For Lease

New Retail on Unser Blvd.

HIGHLY-VISIBLE RETAIL AT HIGH-VOLUME INTERSECTION

SWC Unser & McMahon NW | Albuquerque, NM 87114

**Visit Our YouTube Channel
to See this Property Video**

ON HIGH-TRAFFIC CORRIDOR

Conceptual rendering, subject to change.

AVAILABLE Retail Suites
Four Inline, Drive-Thru & End Cap

LEASE RATE $30.00/SF

IDO ZONING MX-M Zoning
Allowable uses for zoning

PROPERTY HIGHLIGHTS

- 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
- Drive-thru options available
- Multiple access points to property

NAI SunVista

got space

FOR MORE INFORMATION:

Todd Strickland
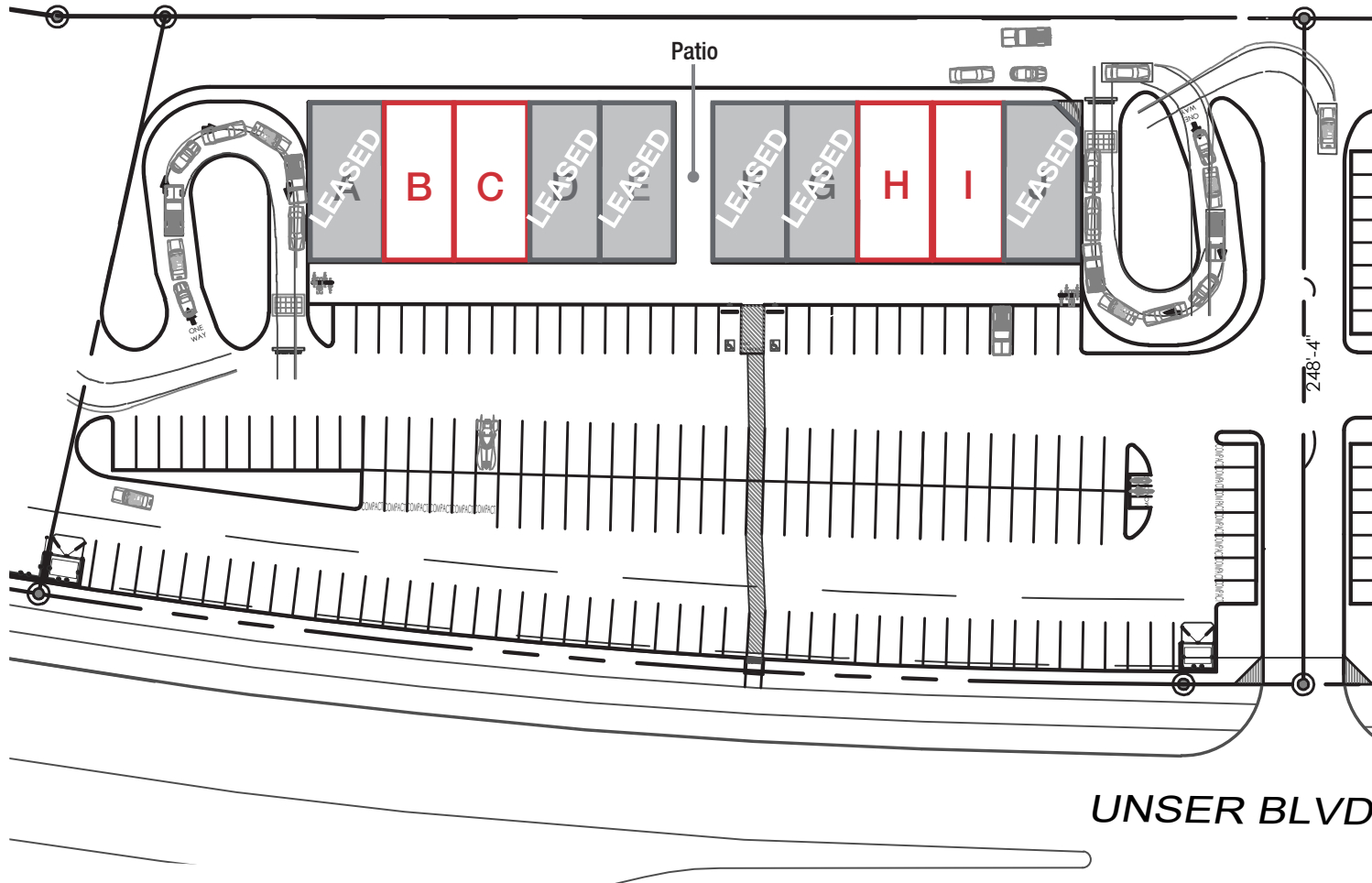todd@sunvista.com
505 450 1121

Patio

LEASED A | **B** | **C** | LEASED D | LEASED E | LEASED F | LEASED G | **H** | **I** | LEASED J

ONE WAY

248'-4"

COMPACT

UNSER BLVD.

AVAILABLE

Suite B:	±1,656 SF
Suite C:	±1,656 SF
Suite H:	±1,656 SF
Suite I:	±1,656 SF

Conceptual site plan, subject to change.

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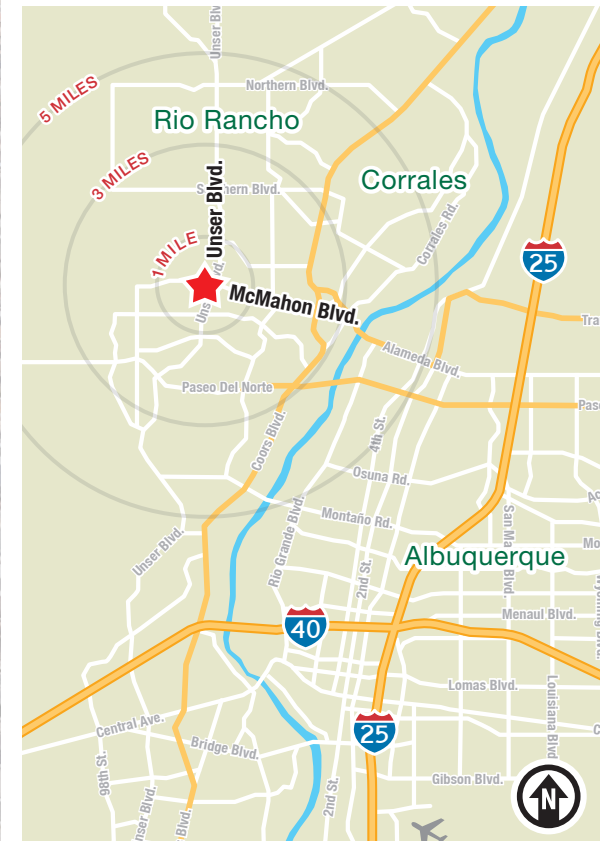
HIGHLY-VISIBLE RETAIL AT HIGH-VOLUME INTERSECTION

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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

PRESBYTERIAN Rust Medical Center

Unser Blvd.

.35 Miles

ExtraSpace Storage

CPD 35,400

Advance Auto Parts

CPD 19,100

Walgreens

Sherwin Williams.

Quick Stop

FRESENIUS KIDNEY CARE

CPD 15,500

McMahon Blvd.

SLICE DICE

McDonald's

Starbucks

TRACTOR BREWING

CVS

ANYTIME FITNESS

Pizza Hut

Crackin' Crab

CPD 29,900

TACO BELL

Unser Blvd.

SITE

Bandelier Dr.

5 MILES

Rio Rancho

Northern Blvd.

3 MILES

Corrales

Unser Blvd.

1 MILE

McMahon Blvd.

Corrales Rd.

I-25

Alameda Blvd.

Paseo Del Norte

Coors Blvd.

Rio Grande Blvd.

Montaño Rd.

Albuquerque

Osuna Rd.

I-40

Menaul Blvd.

Central Ave.

Bridge Blvd.

Lomas Blvd.

I-25

98th St.

Gibson Blvd.

SITE
Retail Suites: Four Inline

Unser Blvd.

McMahon Blvd.

AREA HIGHLIGHTS

WITHIN A 5-MILE RADIUS

2021 Demographics Forecasted by ESRI

164,407 Population

$92,941 Avg. Household Income

41,317 Total Employees

Development
West Albuquerque is the fastest-growing sector of the city. It boasts consistent housing development and new infrastructure endeavors, including vital transportation projects, ongoing commercial, medical and educational facility development.

Housing
30 to 42% of Albuquerque single-family housing permits were issued in the city's northwest quadrant over the last 10 years.*

Population
38% of the Albuquerque MSA population lives west of the Rio Grande (river)

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*Source: Housing Digest, Jan DeMaggio

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Aerial trade area map showing the SITE at SWC Unser & McMahon NW with surrounding retailers including Taco Cabana, Subway, Presbyterian Rust Medical Center, Marble, Valero, Walgreens, CVS, Taco Bell, Starbucks, McDonald's, Crackin' Crab, ExtraSpace Storage, Stonebridge Park, A Park Above, Sonic, Intel, Ford, Honda, Salida del Sol Park, UNM Care, Lovelace Westside Hospital, Smith's, Burger King, 7 Bar Elementary School, Cibola High School, Olive Garden, Chick-fil-A, Pei Wei, Red Lobster, Firehouse Subs, Panda Express, Sam's Club, Kohl's, Barnes & Noble, Whataburger, Best Buy, CVS, Jack in the Box, Dick's Sporting Goods, Bed Bath & Beyond, Walmart, petco, Krispy Kreme, Applebee's, Starbucks, Chipotle, Panera Bread, Five Guys, Hooters, Jason's Deli, Jimmy John's, The Home Depot, Lowe's, Wendy's, Albertsons, Cottonwood Mall, Texas Roadhouse, Gardunos, Chili's, Del Taco, Longhorn Steakhouse, Dion's, BJ's, Red Robin, Buffalo Wild Wings, Outback, Costco Wholesale, Desert Greens Golf Course. Streets labeled include Unser Blvd., Westside Blvd., McMahon Blvd., Golf Course Rd., Irving Blvd., Ellison Dr., Coors Bypass, Coors Blvd., Alameda Blvd.

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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.

936,582
Albuquerque Metro Population

#1
The Largest City in the State

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 |

ALBUQUERQUE METRO

UTAH · COLORADO · ARIZONA · Santa Fe · Albuquerque · Las Cruces · OKLAHOMA · TEXAS

Rio Rancho · Bernalillo · **Albuquerque** · Los Lunas · Belen

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
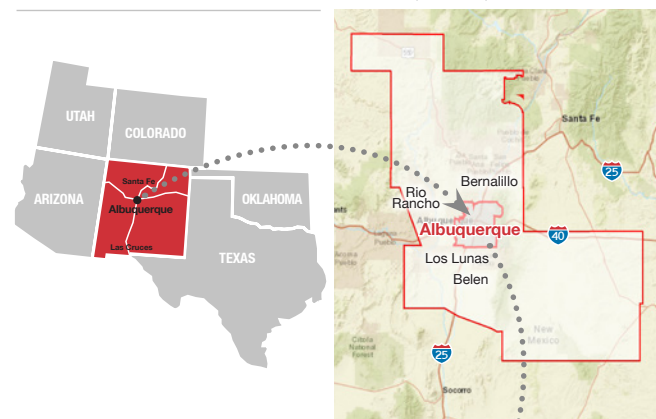
EDUCATION | SKILLED WORKFORCE
Ranks top in nation for cities with he most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation
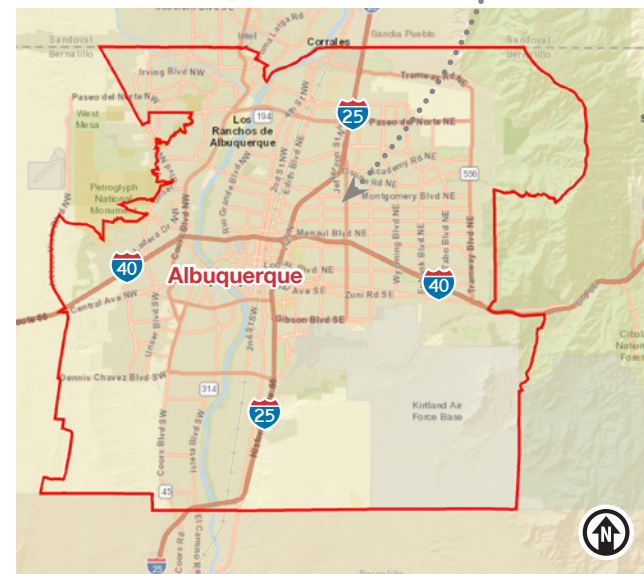
COMPETITIVE BUSINESS CLIMATE
Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

ALBUQUERQUE CITY

Corrales · Los Ranchos de Albuquerque · **Albuquerque** · Kirtland Air Force Base

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