

Volcano Heights Land

NWQ Paseo del Norte & Golf Course Rd. | Albuquerque, NM 87114

Land
For Sale



LAND PARCEL FRONTING
CALLE NORTENA AND
NATIONAL PARK

AVAILABLE
±7.63 Acres
SALE PRICE
\$4.25/SF

- Panoramic views of the Rio Grande Valley and Sandia Mountains
- Albuquerque water authority water and sewer access becomes available in 2027
- Zoning: MX-T

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505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Jim Wible CCIM
jimw@sunvista.com
505 400 6857

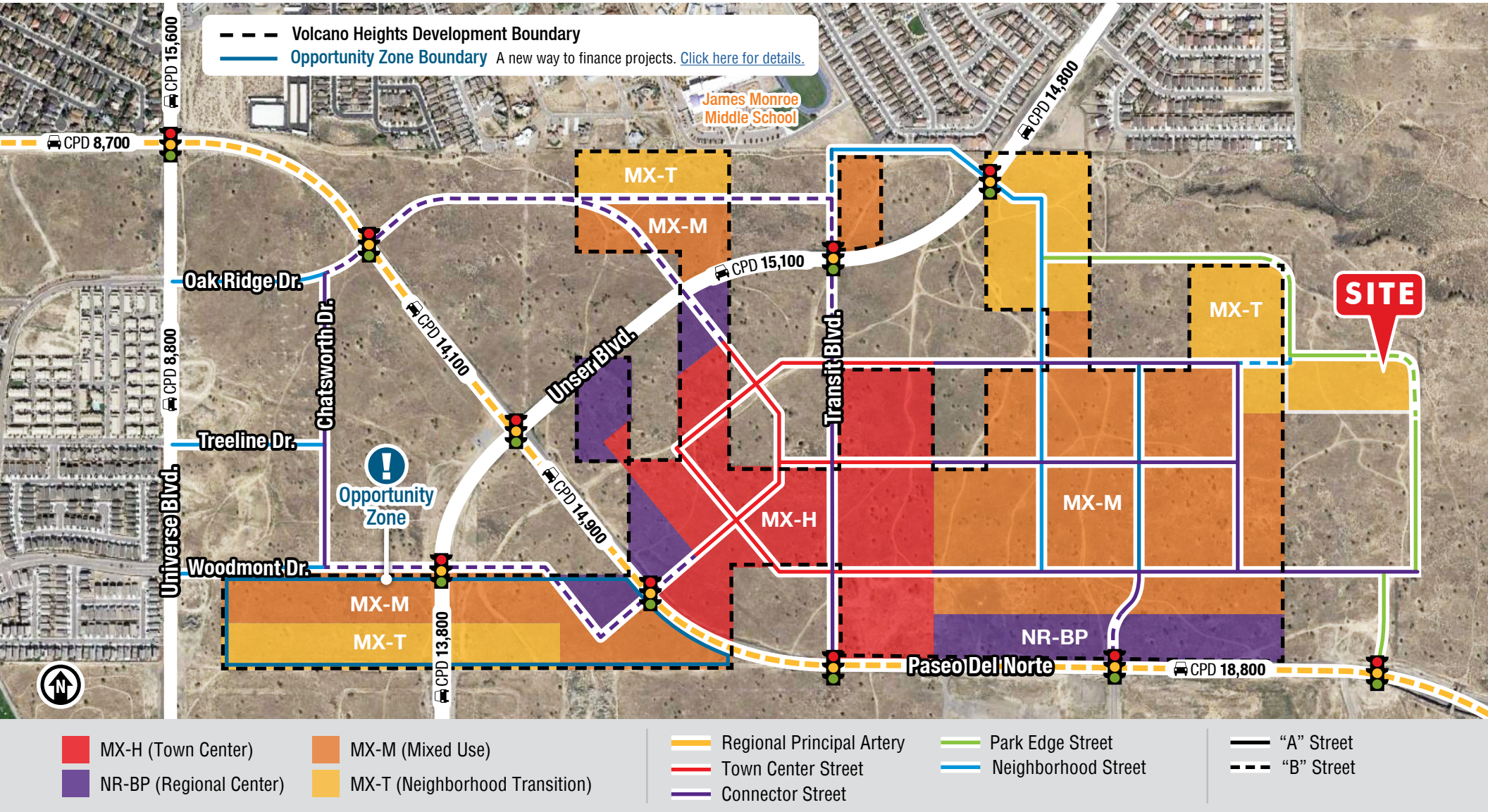
Keith Meyer CCIM
keithmeyer@sunvista.com
505 715 3228

Alex Pulliam
alex@sunvista.com
505 350 5729

Genieve Posen
genieve@sunvista.com
505 998 1568

SECTOR DEVELOPMENT PLAN

LOCATION



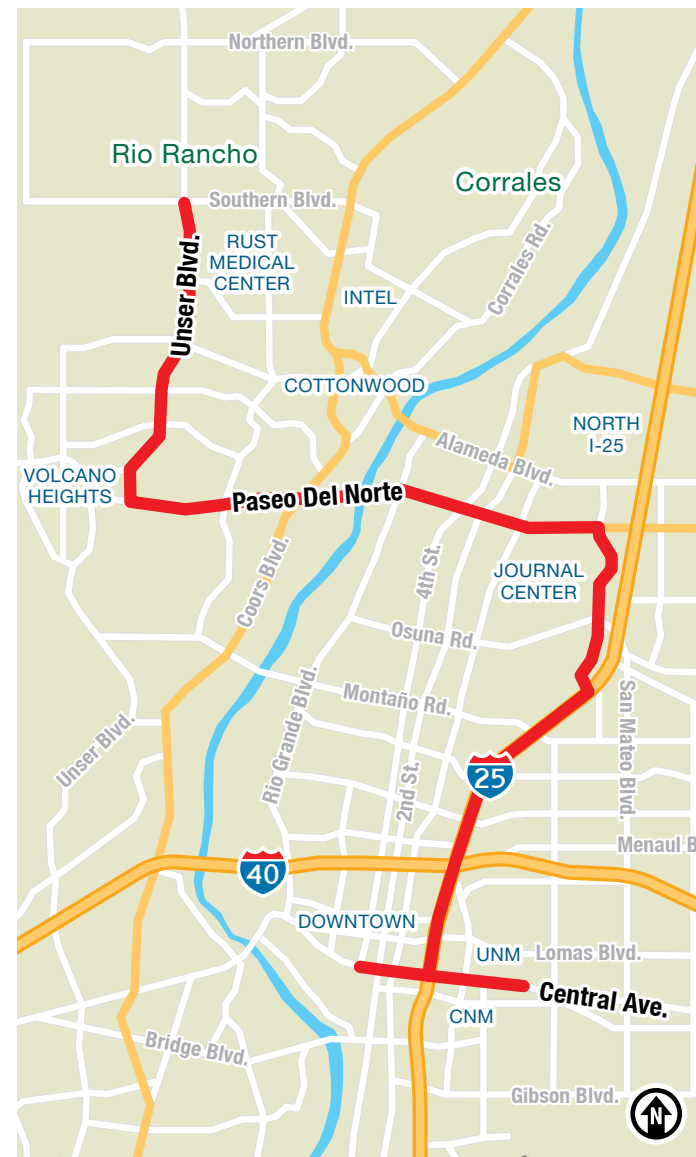
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PROPOSED TRANSIT PLAN

TRANSIT



Land For Sale

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IDEAL BUSINESS FOR VOLCANO HEIGHTS DEVELOPMENT

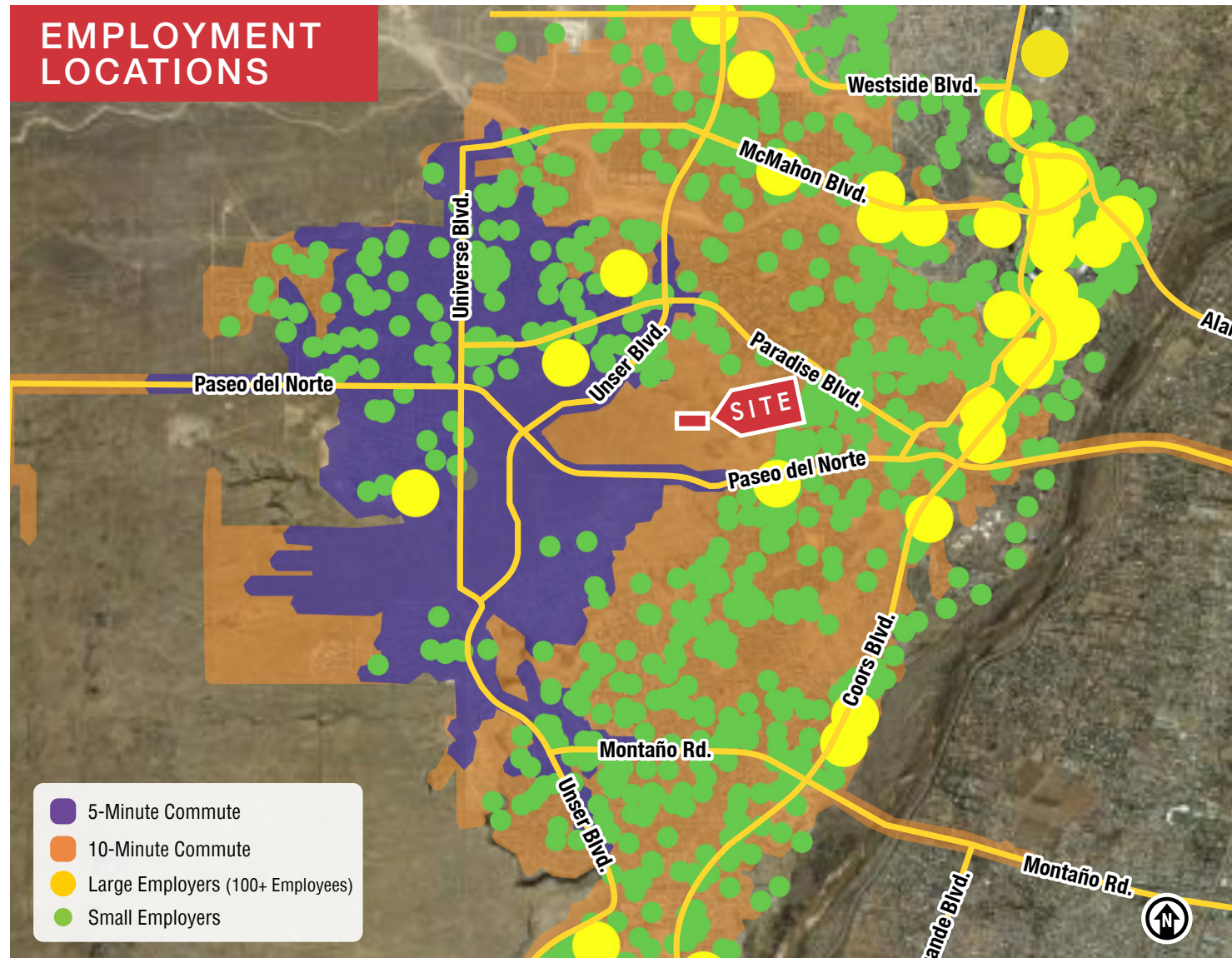
LOCATION

- Call Centers
- Industrial Park Uses
- Office Use
- Multi-family Housing
- Retail

Join Existing Successful
Westside Large Industrial/
Office and Tech Companies:



EMPLOYMENT LOCATIONS



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SITE DEMOGRAPHICS & AREA HIGHLIGHTS



Zoned High Rise, MultiFamily



Adjacent to transportation



Key intersections planned for the Unser and Paseo del Norte Corridor



Great demographics to support development

WESTSIDE STRENGTHS



A Business-Friendly Location



Low Crime Rates



Excellent Public Education System



Diverse Housing Options



Growing List of Quality-of-Life Amenities

30%
to 42%



Of Albuquerque single-family housing permits were issued in the city's Westside over the last 10 years.

Source: Housing Digest, Jan DeMaggio

WESTSIDE STORY



194,551

West Side Population



\$102,132

Avg. Household Income



48,944

Total Employees

The 87114, 87120 & 87124 zip codes are among the highest employment and income areas in the Albuquerque/Rio Rancho metro area.

ALBUQUERQUE BY THE NUMBERS



936,582

Metro Population



654,217

City Population



\$77,810

Avg. HH Income



23,491

Total Businesses



332,805

Total Employees

It's Hard To Beat Albuquerque's West Side



GROWTH

The Westside is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



DEVELOPMENT

The Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facilities.



POPULATION

39% of the Albuquerque MSA population lives west of the Rio Grande and that number continues to climb each year.



HOUSING

The Westside is one of the fastest growing areas in the City, with continued master-planned developments of new housing.



TRANSPORTATION

The Westside is well integrated into the mass transit system with multiple bus routes throughout the area and development plans for future transit connections.



OPPORTUNITY

As an underserved and growing area, investors can bridge the gap of jobs and services on the Westside.

DEMOGRAPHICS

1 mile

3 mile

5 mile

Total Population		5,167	83,464	156,208
Average HH Income		\$108,275	\$109,121	\$105,550
Daytime Emplmt.		449	10,617	42,339

2025 Demographics Forecasted by ESRI

