

**For Sale**



# Land at Prime Retail Intersection

LOCATED ON THE FAST-GROWING WESTSIDE



**Ready For Development!**

Universe & Rainbow Blvds. NW | Albuquerque, NM 87120

**±0.55 - 3.36 Ac. Available**

For Sale

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## PROPERTY

### AVAILABLE

Lot	Acres	\$/SF	Sale Price
C	±1.45	\$7.50	\$473,715
D	±3.36	\$13.00	\$1,902,700
F	±0.55	\$7.50	\$179,685
G	±2.03	\$7.50	\$663,201
H	±2.31	\$7.50	\$754,677

### HIGHLIGHTS

- Signalized intersection
- Hard corner
- High-income area:
  - \$184,943 household income within a 1-mile radius
- High-residential growth area:
  - Almost 10,000 housing units within a 2-mile radius
  - Close proximity to the Ventana Ranch community
- Near numerous schools:
  - Nearly 7,600 students within a 2-mile radius
- Rare selection for commercial sites in the area
- All utilities available to the lot

ZONING **MX-L**

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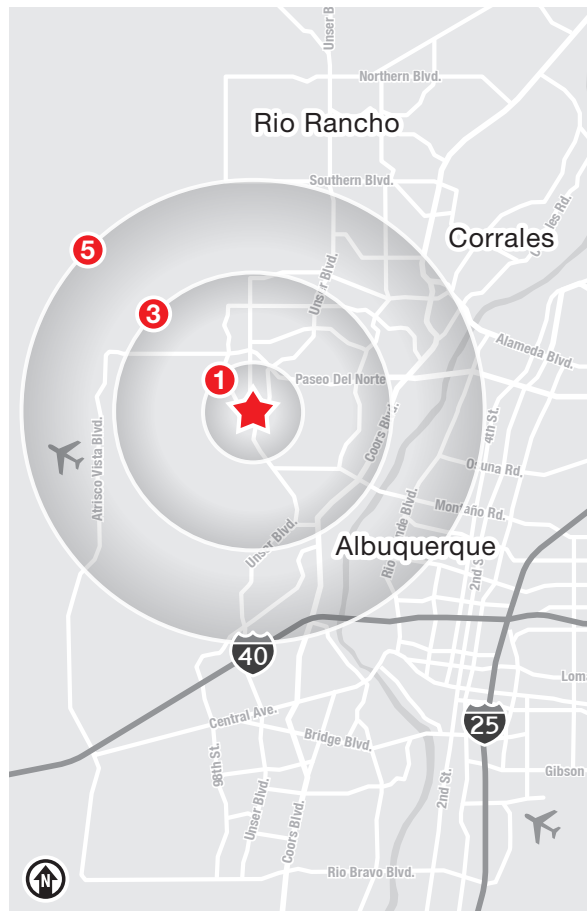


## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,701	63,174	145,638
Average HH Income	\$184,943	\$114,805	\$114,948
Daytime Employment	396	7,318	30,185

2025 Forecasted by Esri

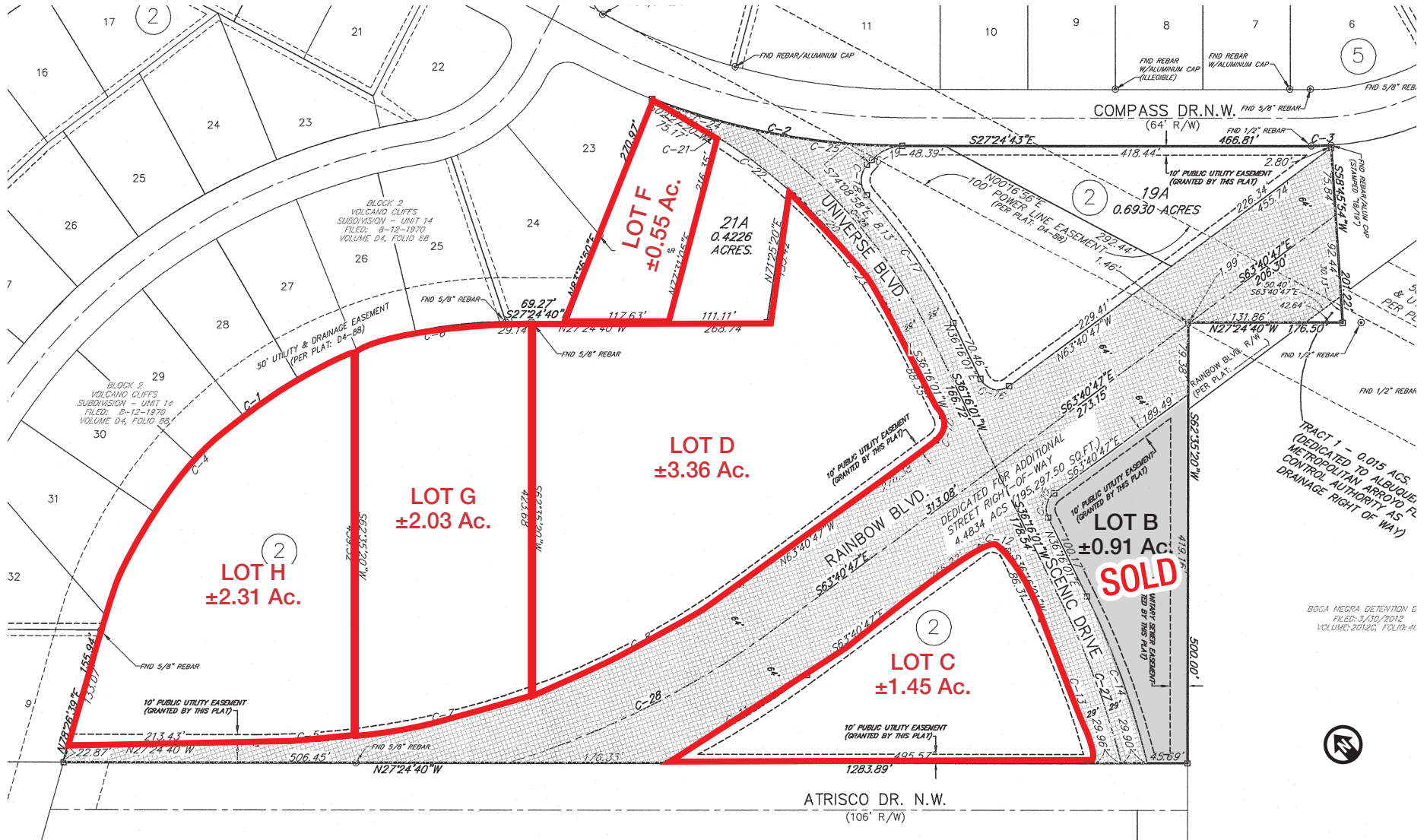
## Opportunity Zone [MORE INFO](#)



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SITE SURVEY



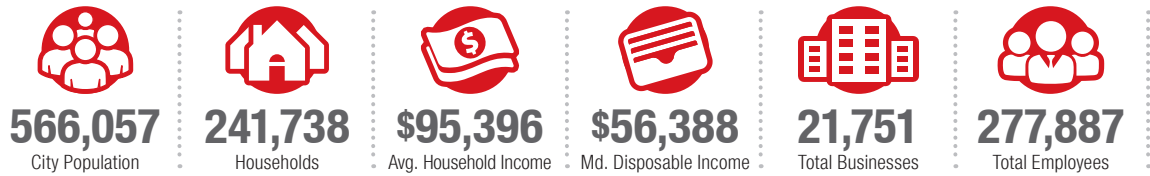
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | WESTSIDE

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.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



#### 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*








**932,477**  
Albuquerque  
Metro  
Population



**The  
Largest**  
City in the State



#### IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



Petroglyph National Monument



#### WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



#### WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



#### WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.