For Sale

Anchor & Pad Sites in a Fast-Growth Area

FREEWAY ACCESS AND NEW RESIDENTIAL DEVELOPMENTS



SWC Arroyo Vista Blvd. & Ladera Dr. NW | Albuquerque, NM 87120

±13.2 Ac. Available

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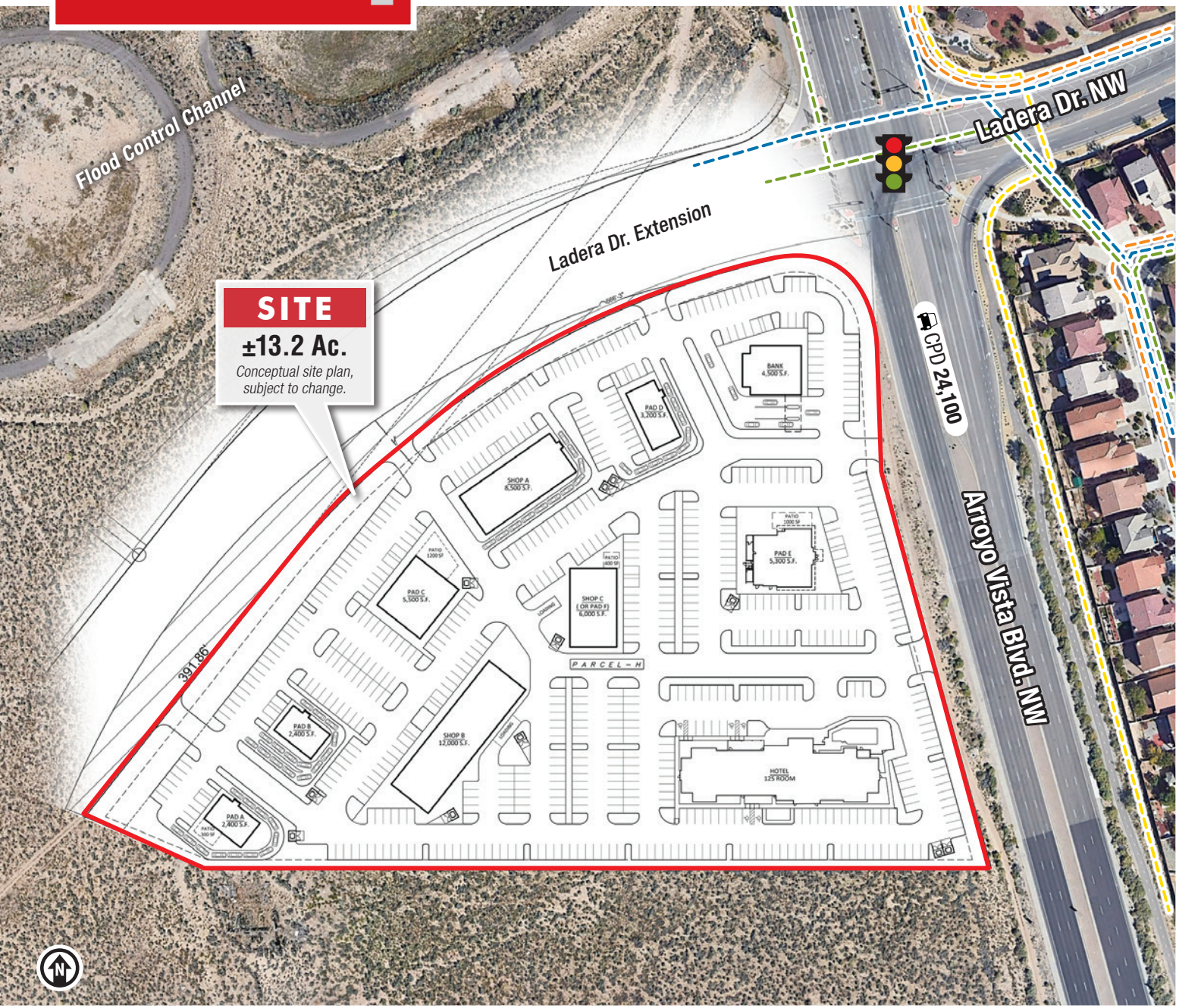
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NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Land: ±13.2 Acres

SALE PRICE

See Advisors

HIGHLIGHTS

- Located in a fast-growing segment of the Albuquerque MSA
- Adjacent to rapidly-expanding residential neighborhoods
- Hard-corner signalized intersection
- Great site for grocery and other retail users
- Near APS Community Stadium and other sports facilities

ZONING

- PD

UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main
- Electrical Main

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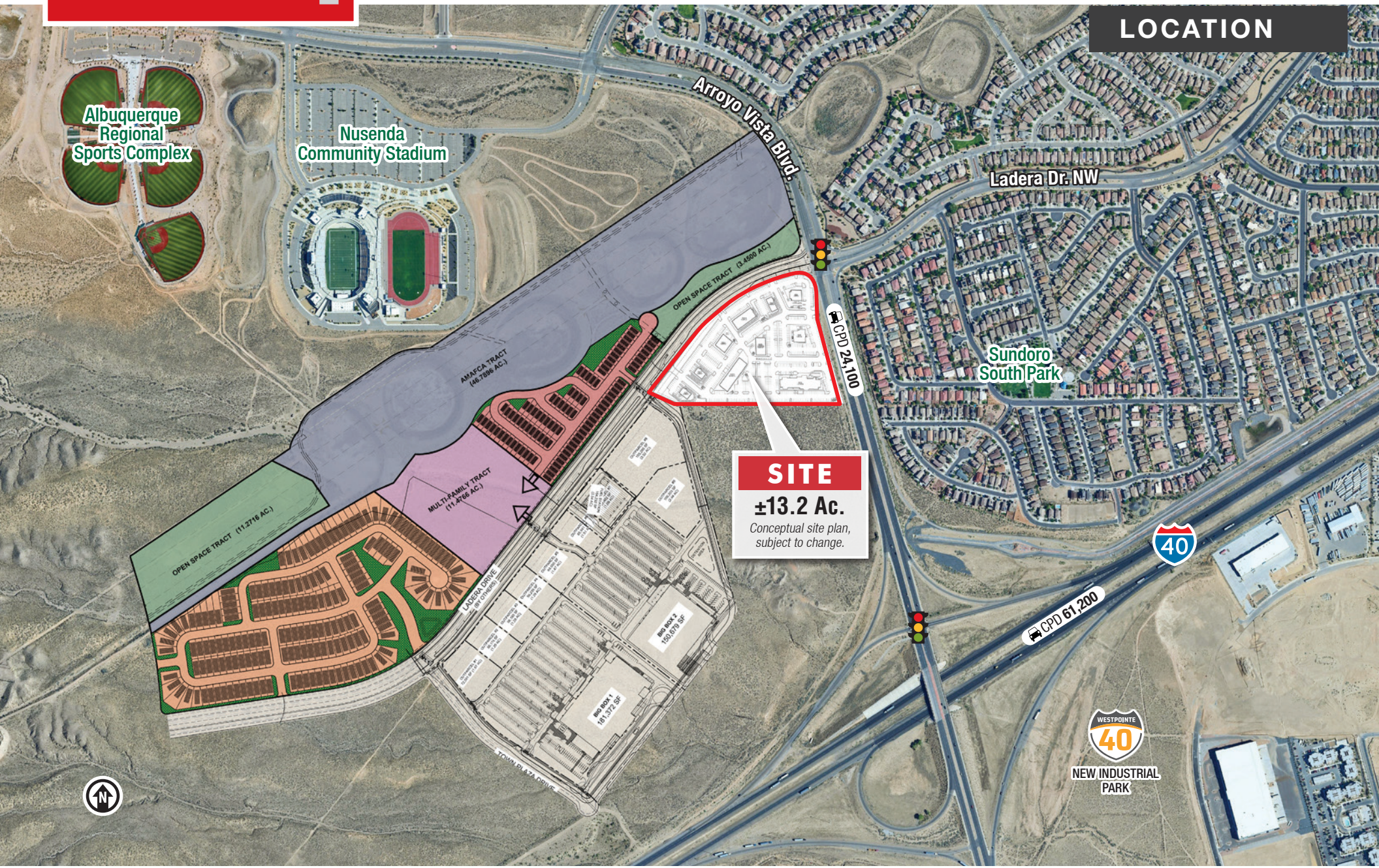
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,466	67,710	157,041
Average HH Income	$126,543	$85,669	$86,870
Daytime Employment	299	11,985	28,262

2025 Forecasted by Esri



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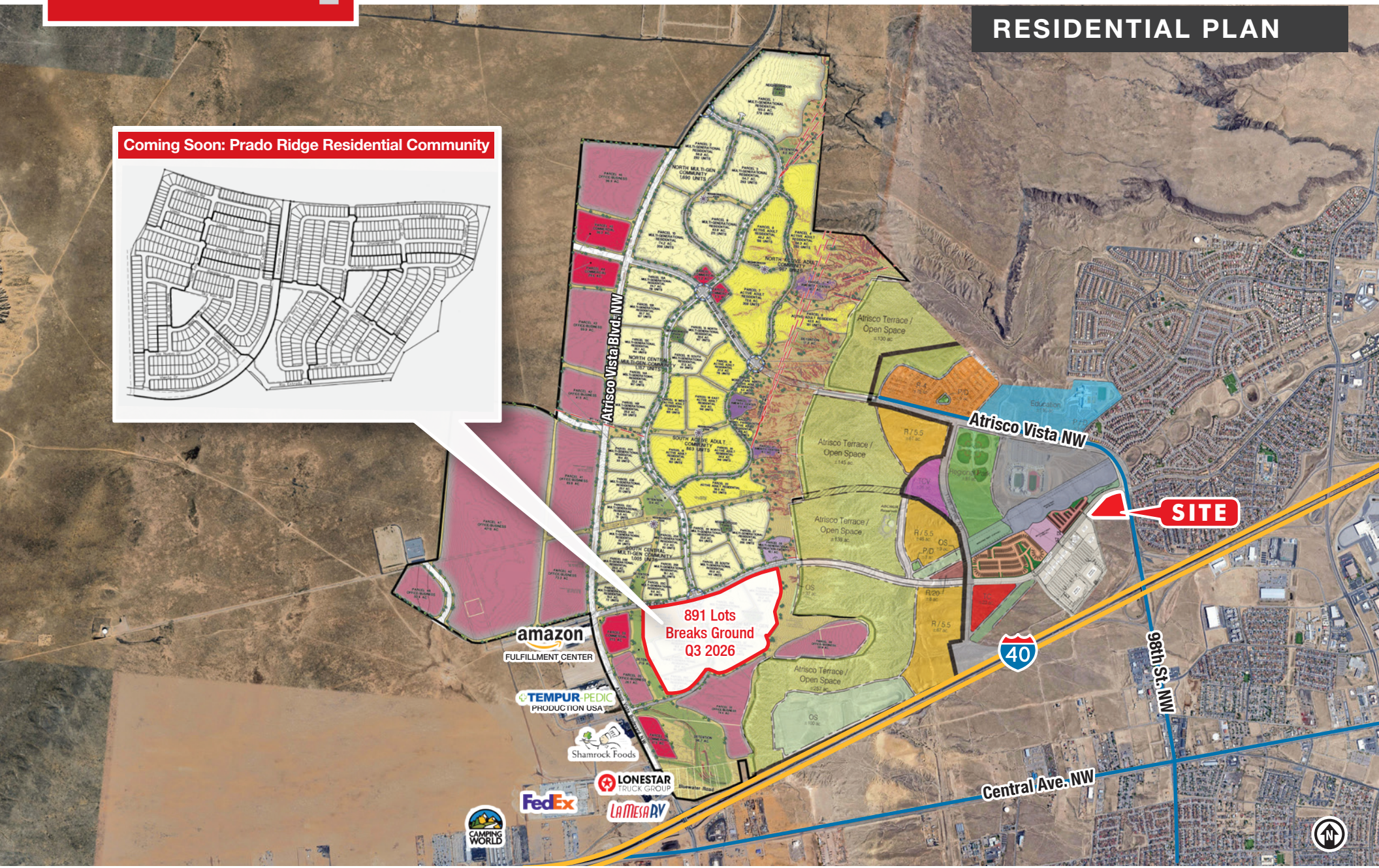
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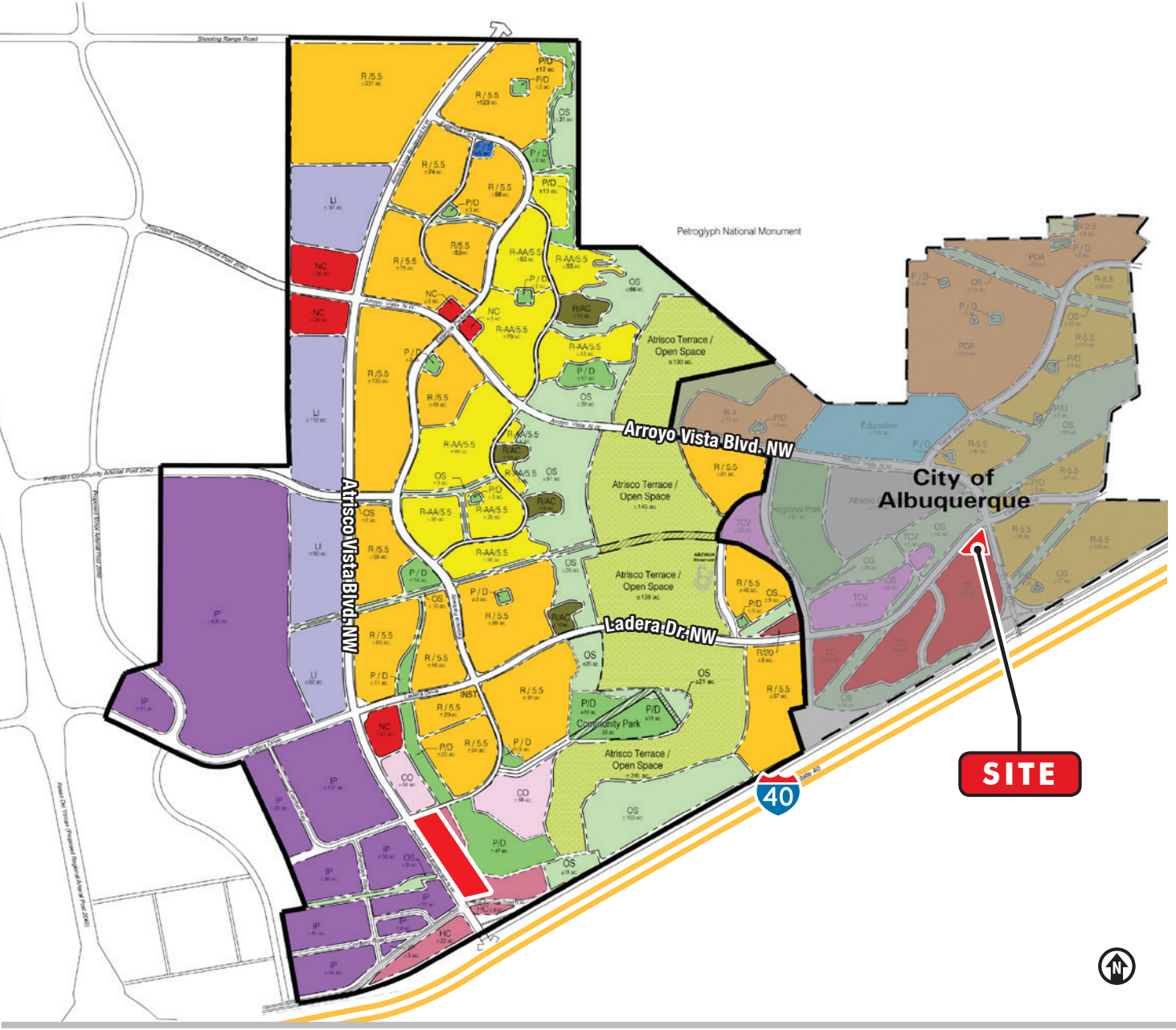
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SECTOR PLAN



UPPER PETROGLYHS

R-AA / 5.5	Residential 5.5 du/ac average (Active Adult)
R / 5.5	Residential 5.5 du/ac average
R / 20	Residential 20 du/ac average
NC	Neighborhood Commercial
HC	Highway Commercial
CO	Corporate Office
LI	Light Industrial
IP	Industrial Park
F / S	Fire/Sheriff
R / AC	Recreation / Amenity Center
OS	Open Space
ATOS	Atrisco Terrace Open Space
P / D	Park / Drainage
	This corridor is restricted to utilities, drainage, trails.

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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.

939,327
Albuquerque Metro Population



ALBUQUERQUE BY THE NUMBERS *(ESRI 2026 Demographics)*

568,556
City Population

242,757
Households

$101,287
Avg. Household Income

$59,375
Md. Disposable Income

21,689
Total Businesses

277,623
Total Employees

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.

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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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