

**For Sale
Ground Lease
or Build-to-Suit**

Prime Pad Sites Surrounded by Growth

EXCELLENT VISIBILITY ON PASEO DEL NORTE



SWC Paseo del Norte & Kimmick Dr. SW | Albuquerque, NM 87120

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±0.98 - 8.23 Acres
Available**

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PROPERTY

AVAILABLE

Lot 1-A-1:	±1.02 Ac.
Lot 1-A-2 :	±1.47 Ac. SOLD
Lot 1-A-3 :	±0.98 Ac.
Lot 1-A-4 :	±1.34 Ac.
Lot 1-A-5 :	±1.69 Ac. OFFER PENDING
Lot 1-A-6 :	±1.73 Ac.
Total :	±8.23 Ac.

SALE RATE

\$16.50 - \$21.50/SF
(Excluding Hard Corner)

GROUND LEASE RATE

See Advisors

ZONING **MX-M**

HIGHLIGHTS

- Surrounded by high-income population with \$139,000 average household income
- Proximity to ten schools within a 2-mile radius
- Strong visibility with 19,100 CPD
- Adjacent to new residential projects by leading home developers
- Generally level site ready for development
- All utilities run to the site
- Perfect location for: Restaurant/Brewery, drive-thru quick-serve restaurants, convenience store/gas station, family-supporting retail services



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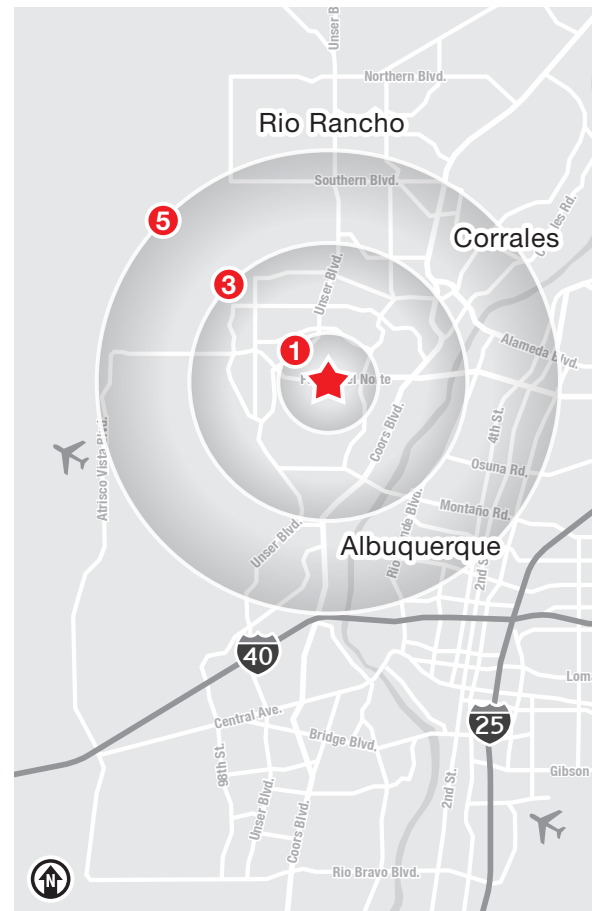
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,063	89,438	166,885
Average HH Income	\$139,671	\$116,980	\$111,580
Daytime Employment	454	12,857	46,036

2025 Forecasted by Esri

Opportunity Zone



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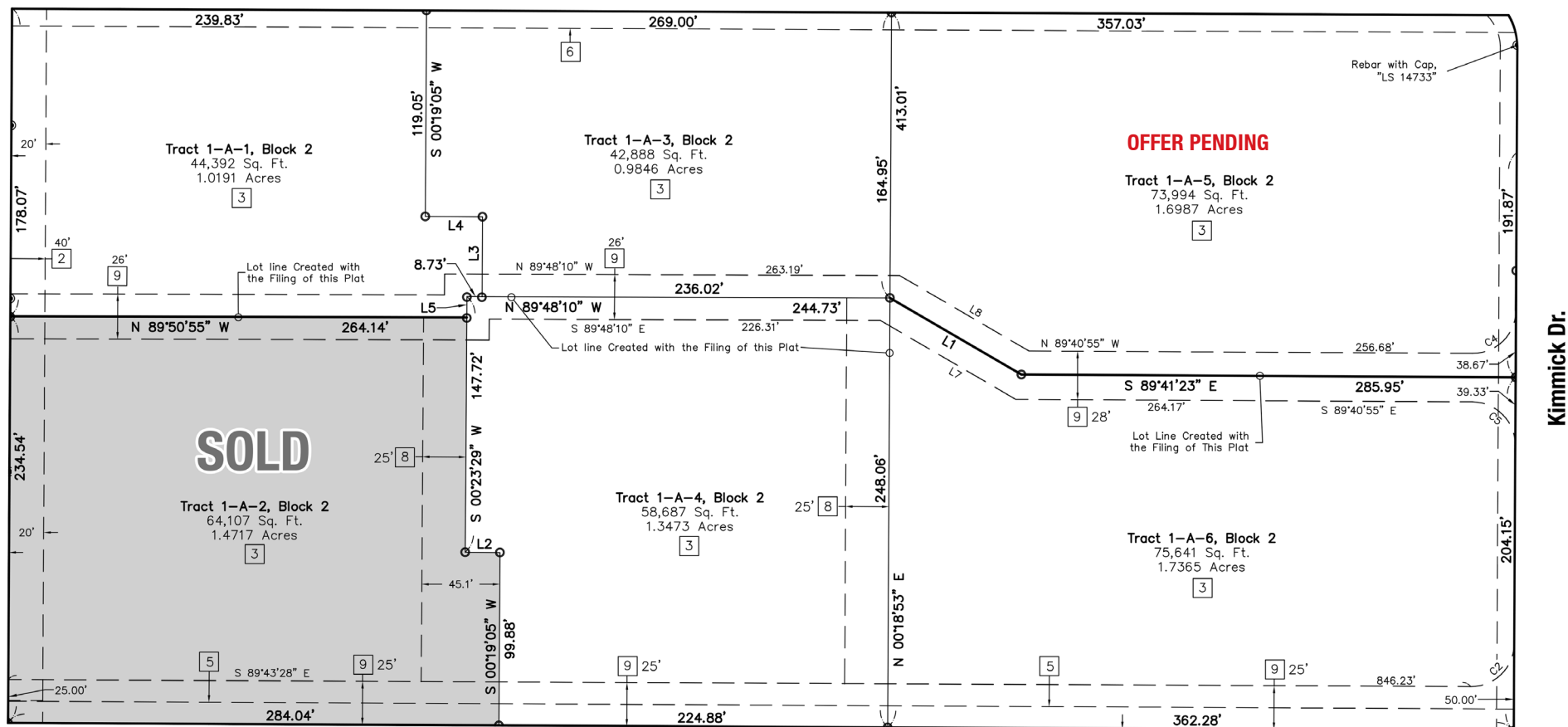
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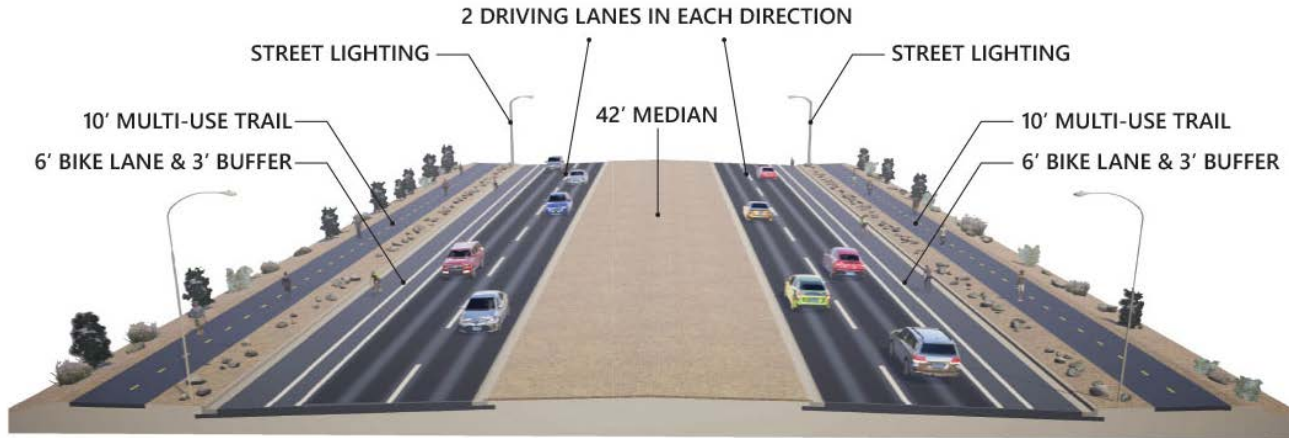
PLAT

Paseo Del Norte



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The Unser and Paseo del Norte Widening Projects will expand both roads to four lanes with medians to ease traffic and reduce congestion. Improvements include storm drainage, multi-use trails, buffered bike lanes, and street lighting. Phase 1 begins in August 2025 and will enhance access and long-term value for nearby properties, including the Kimmick and Paseo development.

Learn more at www.upgradeunserpaseo.com



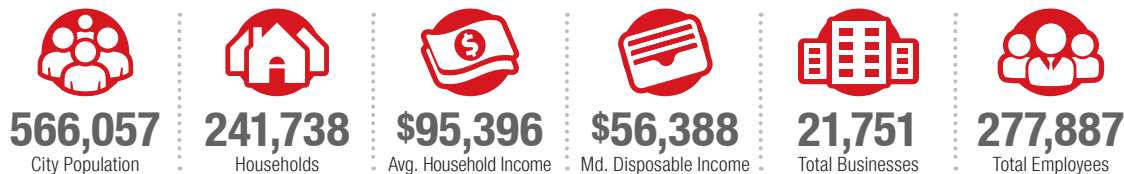
Albuquerque

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



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.