

For Lease

New-Construction Retail Shop Space IN FAST-GROWING, HIGH-TRAFFIC UNSER CORRIDOR



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

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±925-2,225 SF Available

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

Genieve Posen

genieve@sunvista.com | 505 998 1568

For Lease

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



NAI SunVista

505 878 0001 | sunvista.com | [f](https://www.facebook.com/sunvista) [X](https://www.x.com/sunvista) [in](https://www.linkedin.com/company/sunvista) [yt](https://www.youtube.com/sunvista)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

John Algermissen CCIM
johna@sunvista.com
505 998 5734

Genieve Posen
genieve@sunvista.com
505 998 1568

For Lease

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

LOCATION

AVAILABLE

Retail Space: ±925-2,225 SF

LEASE RATE

\$34.00/SF + NNN

ZONING [MX-M](#) 

HIGHLIGHTS

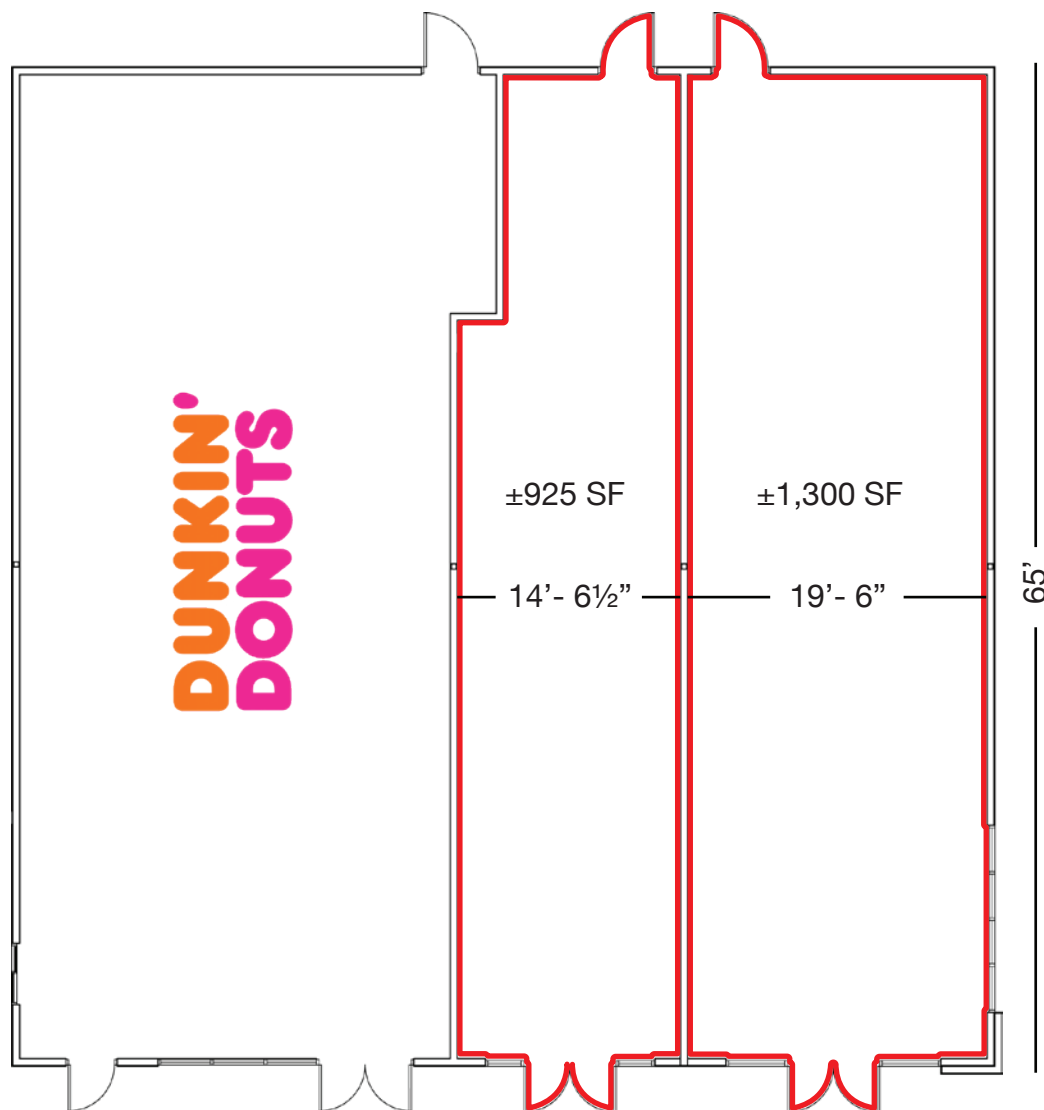
- Benefit from one of New Mexico's fastest-growing trade areas
- Surrounded by high-income residential population
- Co-tenancy with national retailers and strong regional brands
- Located in an underserved market where new retail brands are thriving!
- Frontage visibility along Unser Blvd. with almost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



For Lease

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

FLOOR PLAN



AVAILABLE

±925 - 2,225 SF

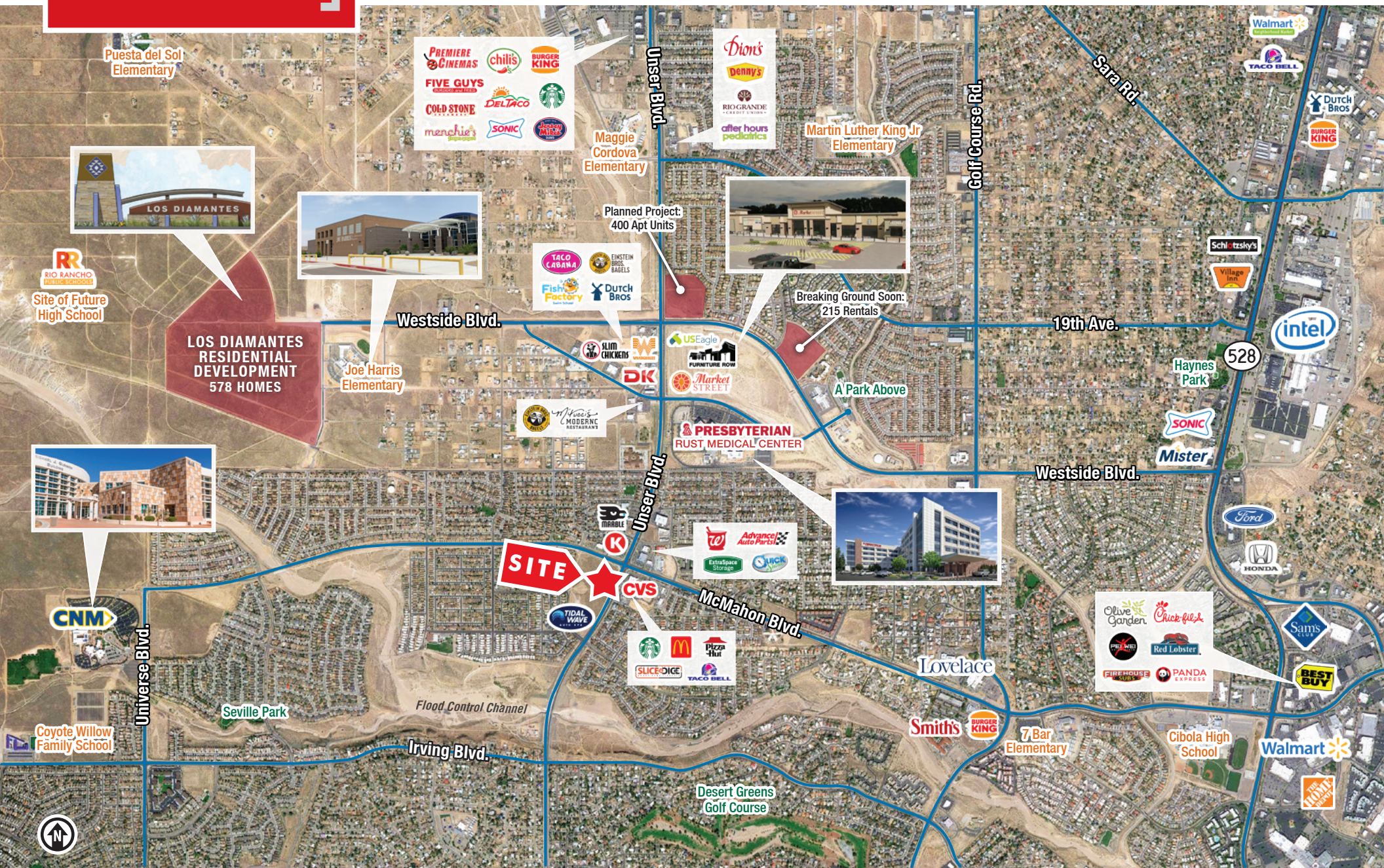
For Lease

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



For Lease

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



NAI SunVista

505 878 0001 | sunvista.com | [f](#) [x](#) [in](#) [u](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

John Algermissen CCIM
johna@sunvista.com
505 998 5734

Genieve Posen
genieve@sunvista.com
505 998 1568

For Lease

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

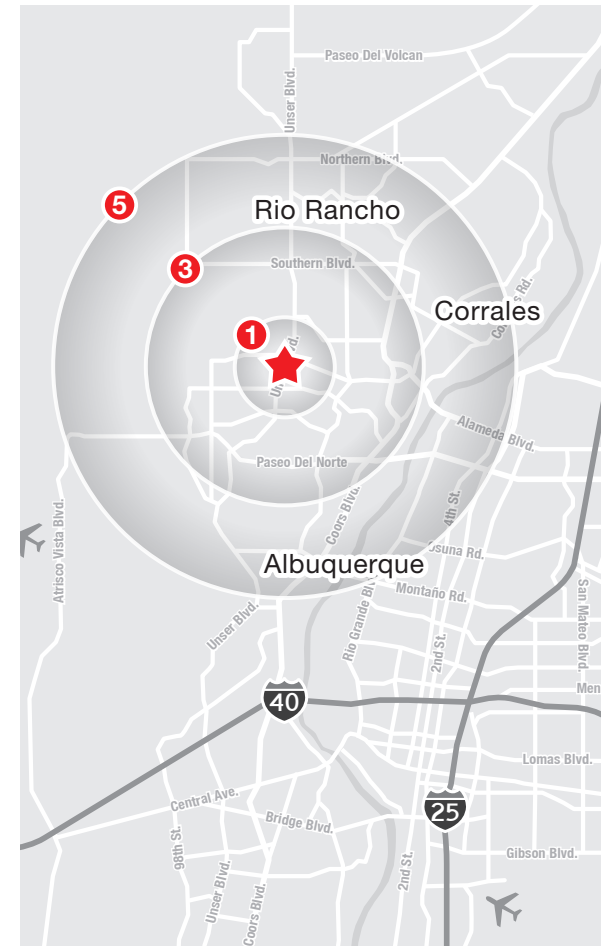
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2026	2026	2026
Total Population	14,468	94,951	171,079
Total Households	5,469	36,844	66,970
Family Households	3,609	24,825	45,053
Average Household Size	2.62	2.57	2.53
Owner Occupied Housing Units	4,309	27,434	51,274
Renter Occupied Housing Units	1,160	9,410	15,696
Median Age	38.7	38.7	40.4
Trends 2026 - 2031	State	State	State
Population	0.30%	0.30%	0.30%
Households	0.40%	0.40%	0.40%
Family Population	0.30%	0.30%	0.30%
Owner Occupied Housing Units	0.60%	0.60%	0.60%
Median Household Income	3.10%	3.10%	3.10%
Median Household Income	\$102,180	\$96,737	\$97,188
Average Household Income	\$128,268	\$119,572	\$122,654
Per Capita Income	\$49,221	\$46,225	\$48,173

DEMO SNAP SHOT

	1 mile	3 mile	5 mile
 Total Population	14,468	94,951	171,079
 Average HH Income	\$128,268	\$119,572	\$122,654
 Daytime Employment	1,479	22,140	41,801

2026 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 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


939,327
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.