

# For Sale

## Ready-to-Purchase Pad Sites

LOCATED IN AN UNDERSERVED RETAIL TRADE AREA

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

NWQ Coors Blvd. & Blake Rd. SW

### ONLY 4 LOTS LEFT!



±0.39 - 2.56 Ac.  
Available



\$5.00 to  
\$12.00/SF

### 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**

got space

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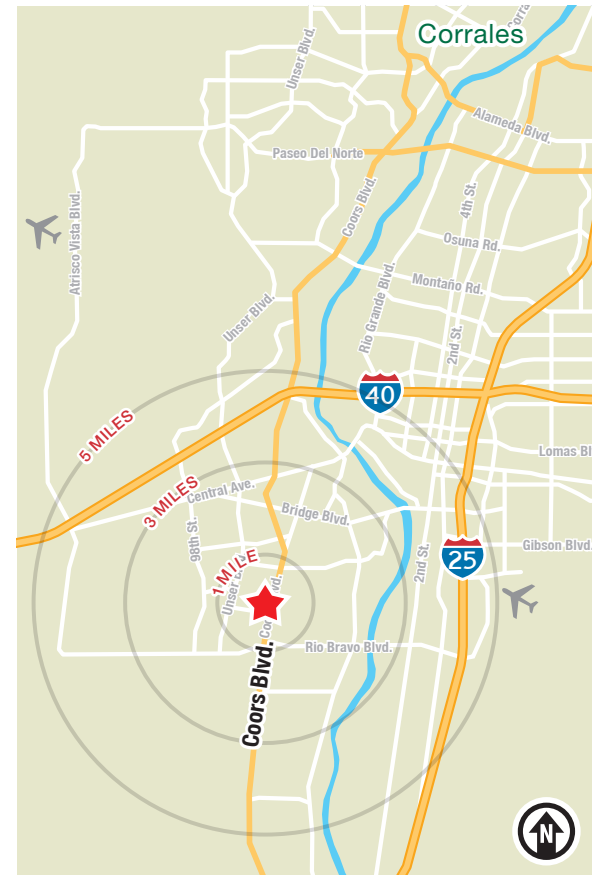
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,342	96,634	168,210
Average HH Income	\$49,818	\$58,697	\$60,820
Daytime Employment	1,454	9,843	55,442

2021 Forecasted by Esri



**NAI SunVista**

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### LOCATION DATA



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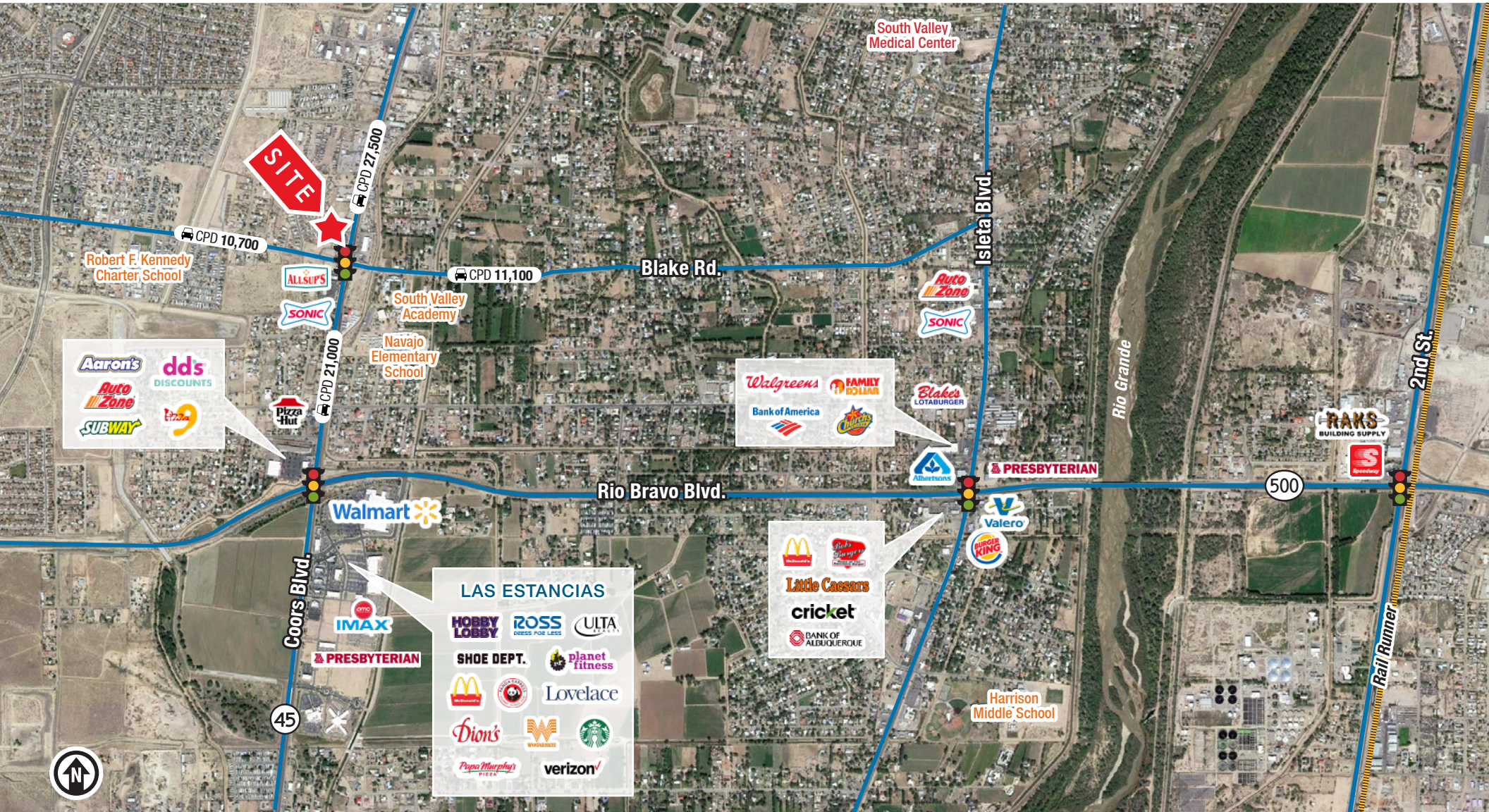
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LOCATION



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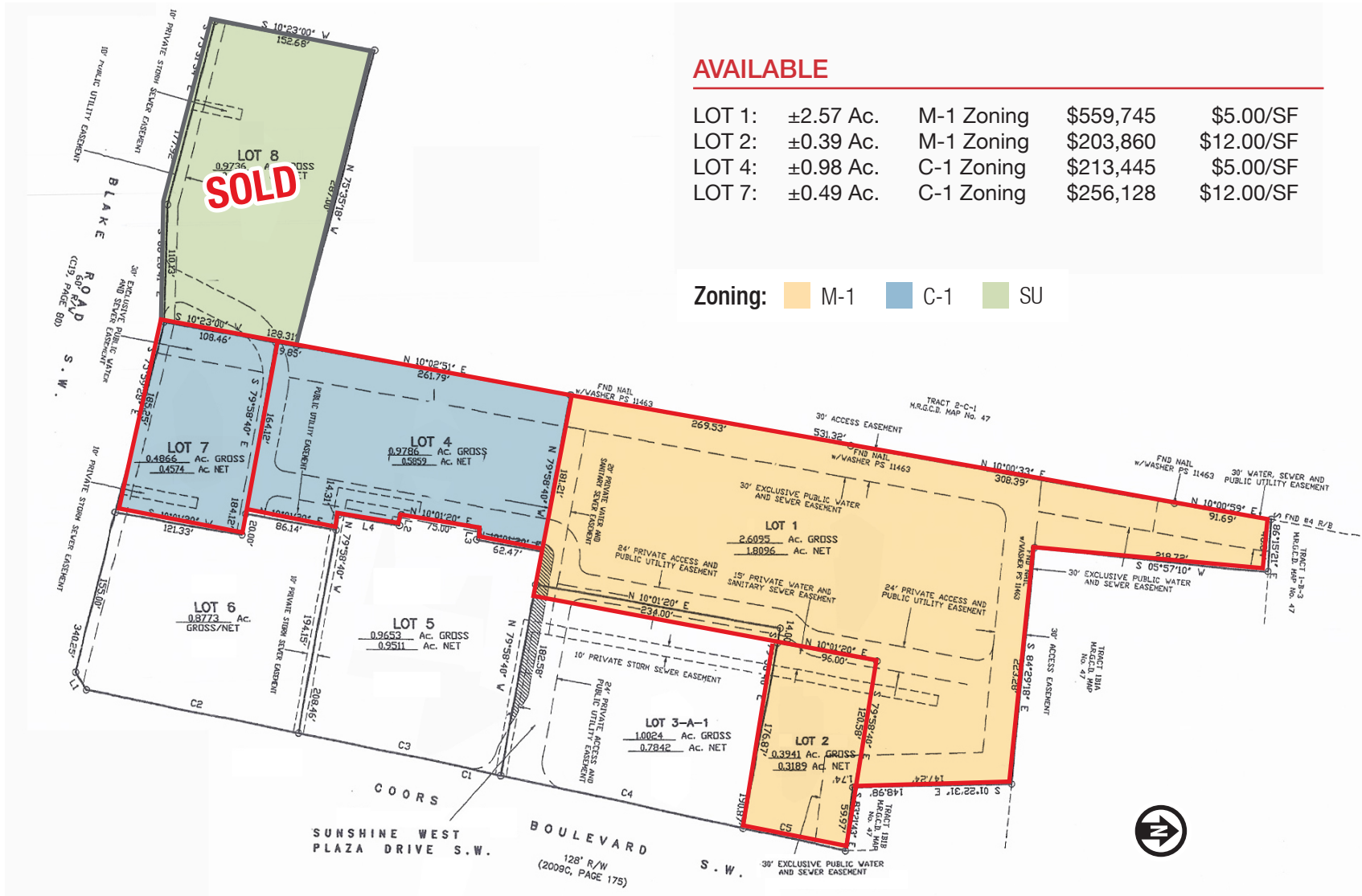


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# SITE SURVEY



# 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

### 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

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

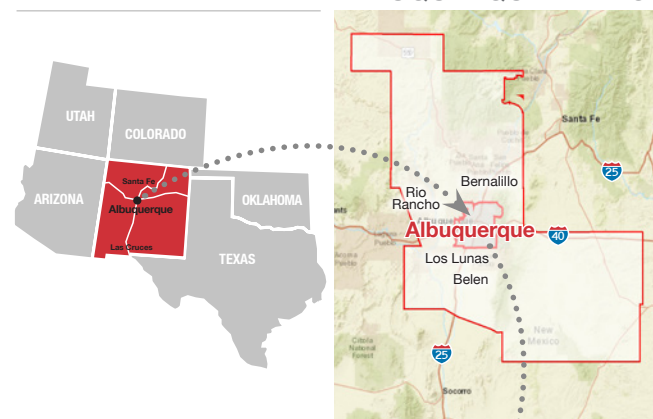
Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.

#### ALBUQUERQUE METRO



#### ALBUQUERQUE CITY

