

# For Lease

## Prime Westside Retail Suite

ANCHORED BY **Walmart**  NEIGHBORHOOD MARKET

1800 Unser Blvd. NW | Albuquerque, NM 87102

*SEQ Unser Blvd. & Ladera Dr. NW*



Lease Rate:  
See Advisor



Available:  
Suite 200: ±1,200 SF

### IDO ZONING

- MX-L

### HIGHLIGHTS

- Outstanding visibility from Unser Blvd. as well as the Walmart parking lot
- Excellent traffic with more than 34,000 cars per day
- Ample parking
- Located among established and growing residential communities
- In an underserved trade area
- DO NOT DISTURB TENANT – See Advisor for details

**NAI**SunVista

got space

**Randall Parish**  
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505 338 4110

**Alexis Lovato**  
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505 639 6433



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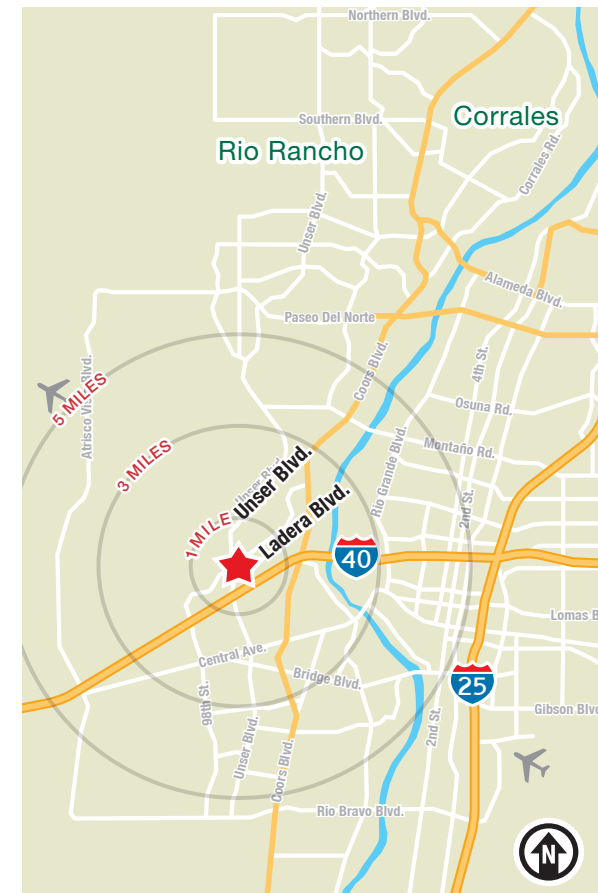
1800 Unser Blvd. NW | Albuquerque, NM 87102



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,988	79,339	189,976
Average HH Income	\$83,230	\$71,609	\$71,056
Daytime Employment	1,681	15,660	64,394

2021 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)

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



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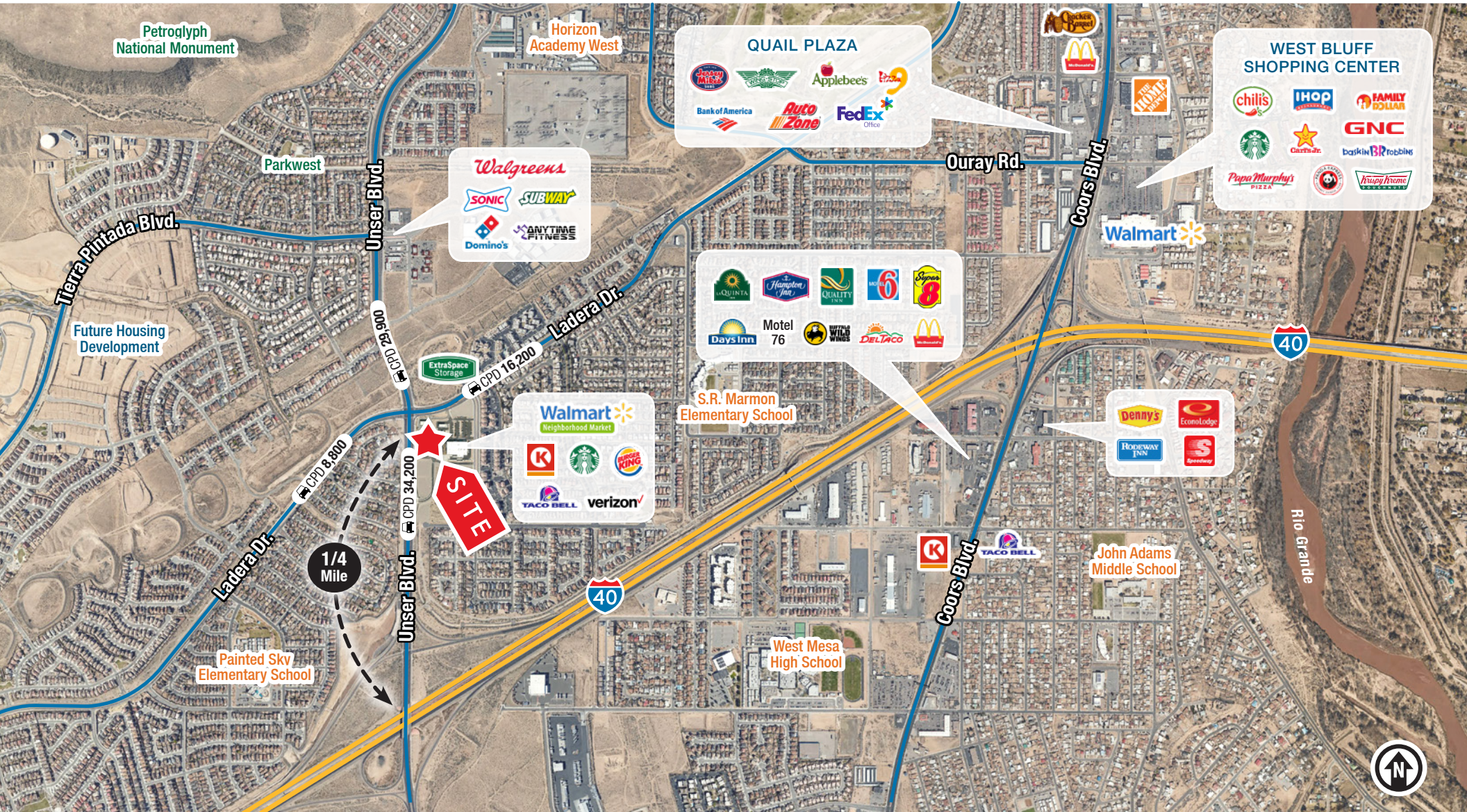
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PHOTOS



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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

## 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

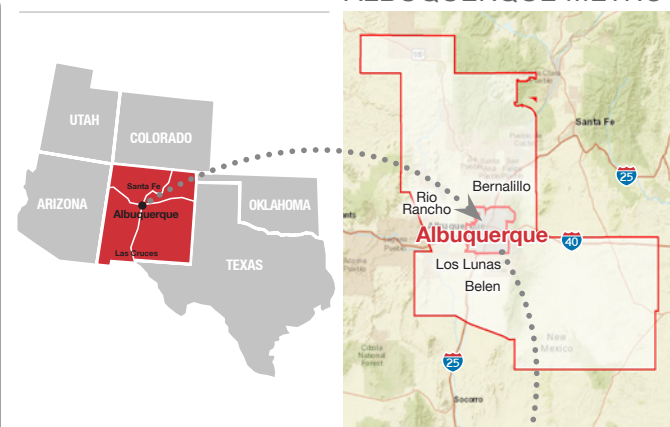
Albuquerque is top in nation for cities with the most college graduates - more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### 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

