

For Ground Lease

# Prime Retail Pad Site with Drive-Thru

IN FAST-GROWING, HIGH-TRAFFIC UNSER CORRIDOR



±1.03 Ac. for up to ±2,500 SF

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

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**NASunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

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**LOCATION**

**AVAILABLE**

- ±1.03 Acres
- Conceptual layout includes ±2,500 SF building with outdoor patio space

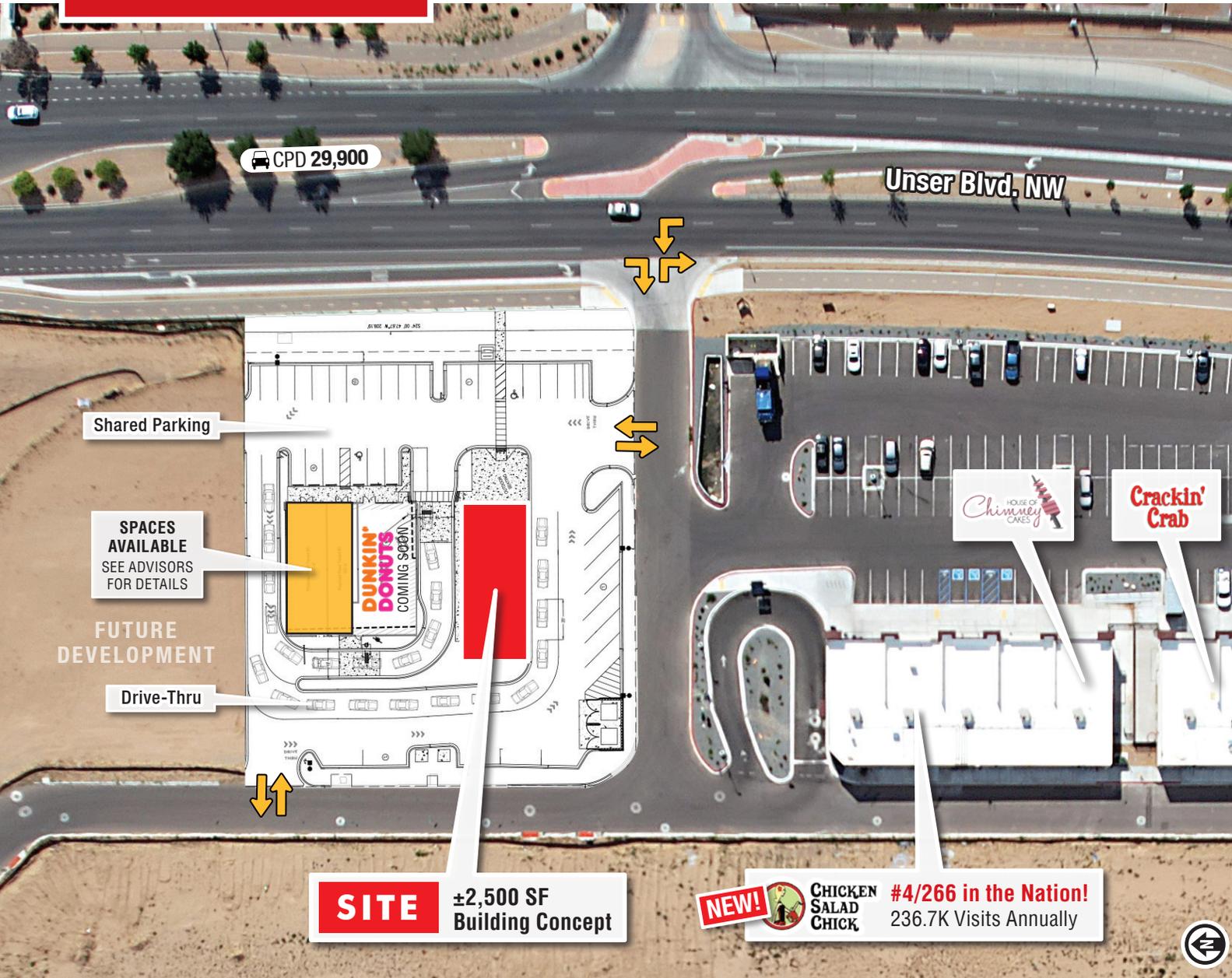
**LEASE RATE**

- See Advisors

**ZONING** [MX-M](#)

**HIGHLIGHTS**

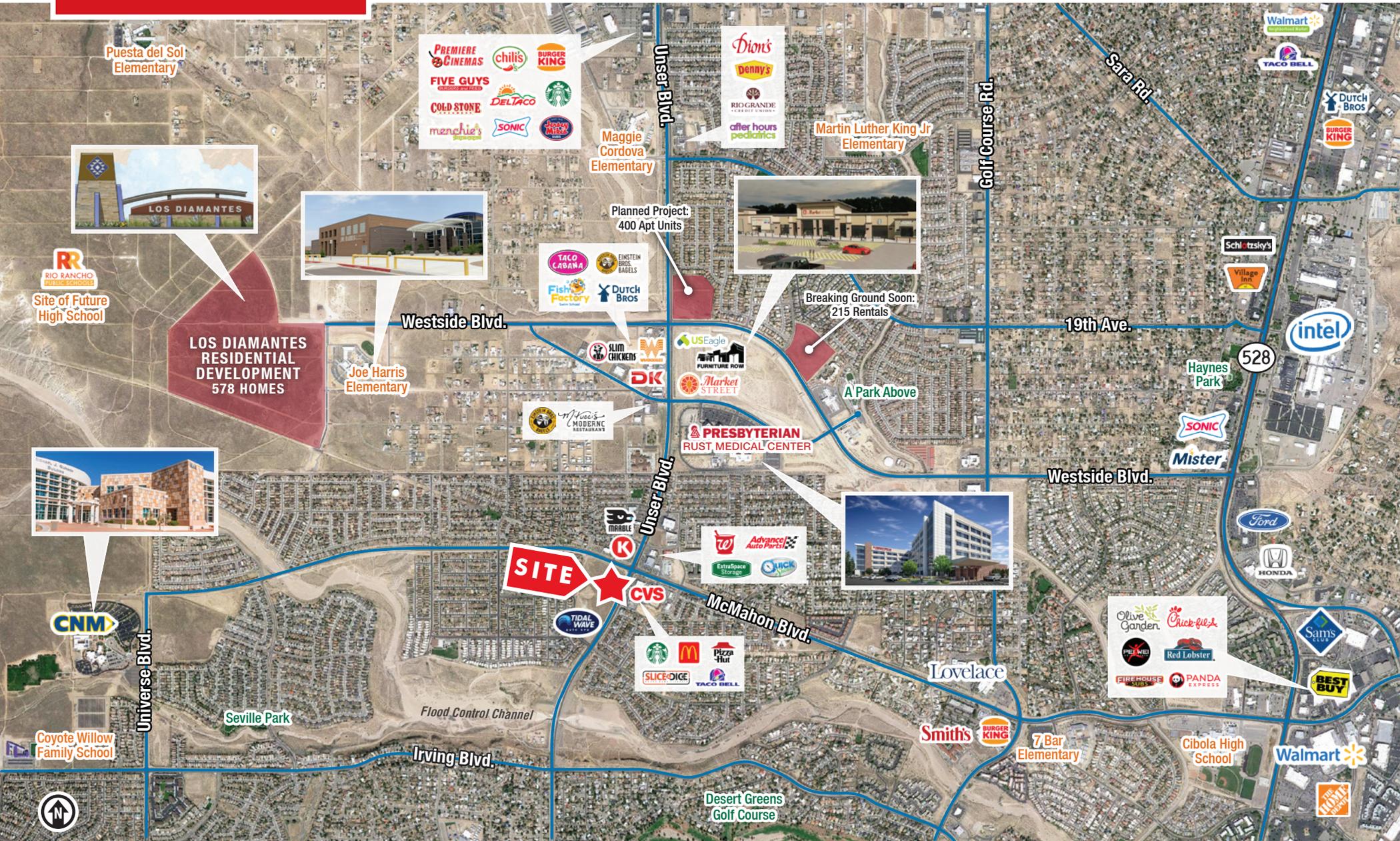
- Benefit from one of New Mexico's fastest-growing trade areas
- Surrounded by high-income residential population
- Located in an underserved market where new retail brands are thriving!
- Frontage visibility along Unser Blvd. with almost 30,000 cars per day
- Co-tenancy with national retailers and strong regional brands
- Drive-thru permissive
- Full access to the site from Unser Blvd.
- Ample shared parking and cross-access



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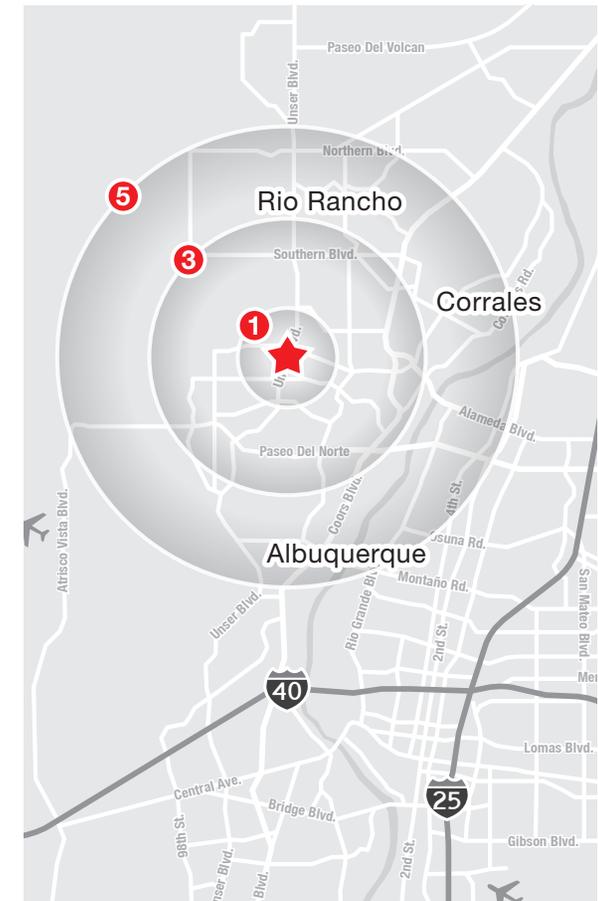
### 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile			
<b>Summary</b>	<b>2025</b>	<b>2025</b>	<b>2025</b>			
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			
<b>Trends: 2025-2030 Annual Rate</b>	<b>State</b>	<b>State</b>	<b>State</b>			
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%			
	<b>2025</b>	<b>2025</b>	<b>2025</b>			
<b>Households by Income</b>	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.

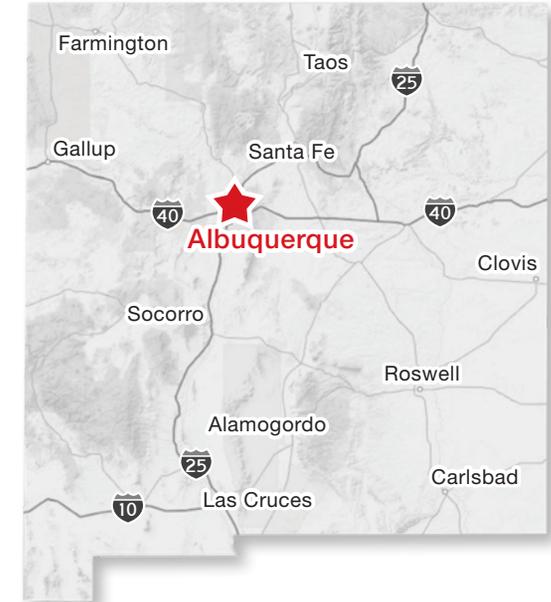
#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**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.