

**For Sale,
Lease or
Build-to-Suit**

Mixed-Use Westside Land

ON THE HIGH-TRAFFIC UNSER CORRIDOR



**±0.73 to ±2.56 Acres
Available**

SWC Unser & McMahon Blvds. NW | Albuquerque, NM 87114

Todd Strickland

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Rob Bridges CCIM

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NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

±0.73 to ±2.56 Acres

PRICE/RATES

Land: See Advisors

Lot 4 Retail Suites:
\$34.00/SF + NNN
(3 Inline Suites)

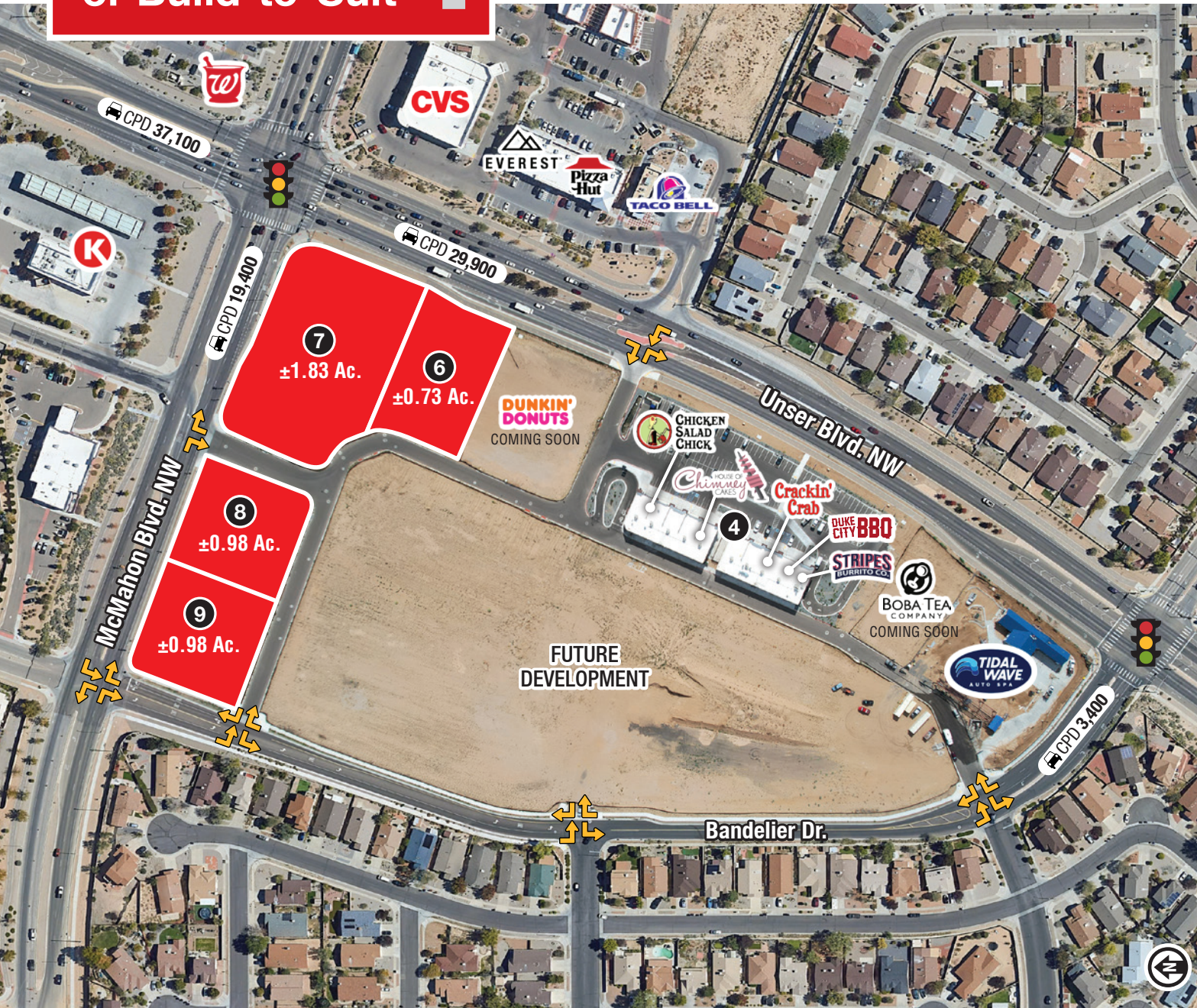
ZONING

■ [MX-L](#) & [MX-M](#) 

HIGHLIGHTS

- Conceptual development plan includes retail with drive-thru options
- Property delivered in construction-ready condition with earthwork completed
- Multiple access points to property
- Located within two signalized intersections:
 - Unser & McMahon (56,500 CPD)
 - Unser & Bandelier (23,300 CPD)
- .35 miles from Rust Presbyterian Hospital and 1.2 miles from Lovelace Westside & UNM Care Hospitals

Visit Our YouTube Channel
to See this Property Video



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AREA HIGHLIGHTS

WITHIN A
5-MILE
RADIUS

2025 Demographics Forecasted by ESRI



169,662
Population



\$113,576
Avg. Household
Income



42,770
Total Employees

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110



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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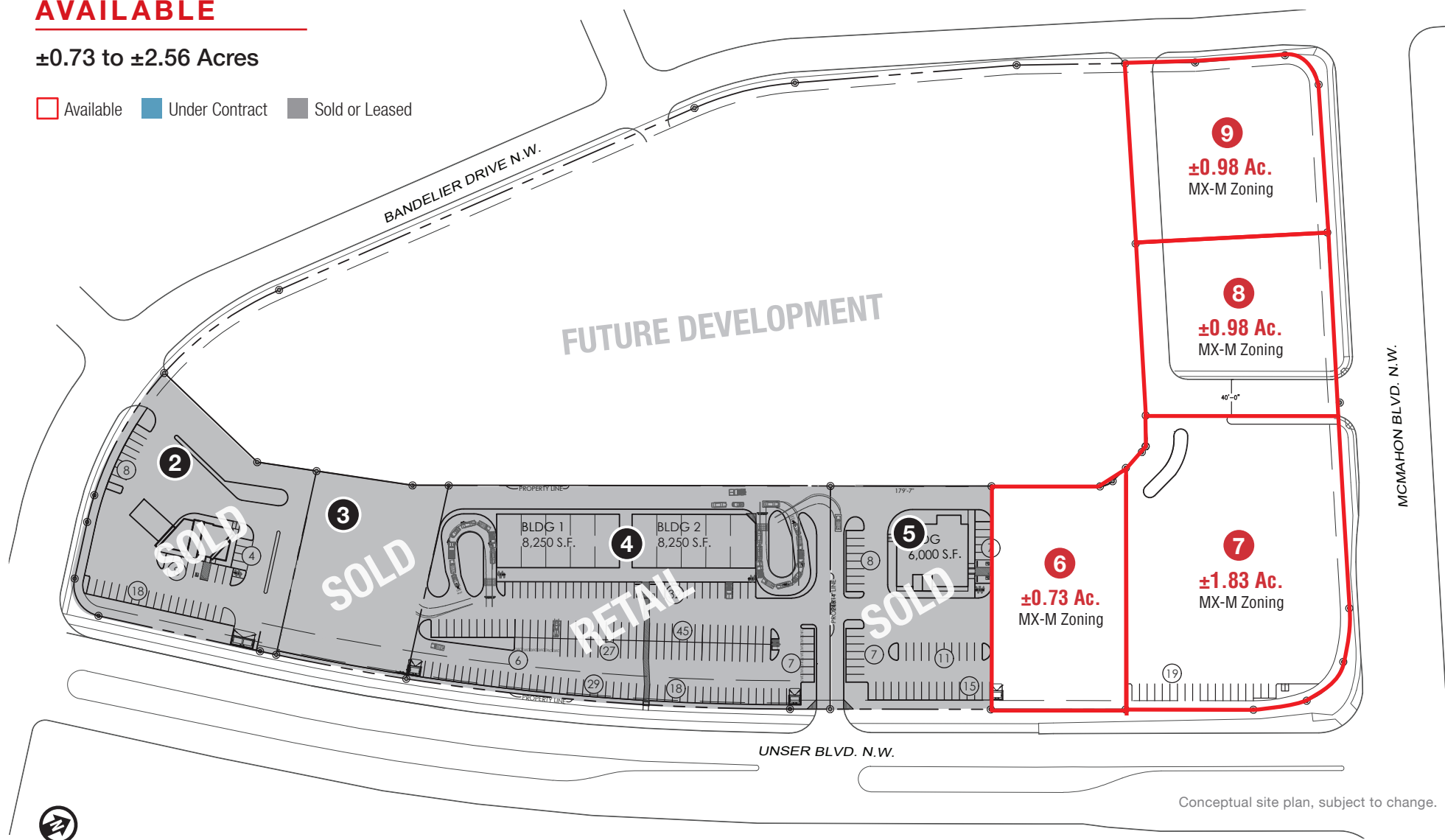
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SITE PLAN

±0.73 to ±2.56 Acres

 Available  Under Contract  Sold or Leased



Conceptual site plan, subject to change.




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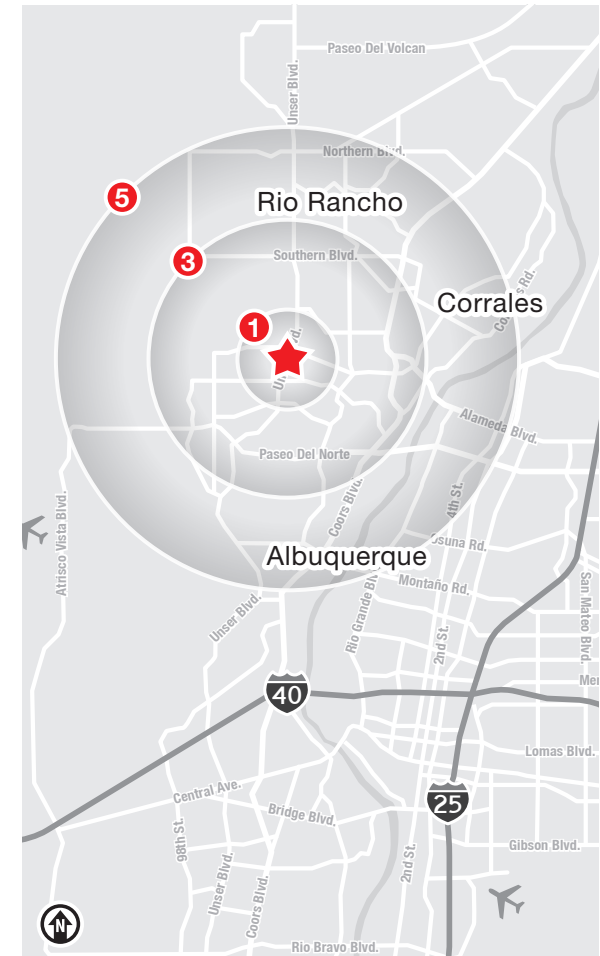
1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2025		2025		2025	
Population	14,310		93,629		169,662	
Households	5,397		36,315		66,437	
Families	3,590		24,538		44,870	
Average Household Size	2.63		2.57		2.53	
Owner Occupied Housing Units	4,165		26,741		50,284	
Renter Occupied Housing Units	1,232		9,574		16,153	
Median Age	38.1		38.6		40.3	
Trends: 2025-2030 Annual Rate	State		State		State	
Population	0.32%		0.32%		0.32%	
Households	0.45%		0.45%		0.45%	
Families	0.26%		0.26%		0.26%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	2.54%		2.54%		2.54%	
Households by Income	2025		2025		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	207	3.8%	1,888	5.2%	3,307	5.0%
\$15,000 - \$24,999	266	4.9%	1,656	4.6%	3,102	4.7%
\$25,000 - \$34,999	166	3.1%	1,504	4.1%	3,272	4.9%
\$35,000 - \$49,999	396	7.3%	3,299	9.1%	6,264	9.4%
\$50,000 - \$74,999	1,063	19.7%	7,145	19.7%	12,251	18.4%
\$75,000 - \$99,999	702	13.0%	5,198	14.3%	9,306	14.0%
\$100,000 - \$149,999	1,061	19.7%	6,900	19.0%	12,472	18.8%
\$150,000 - \$199,999	754	14.0%	5,082	14.0%	8,754	13.2%
\$200,000+	783	14.5%	3,645	10.0%	7,706	11.6%
Median Household Income	\$95,516		\$86,037		\$86,720	
Average Household Income	\$123,165		\$110,281		\$113,576	
Per Capita Income	\$46,762		\$42,687		\$44,448	

DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	14,310	93,629	169,662
 Average HH Income	\$123,165	\$110,281	\$113,576
 Daytime Employment	1,470	22,824	42,770

2025 Forecasted by Esri



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)


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


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*

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.