

FOR SALE

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

Ready-to-Purchase Pad Sites

LOCATED IN AN UNDERSERVED
RETAIL TRADE AREA

ONLY 4 LOTS LEFT!



SALE PRICE

- \$5.00 to \$12.00/SF

AVAILABLE

- ±0.39 to ±2.56 Acres

ZONING

- M-1/C-1, Bernalillo County

PROPERTY 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
- Less than a mile from Las Estancias Shopping Center
- Booming residential housing development adjacent to property
- Lots are delivered in build-ready condition
- Monument sign opportunities available



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones.

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com



FOR MORE INFORMATION:

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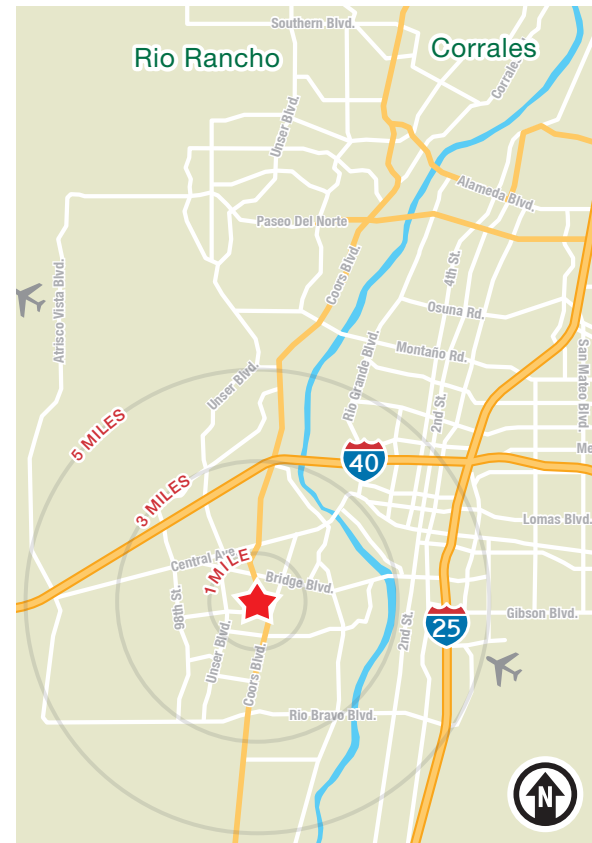
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	13,202	98,037	169,491
Average HH Income	\$49,987	\$56,632	\$58,844
Daytime Employment	1,485	9,514	56,340
2020 Forecasted by Esri			



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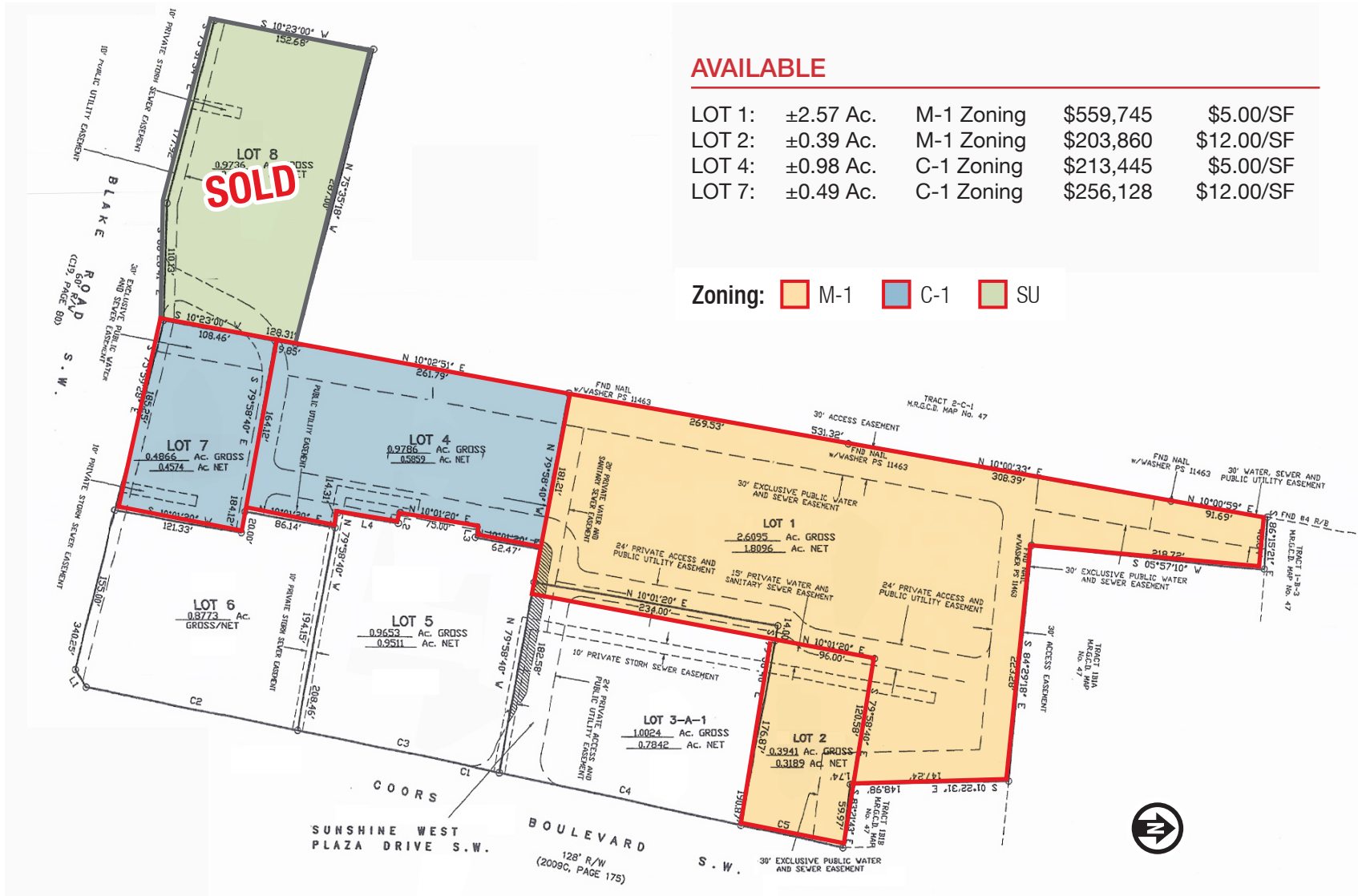
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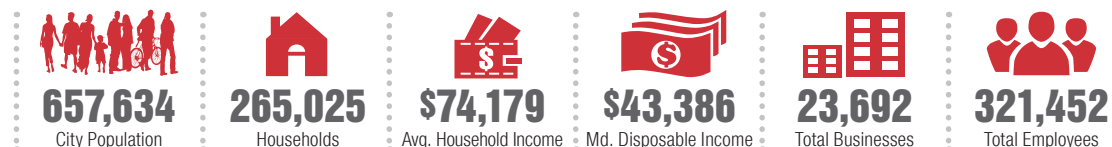
Albuquerque

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)

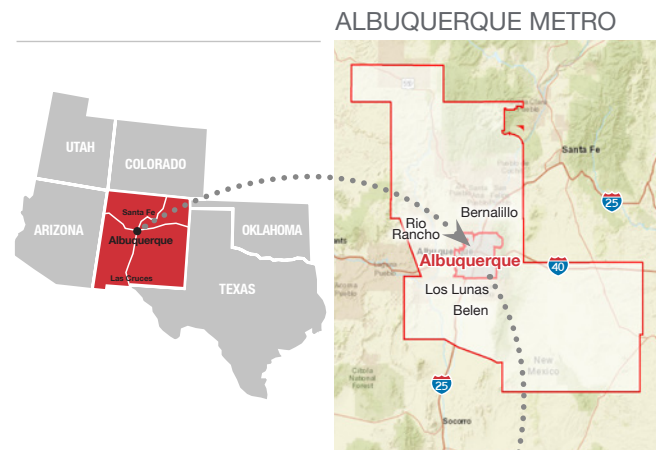


939,316

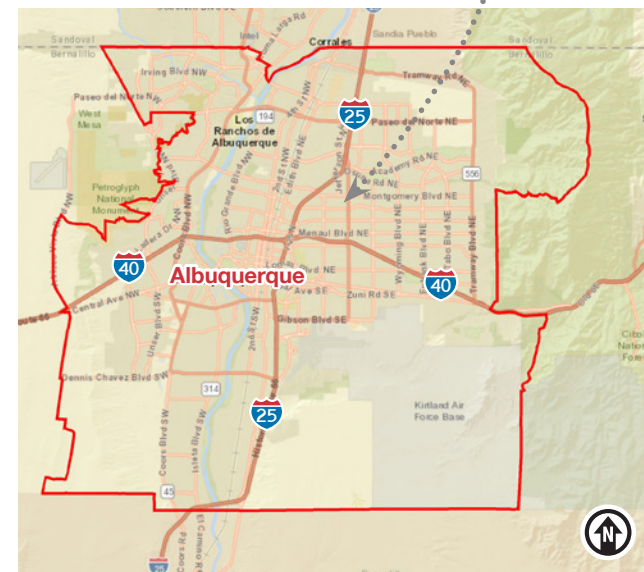
Albuquerque Metro Population

#1

The Largest
City in the State



ALBUQUERQUE CITY



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

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