

For
Lease



Prime Westside Retail Space
ANCHORED BY Walmart  NEIGHBORHOOD MARKET



1800 Unser Blvd. NW | Albuquerque, NM 87120

±1,200 SF Available

NAISunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Ethan Melvin

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PROPERTY

AVAILABLE

Suite 200: ±1,200 SF

LEASE RATE

See Advisor

HIGHLIGHTS

- Strong co-tenancy with Great Clips, Verizon, and Lovelace Urgent Care directly adjacent
- Modern construction - Built in 2017
- Existing beverage concept infrastructure (grease trap, floor drains, and plumbing)
- Unser-facing signage available
- Highly-visible to 36,200 cars per day
- Just minutes from I-40

ZONING MX-L 

LOCATION

SEQ Unser Blvd. & Ladera Dr. NW



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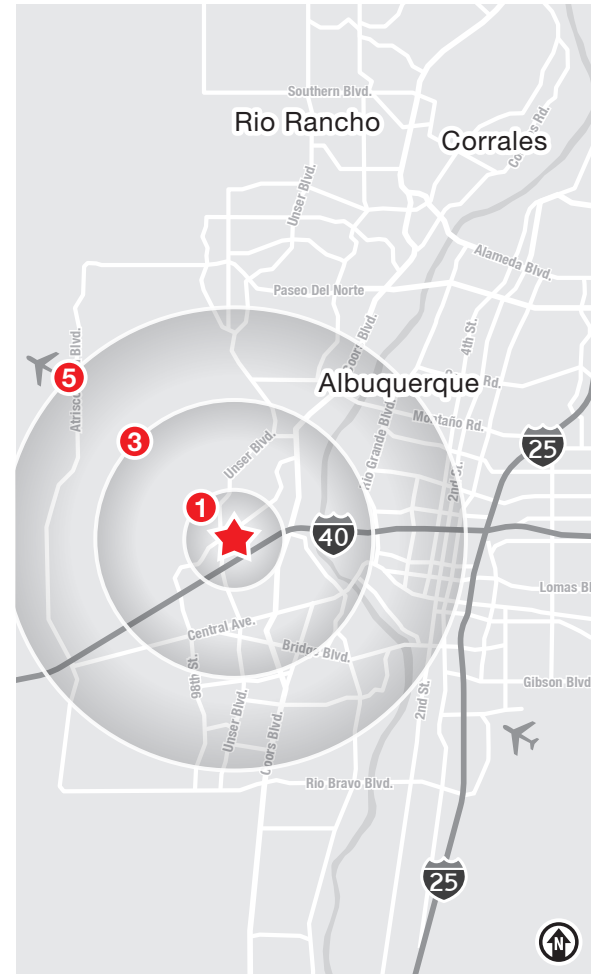
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,121	77,619	187,814
Average HH Income	\$102,893	\$87,533	\$88,712
Daytime Employment	2,425	17,452	67,830

2025 Forecasted by Esri



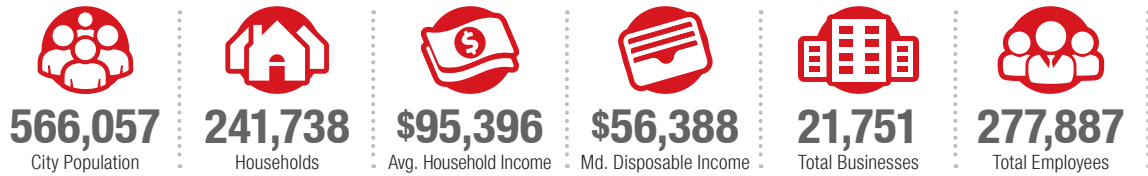
Albuquerque

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 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.