

# Prime Land Available

SEC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121

## For Sale



### ON THE HARD CORNER OF UNSER BLVD. & SAGE RD.

**SALE PRICE** \$5.50/SF for the Entire Site

**AVAILABLE** Total Land: ±5.8 Acres  
Pad Sites: ±1.0 to ±5.0 Acres  
See Advisor for Pad Pricing

#### PROPERTY HIGHLIGHTS

- Great opportunity for retail/commercial development
- All utilities in the street
- Balanced site
- Great access – Curb cuts in place on Unser and Sage
- High-growth corridor surrounded by new housing and commercial development
- IDO Zoning: MX-L, Low Intensity

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001  
sunvista.com



FOR MORE INFORMATION:

**Jim Hakeem**  
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## SITE

TRACT	ACRES	LAND SF	PRICE/SF
A-1	±4.79	±208,652.4	See Advisor
A-2	±1.01	±43,995.6	See Advisor
A-3	±1.37	±59,677.2	<b>SOLD</b>
A-4	±1.10	±47,916	<b>SOLD</b>
<b>TOTAL</b>	<b>±5.8</b>	<b>±252,648</b>	See Advisor



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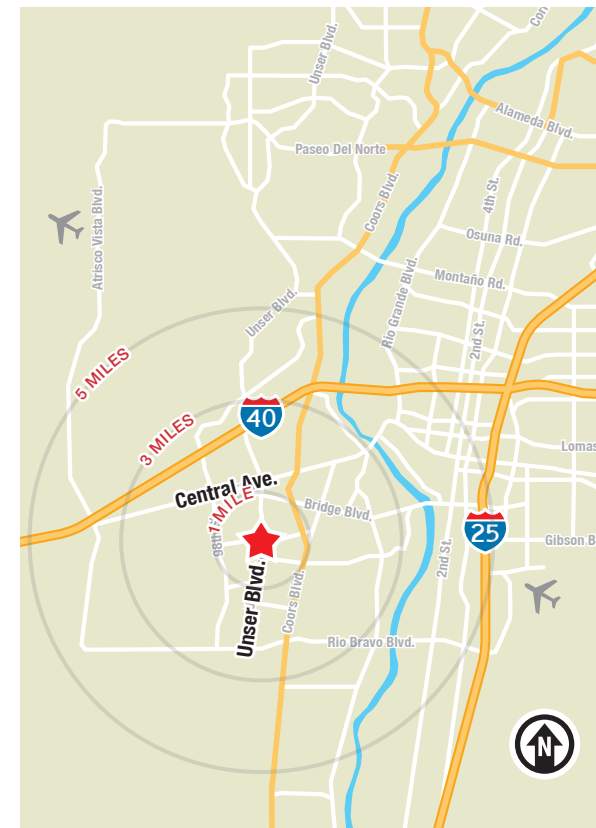
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## LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	20,763	109,942	185,270
Average HH Income	\$54,269	\$56,915	\$60,921
Daytime Employment	1,142	13,658	63,665
2020 Forecasted by Esri			



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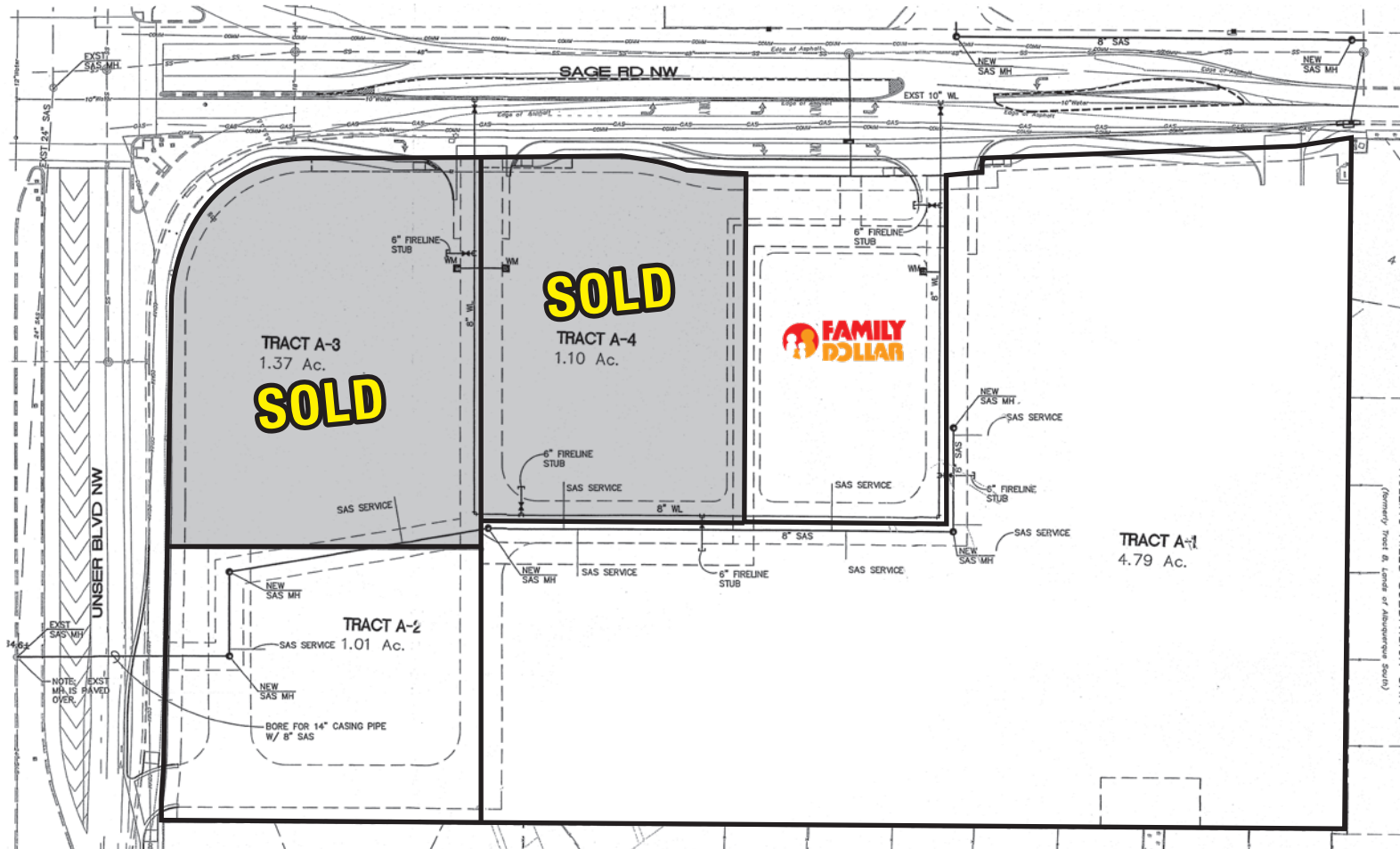
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SITE SURVEY



AVAILABLE

±5.8 Acres

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SITE



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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

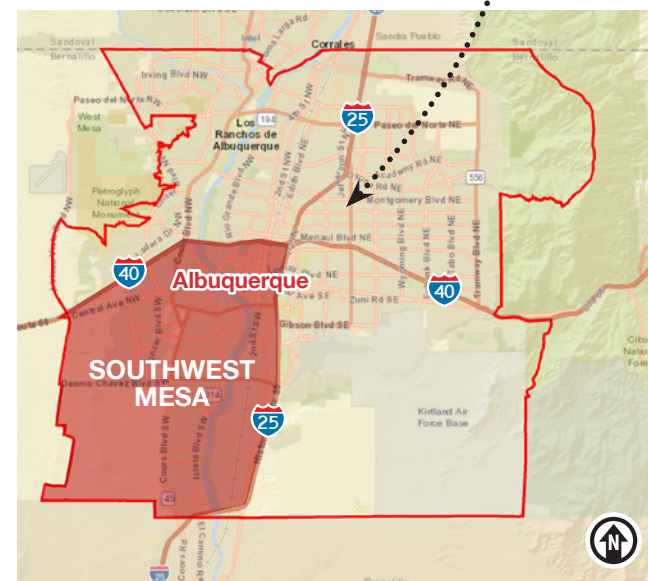
#### NEW MEXICO



#### ALBUQUERQUE METRO



#### ALBUQUERQUE CITY



### SOUTHWEST MESA TRADE AREA ANALYSIS

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 within a five-mile radius of the site is **\$63,665**.

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