

For Lease

High-Traffic Signalized Hard Corner

DRIVE-THRU PERMISSIVE LAND



AVAILABLE

Land: ±0.6427 Acres

GROUND LEASE

See Advisors

ZONING [NR-BP](#)

HIGHLIGHTS

- Site available for ground lease or build-to-suit
- Buildable size of up to ±7,000 SF
- .08 Miles from I-40
- Signalized intersection
- Direct access off of Bluewater with potential access off of Unser
- Full city utilities available
- Build-to-suit opportunity available

±0.6427 Ac. Available

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400 Unser Blvd. NW | Albuquerque, NM 87121

NAISunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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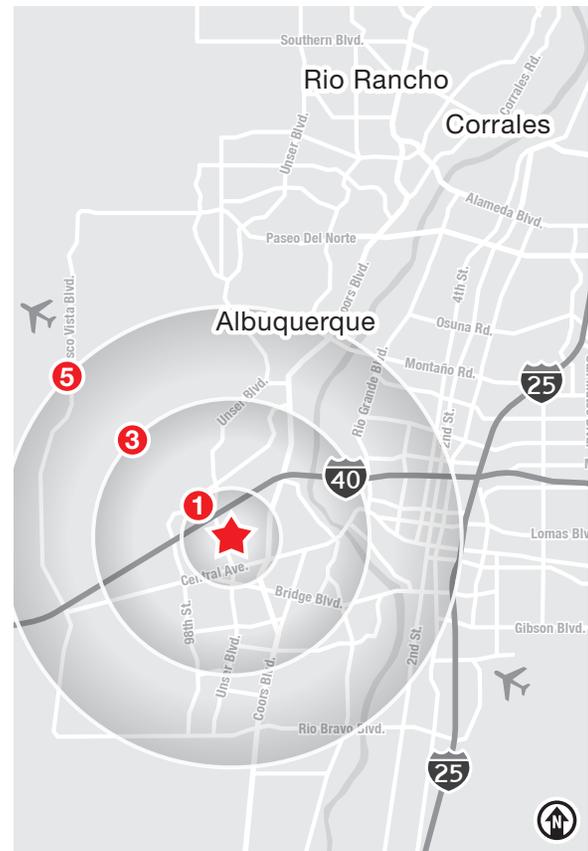
LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,055	105,213	194,778
Average HH Income	\$71,450	\$80,660	\$82,877
Daytime Employment	5,414	17,684	72,049

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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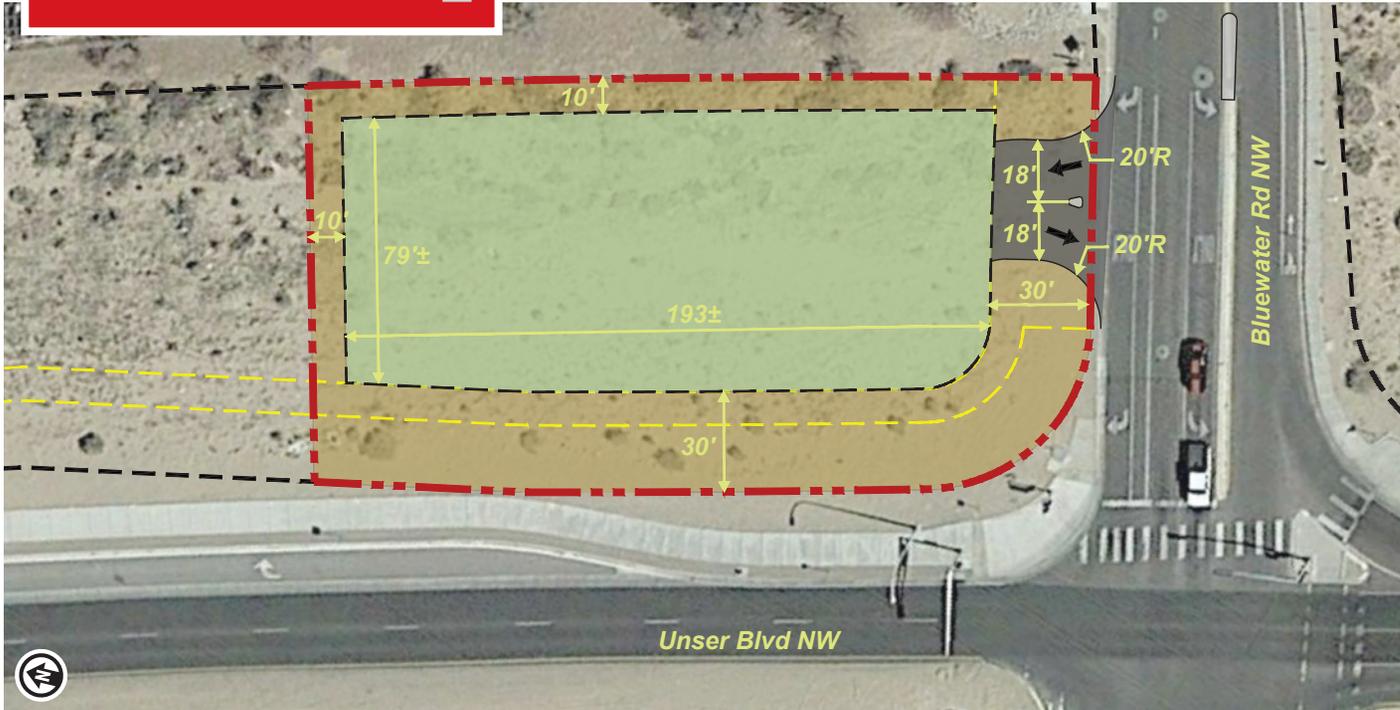
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SITE PLAN



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

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.

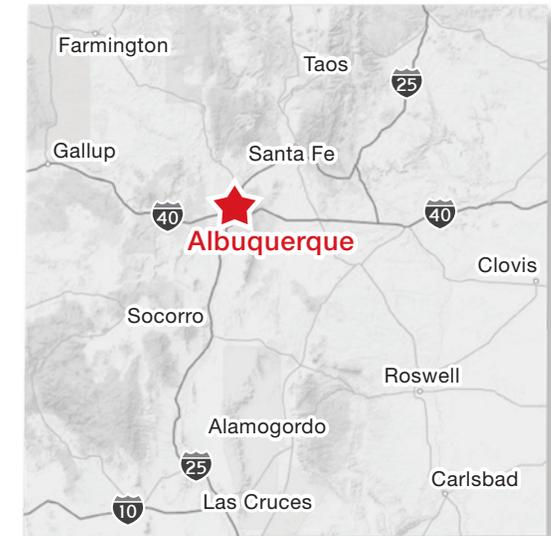
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



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.