23,692
Total Businesses



321,452
Total Employees



939,316
Albuquerque Metro Population

#1

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

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, 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 and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

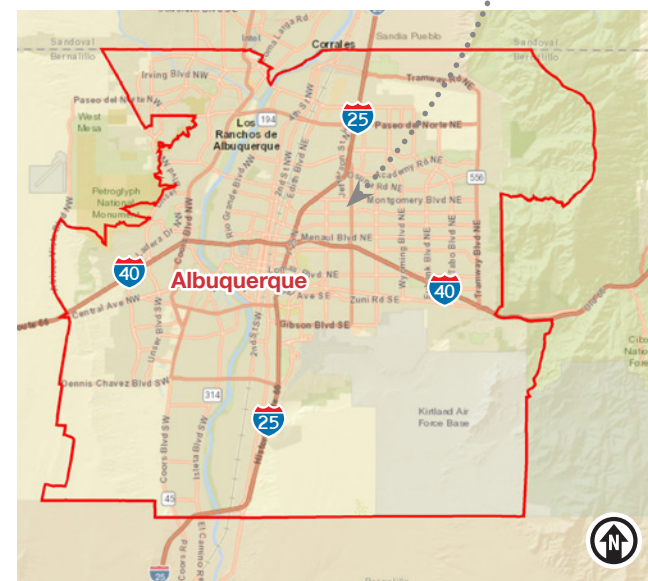
NEW MEXICO



ALBUQUERQUE METRO



ALBUQUERQUE CITY



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