For Sale

Frontage Retail Pads On Unser Blvd.

SURROUNDED BY ROOFTOPS IN EXPANDING TRADE-AREA



±0.98 - 1.98 Ac. Available

SWC Unser Blvd. & Sage Rd. SW | Albuquerque, NM 87121

Genieve Posen
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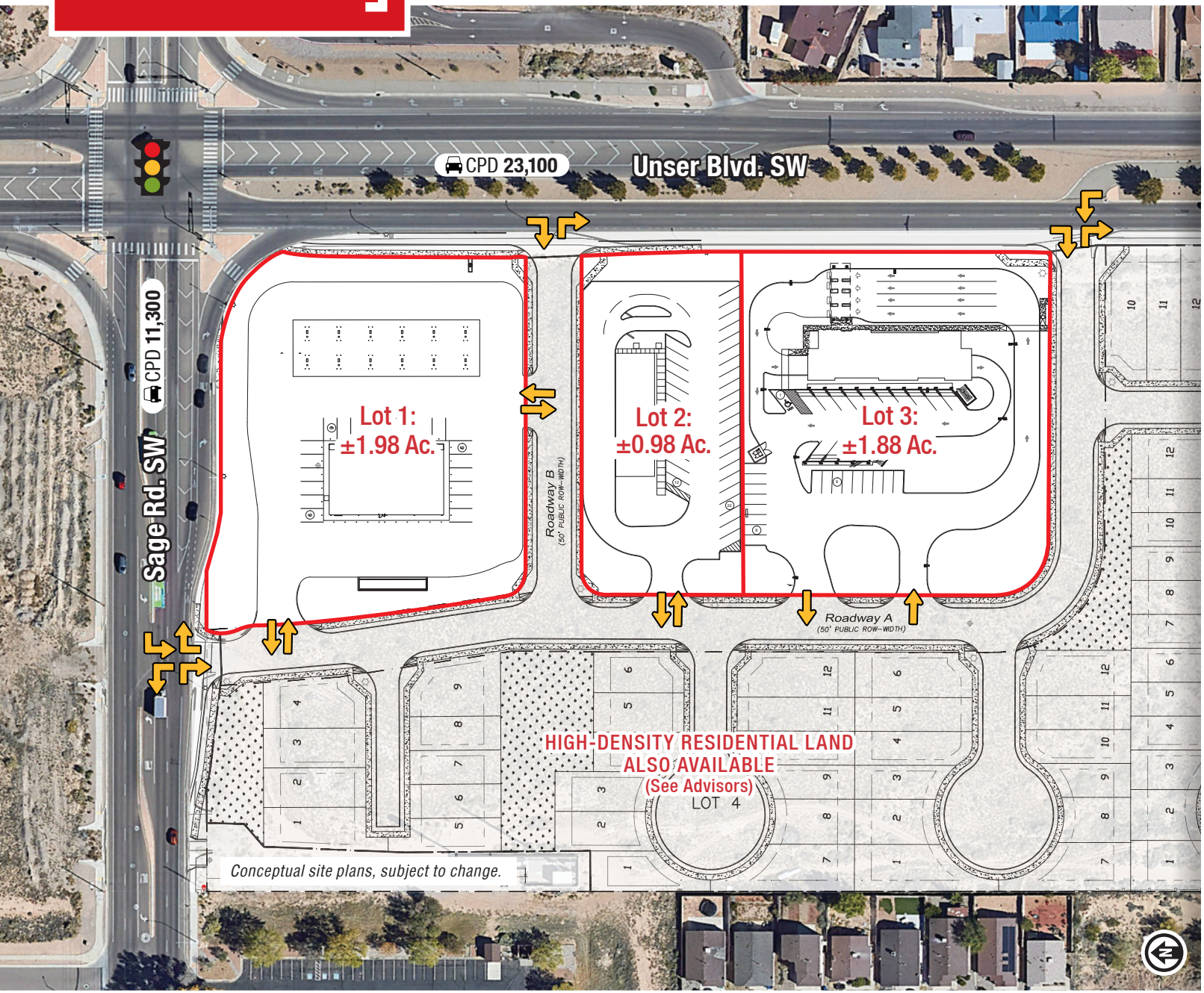
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NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

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SITE

SALE PRICE

$18.00 - $24.00/SF

AVAILABLE

- Lot 1 (Hard Corner): ±1.98 Ac.
- Lot 2 (In-Line): ±0.98 Ac.
- Lot 3 (In-Line): ±1.88 Ac.

ZONING

- PD

HIGHLIGHTS

- Expansive growth area with new homes and commercial developments
- Prime neighborhood commercial intersection
- Underserved trade area ready to support businesses
- Hard-corner lot approved for a convenience store
- In-line lots are drive-thru permissive
- Interior roads will be developed for pad users & maintained by the city
- Great visibility at the intersection with ±32,400 cars per day
- Near high-density housing and established communities

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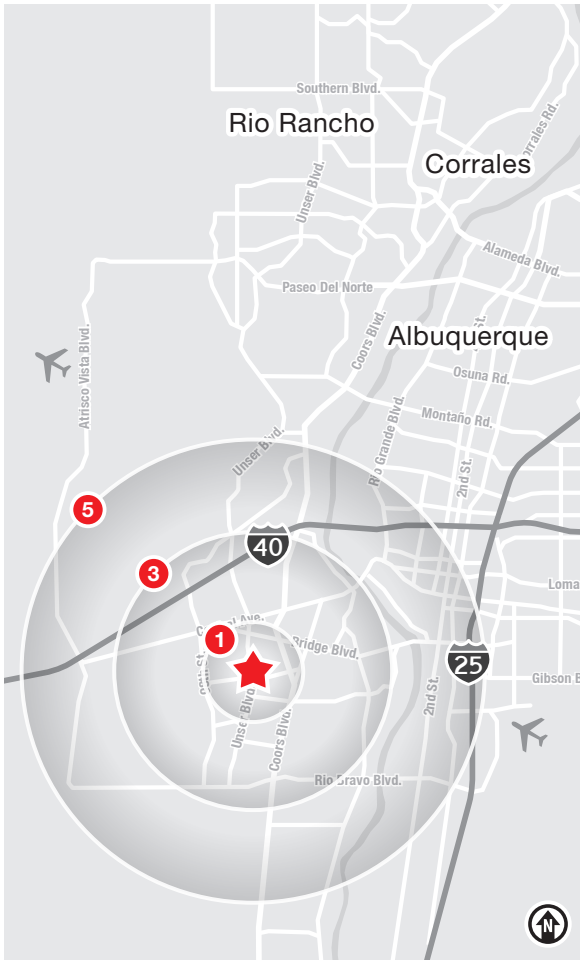
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	20,913	104,955	179,711
Average HH Income	$75,001	$75,657	$82,773
Daytime Employment	1,030	15,381	62,942

2026 Forecasted by Esri



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TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA

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

1
The Largest City in the State

ALBUQUERQUE BY THE NUMBERS *(ESRI 2026 Demographics)*

568,556	242,757	$101,287	$59,375	21,689	277,623
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

SW MESA DEMOGRAPHICS

Total Population	117,688
Average HH Income	$75,651
Daytime Employment	16,463

2026 Forecasted by Esri



The Southwest Mesa is a High-Growth, Underserved Trade Area

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market

Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.

The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.

The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.

The average household income within a five-mile radius of the site is **$82,773**

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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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