

For Lease



New Retail on Unser Blvd.

HIGHLY-VISIBLE SHOPS AT UNSER & MCMAHON BLVDS.



ON A HIGH-TRAFFIC CORRIDOR

10621 Unser Blvd. NW | Albuquerque, NM 87114

Two 1,650 SF Spaces Available

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

LEASE RATE

\$35.50/SF + \$8.50/SF NNN

AVAILABLE

- 2 Inline Retail Suites:
 - Suite C: ±1,650 SF
\$6,050/Mo. Including NNN
 - Suite H: ±1,650 SF
\$6,050/Mo. Including NNN

HIGHLIGHTS

- 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

ZONING

- **MX-L** & **MX-M**

LOCATION

SWC Unser & McMahon Blvds. NW

Visit Our YouTube Channel to See this Property Video



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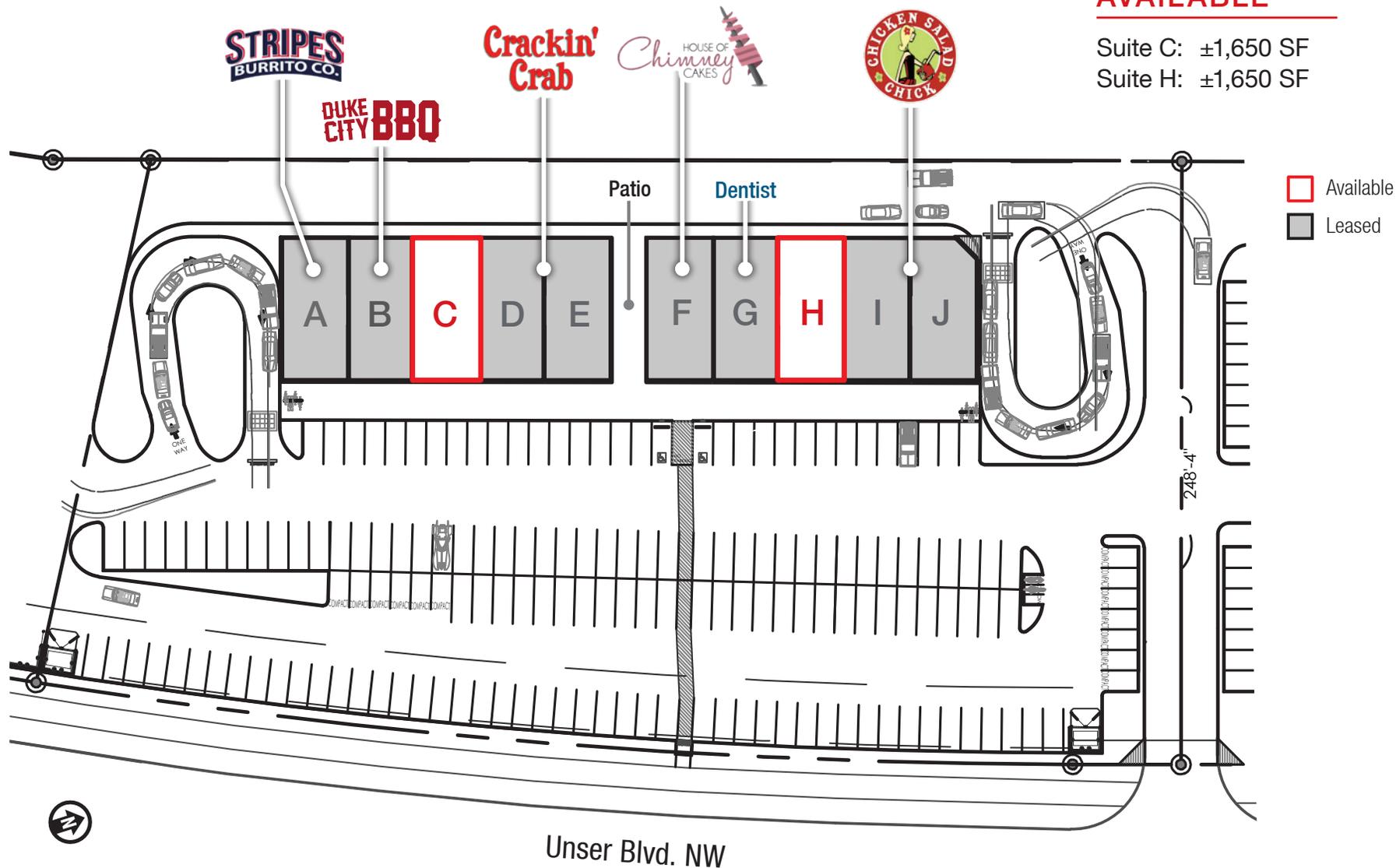
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SITE PLAN

AVAILABLE

Suite C: ±1,650 SF

Suite H: ±1,650 SF



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RETAIL SUITES

2 Inline Available

AREA HIGHLIGHTS

WITHIN A
5-MILE
RADIUS

2025 Demographics Forecasted by ESRI



169,662
Population



\$113,576
Avg. Household
Income



42,770
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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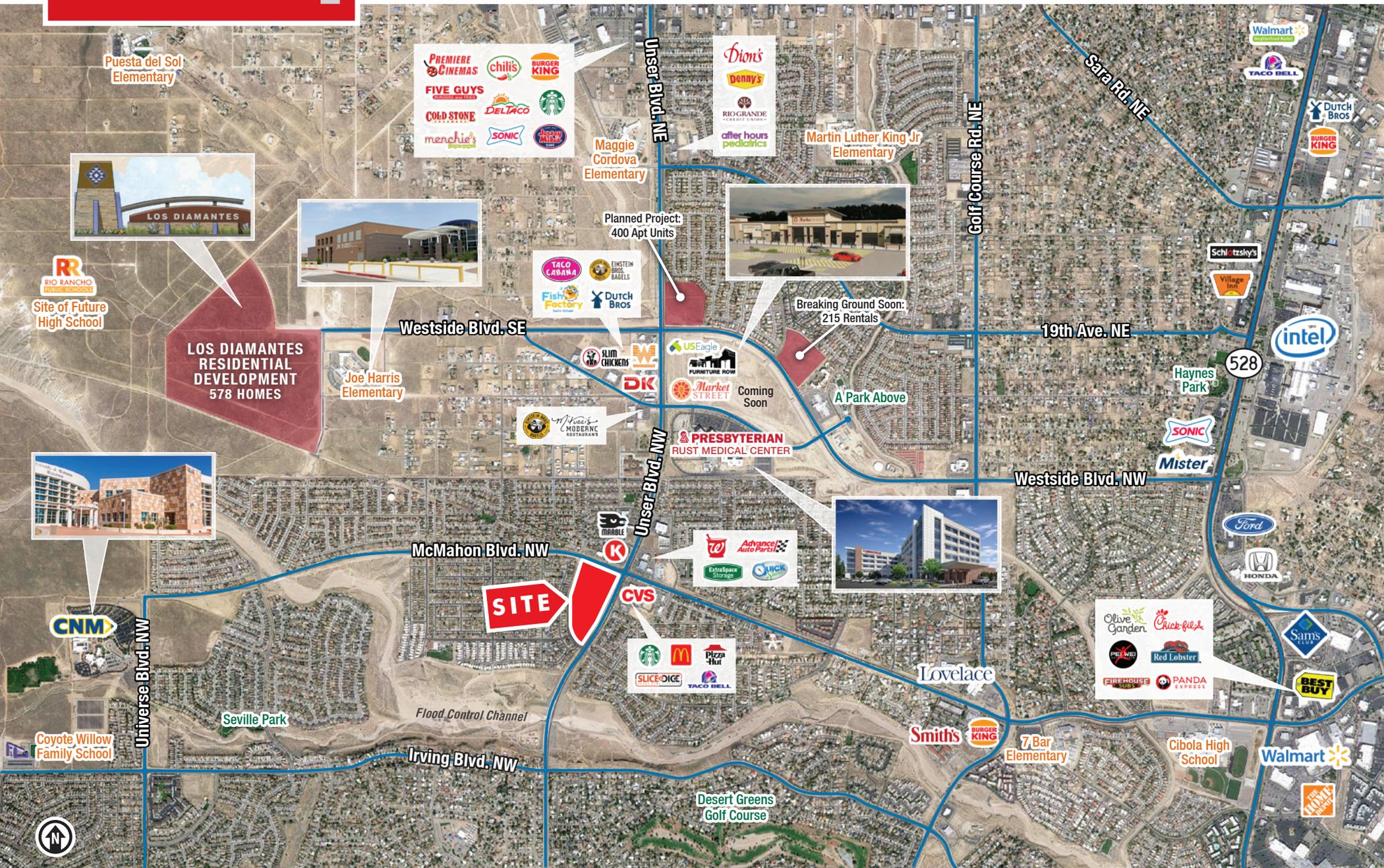
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Rio Rancho

TRADE AREA ANALYSIS

RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At less than 45 years old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises more than 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.



Fastest
Growing City in
New Mexico



RIO RANCHO BY THE NUMBERS (ESRI 2025 Demographics)



114,160
City Population



42,536
Households



\$110,047
Avg. Household Income



\$69,330
Md. Disposable Income



2,339
Total Businesses



26,418
Total Employees

Rio Rancho is a High-Growth, Underserved Trade Area



Intel Corporation is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



Presbyterian Rust Medical Center is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



A commitment to quality of life with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

OPPORTUNITIES

- ➔ Investors can bridge the gap of needs and retail services in Rio Rancho