

For Sale



Ready-to-Build Pad Sites

RARE SMALL M-1 ZONED PARCEL AVAILABLE



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

NALSunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

**±0.39-0.49 Ac. Available
\$12.00/SF**

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PROPERTY

SALE PRICE

\$12.00/SF

AVAILABLE

Lot 2: ±0.39 Ac. \$203,860 M-1
Lot 7: ±0.49 Ac. \$256,128 C-1

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
- Booming residential housing development adjacent to property
- Lots are delivered in build-ready condition
- Monument sign opportunities available

ZONING

- M-1/C-1, Bernalillo County

LOCATION

NWQ Coors Blvd. & Blake Rd. SW

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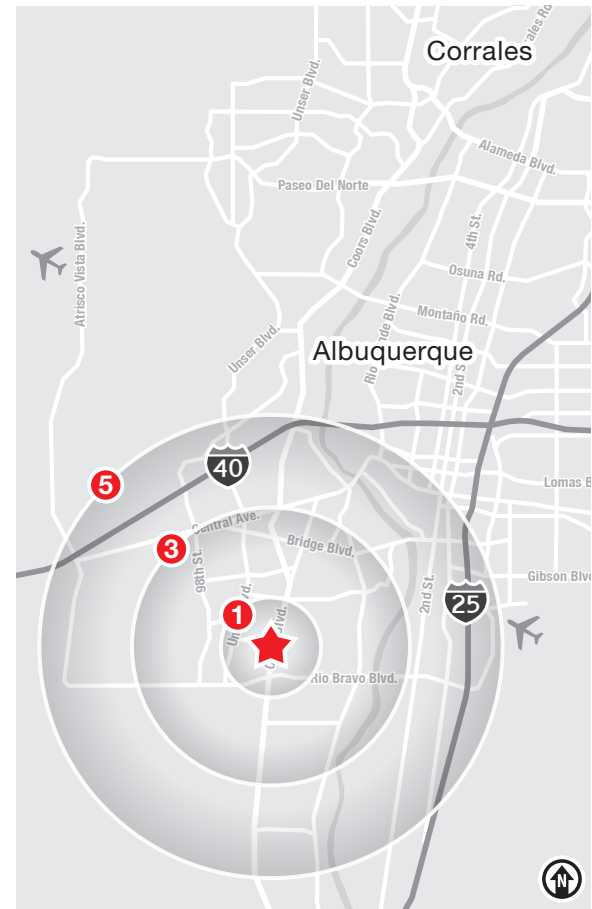


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,907	94,770	163,866
Average HH Income	\$61,533	\$72,226	\$76,478
Daytime Employment	1,409	9,832	56,766

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)



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283,800 Visits Annually
#1/8 Wendy's within 10 miles
#12/40 Wendy's in New Mexico
3801 Blake Rd. SW



785,700 Visits Annually
Top 15% C-Stores Nationwide
Top 15% C-Stores In New Mexico
2730 Sunshine West Plaza Dr. SW



101,200 Visits Annually
#3/18 O'Reilly within 15 miles
#17/65 O'Reilly in New Mexico
2712 Sunshine West Plaza Dr. SW

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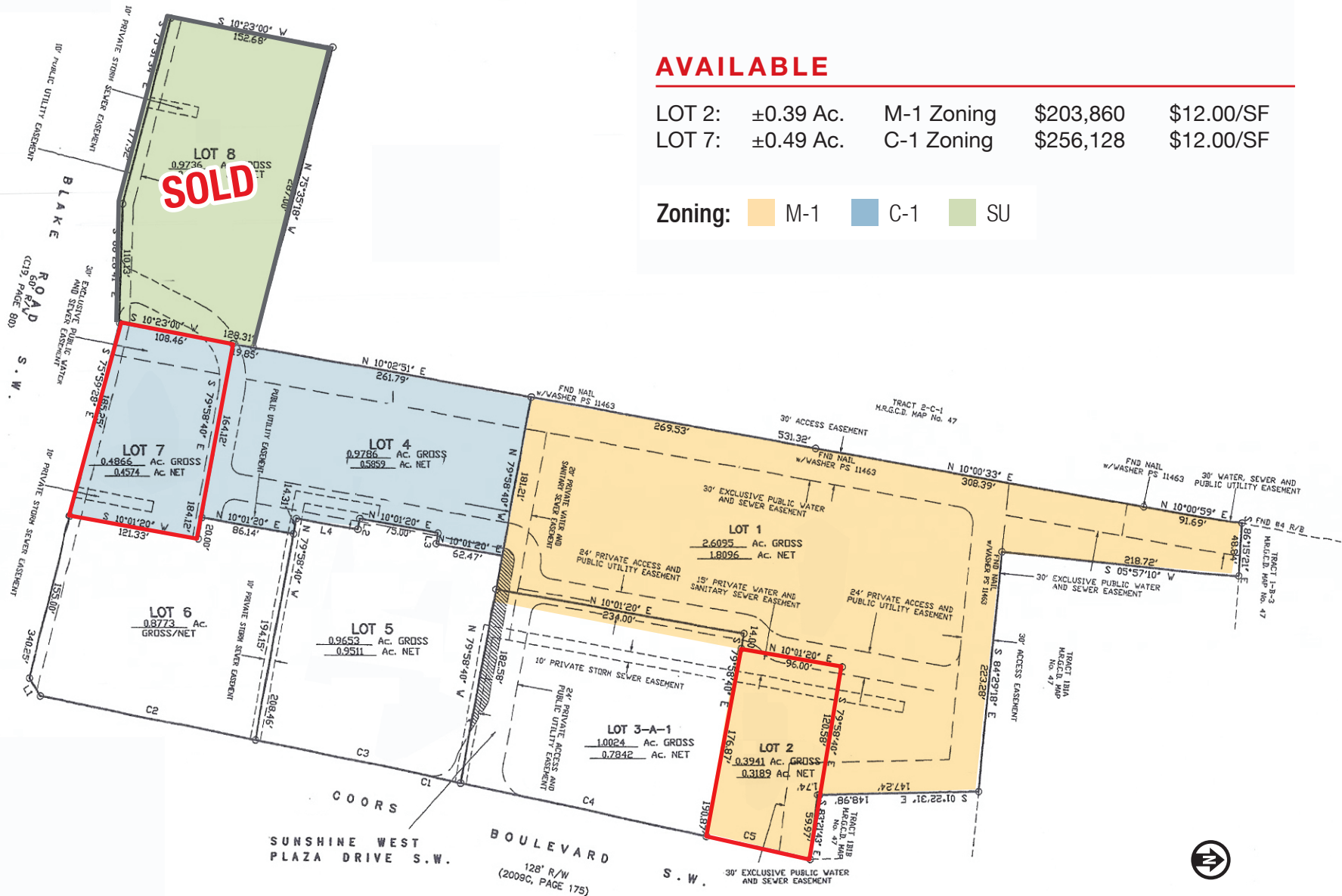
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SITE SURVEY

AVAILABLE

LOT 2:	±0.39 Ac.	M-1 Zoning	\$203,860	\$12.00/SF
LOT 7:	±0.49 Ac.	C-1 Zoning	\$256,128	\$12.00/SF

Zoning:  M-1  C-1  SU



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA

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.


932,477
Albuquerque
Metro
Population

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)

 **566,057** City Population

 **241,738** Households

 **\$95,396** Avg. Household Income

 **\$56,388** Md. Disposable Income

 **21,751** Total Businesses

 **277,887** Total Employees

 **The Largest**
City in the State

The Southwest Mesa is a High-Growth, Underserved Trade Area

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$76,478.**

SW MESA DEMOGRAPHICS

	Total Population	117,932
	Average HH Income	\$72,662
	Daytime Employment	16,917

2025 Forecasted by Esri

