

For Sale

Mixed-Use Land Along Unser Blvd.

GREAT DEVELOPMENT OPPORTUNITY IN FAST-GROWING AREA

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



SALE PRICE

- \$2,056,032 (\$2.95/SF)

AVAILABLE

- Land: ±16.0 Acres (Seller will demise)

IDO ZONING **MX-L** **PD**

PROPERTY HIGHLIGHTS

- Great opportunity for office, retail and residential development
- Prime visibility along a major commuter route
- Underserved market development opportunity

- Located at a signalized intersection with more than 38,000 cars per day
- Multiple access points
- All utilities to the site
- Off-site improvements in place

NAI SunVista

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FOR MORE INFORMATION:

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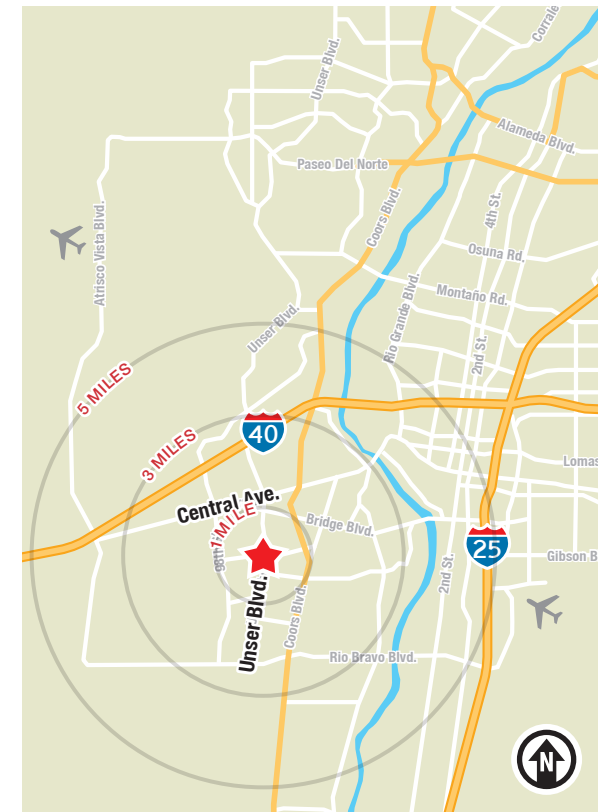
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	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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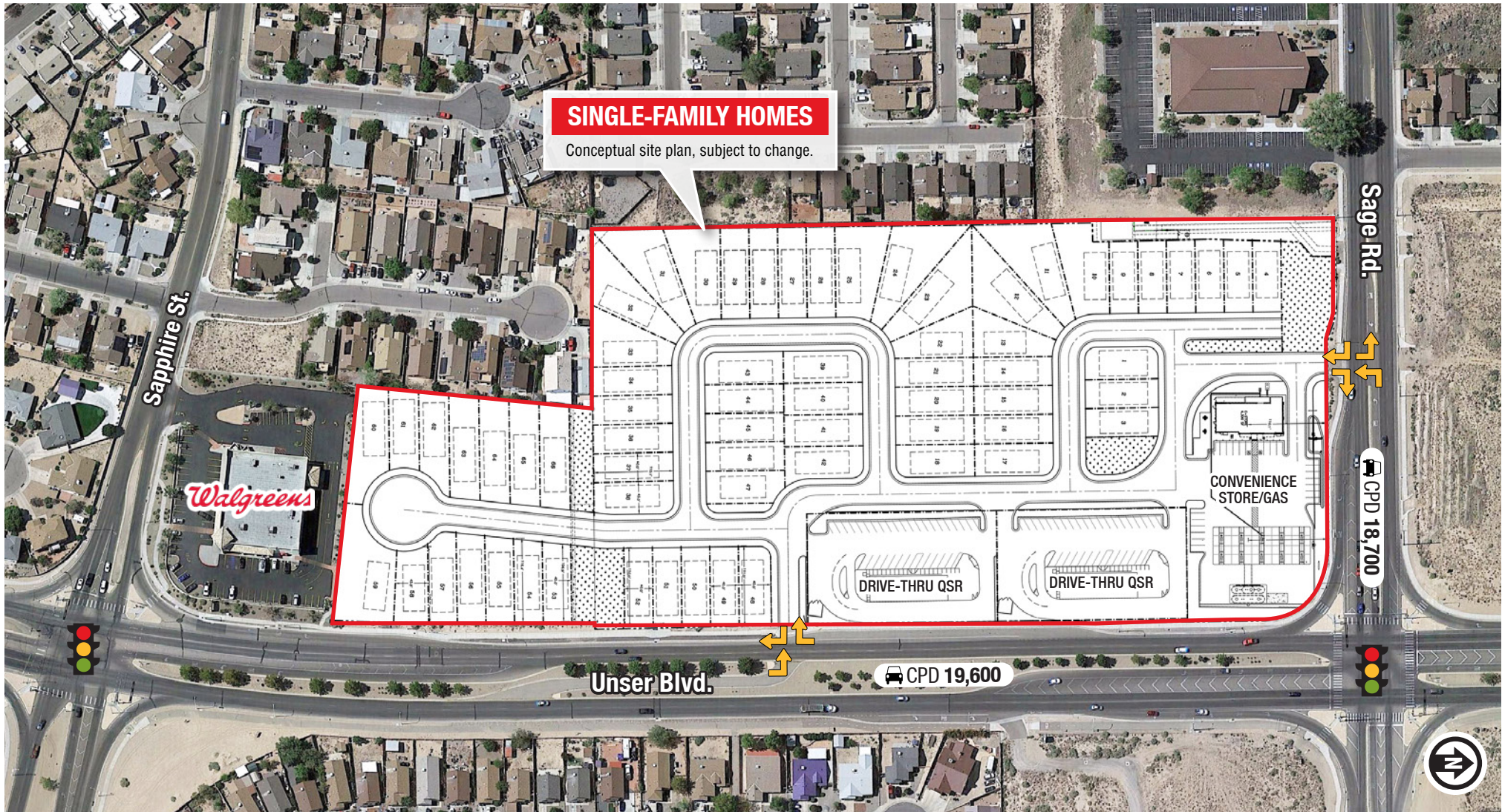
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SITE PLAN A



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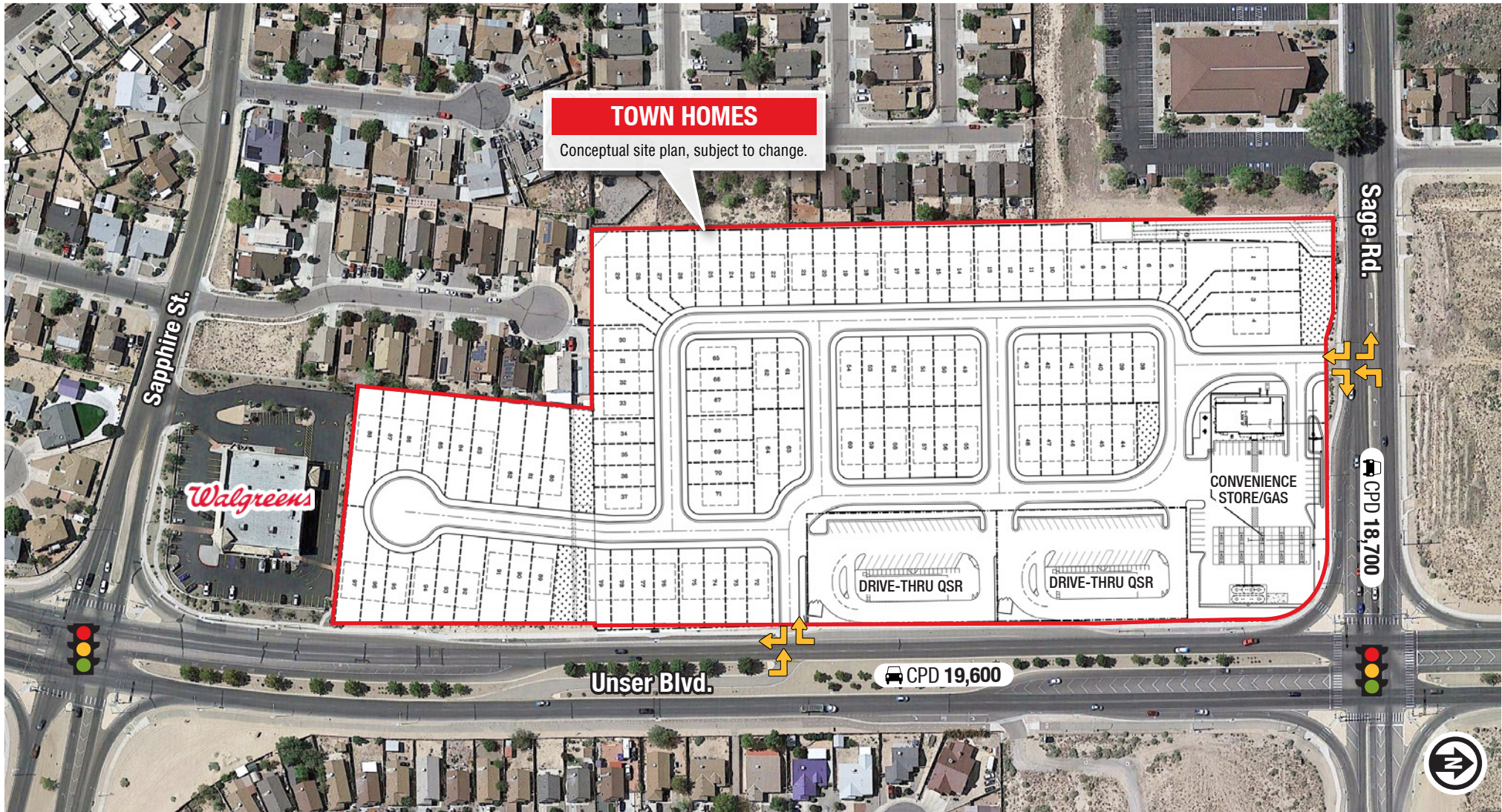
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SITE PLAN B



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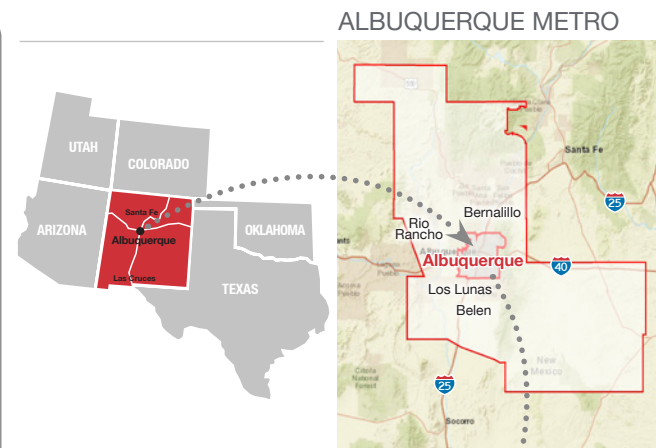
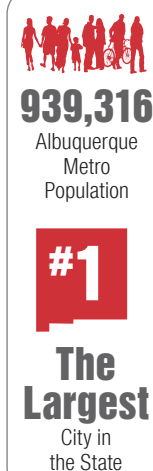
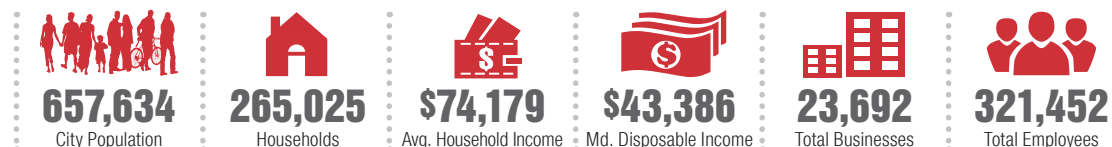
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TRADE AREA ANALYSIS

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)



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.



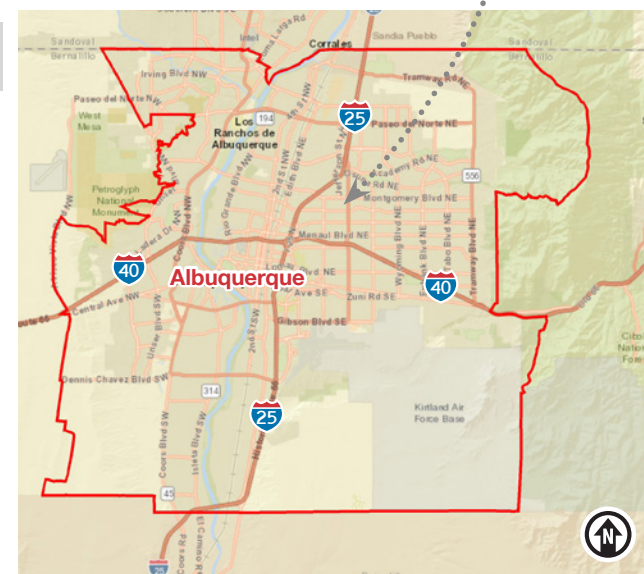
The Southwest Mesa has
9 SF of retail/capita
compared to the city average
of 45 SF.



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 **\$60,921**.



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