

For Sale, Lease
or Build-to-Suit

Mixed-Use Westside Land

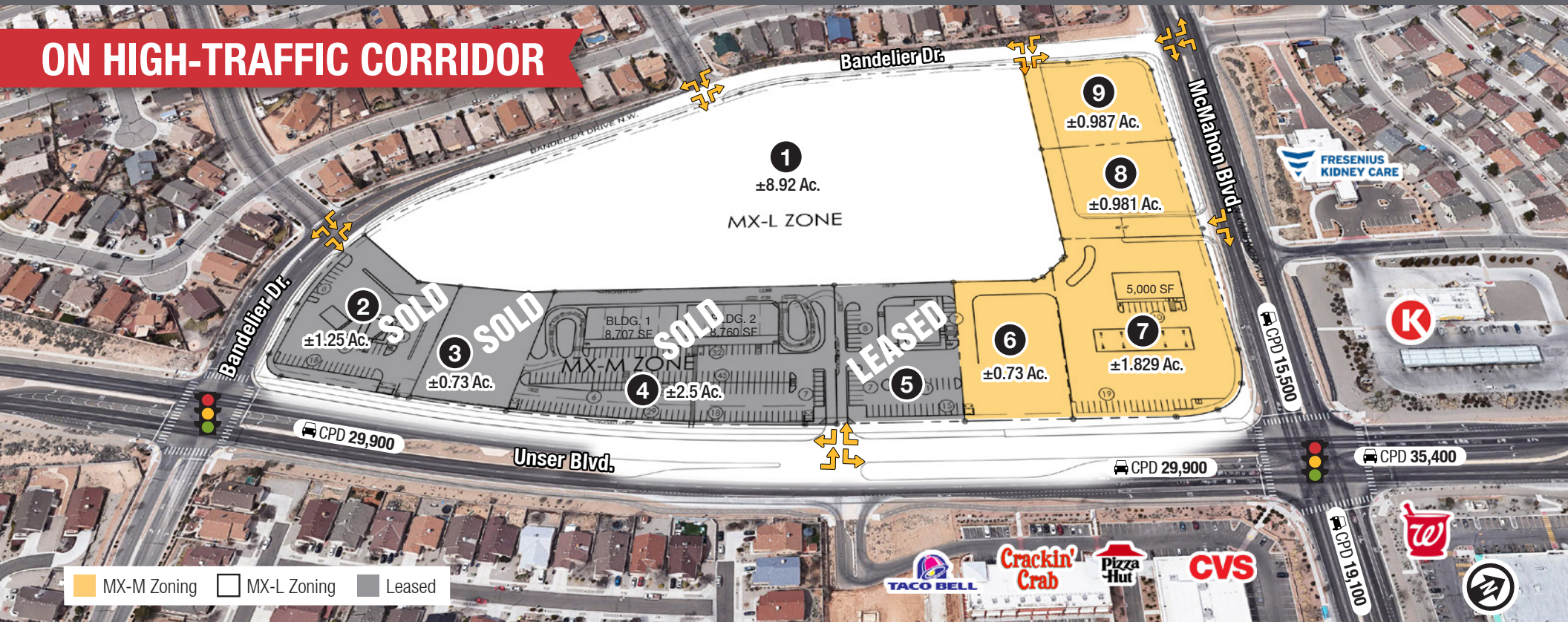
JOIN THE RETAIL & MEDICAL ENERGY OF THE UNSER CORRIDOR

SWC Unser & McMahon NW | Albuquerque, NM 87114

Visit Our YouTube Channel
to See this Property Video



ON HIGH-TRAFFIC CORRIDOR



AVAILABLE ±0.73 to ±13.5 Acres

PRICE/RATES

Land: See Advisor
Lot 3 Retail Suites: \$28 to \$32/SF
(4 Inline, Drive-Thru & End Cap)

IDO ZONING [MX-L](#) & [MX-M Zoning](#)

PROPERTY HIGHLIGHTS

- Conceptual development plan includes retail with drive-thru options
- Property delivered in construction-ready condition with earthwork completed
- Multiple access points to property
- Located within two signalized intersections: Unser & McMahon (54,500 VPD) and Unser & Bandelier (29,900 VPD)
- .35 miles from Rust Presbyterian Hospital and 1.17 miles from Lovelace Westside & UNM Care Hospitals

NA SunVista

got space

FOR MORE INFORMATION:

Todd Strickland

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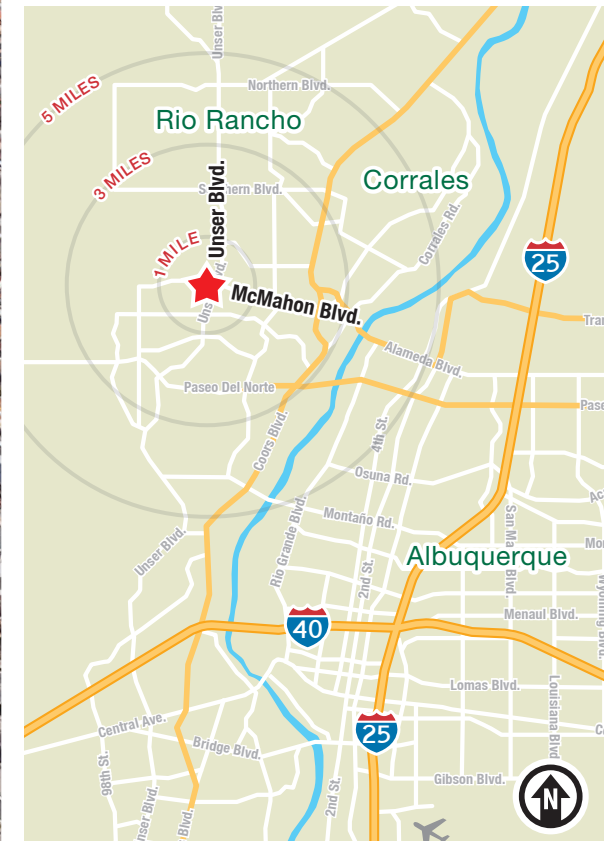
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,183	91,933	164,407
Average HH Income	\$96,807	\$90,713	\$92,941
Daytime Employment	1,257	24,160	41,317

2021 Forecasted by Esri



NAI SunVista

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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TRADE AREA



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SITE PLAN

Conceptual site plan, subject to change.

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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 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees

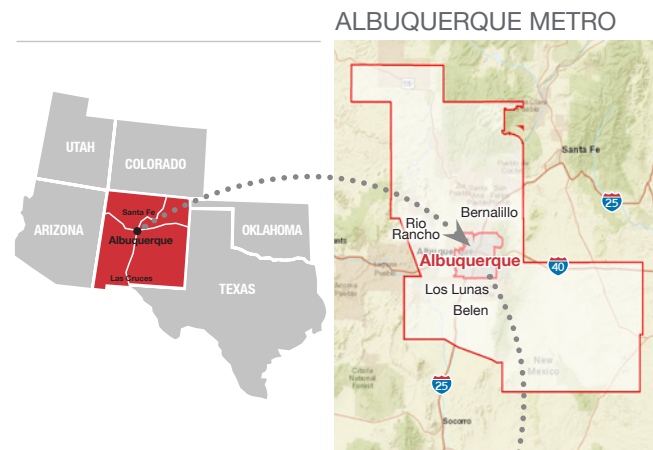


936,582

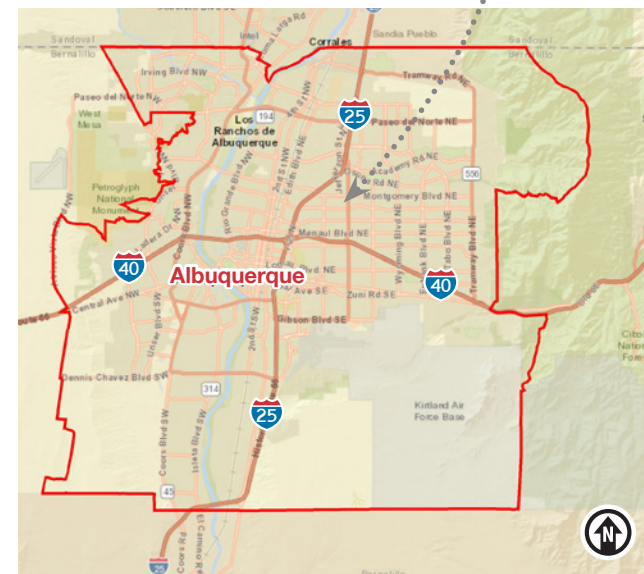
Albuquerque Metro Population

#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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