

For Sale



# Northwest Infill Development Site

FOR OFFICE, MEDICAL, OR SERVICE-ORIENTED USERS



±1.19 Ac.

±1.19 Ac. Available

3510 Calle Cuervo NW | Albuquerque, NM 87114

**Alexis Lovato**  
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**NASunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

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## PROPERTY

### AVAILABLE

Land: ±1.19 Acres

### SALE PRICE

\$525,000

### HIGHLIGHTS

- Ideal for office, medical, wellness or service-based users
- Flat development site with existing utilities at/near the property line
- Infill location within established residential area
- Strong access to major arterial roads
- On the fringe of a dense retail trade area
- More than 64,000 cars per day at nearby Alameda Blvd. & Ellison Dr.

**ZONING** NR-BP 

### LOCATION

SEQ Alameda Blvd. & Ellison Rd. NW



**NAI SunVista**

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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,819	68,558	169,296
Average HH Income	\$93,012	\$113,081	\$114,473
Daytime Employment	6,998	28,489	84,637

2025 Forecasted by Esri



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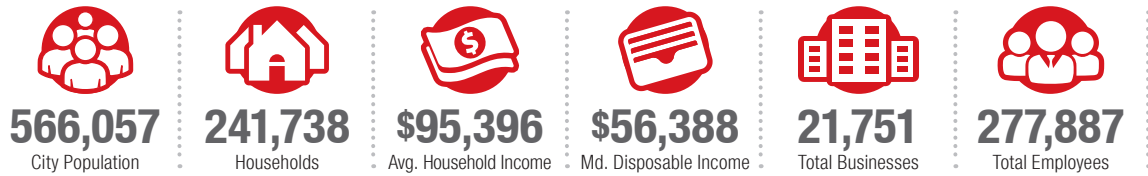
# Albuquerque

# 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.