

# Highly-Sought Westside Retail Space

VERSATILE, HIGH-VISIBILITY STOREFRONT

# For Lease



10880 Unser Blvd. NW | Albuquerque, NM 87114

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,500 - ±3,000 SF  
Available**

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## PROPERTY

### AVAILABLE

Suite A: ±1,500 SF  
Suite B: ±1,500 SF  
Combined: ±3,000 SF

### LEASE RATE

\$23.00-\$25.00/SF + 6.00/SF NNN

### HIGHLIGHTS

- High-income trade area
- Highly-traveled corridor near Presbyterian Rust Hospital
- Just .25 miles to the north of Unser & McMahon Blvds.
- 40,900 cars per day on Unser Blvd.
- Left-in and left-out from Summer Ridge Rd. to Unser Blvd.
- 6:1000 parking ratio
- First-generation, 60' x 25' spaces
- 20' ceiling heights
- Delivered in grey-shell condition
- TIA available for 5 and 10-year terms

**ZONING** [MX-L](#) 

### LOCATION

SEC Unser Blvd. &  
Summer Ridge Rd. NW



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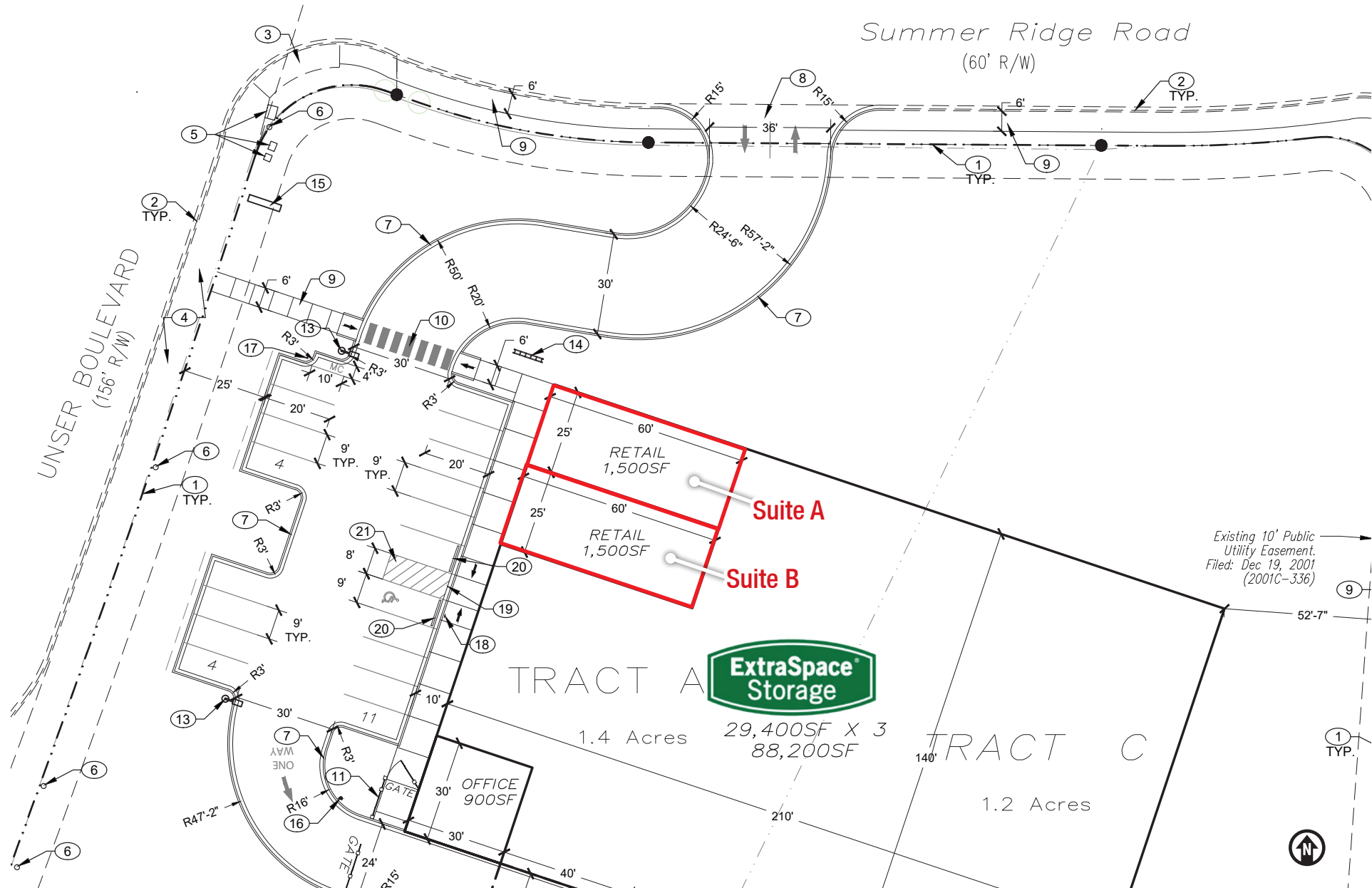
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## SITE PLAN



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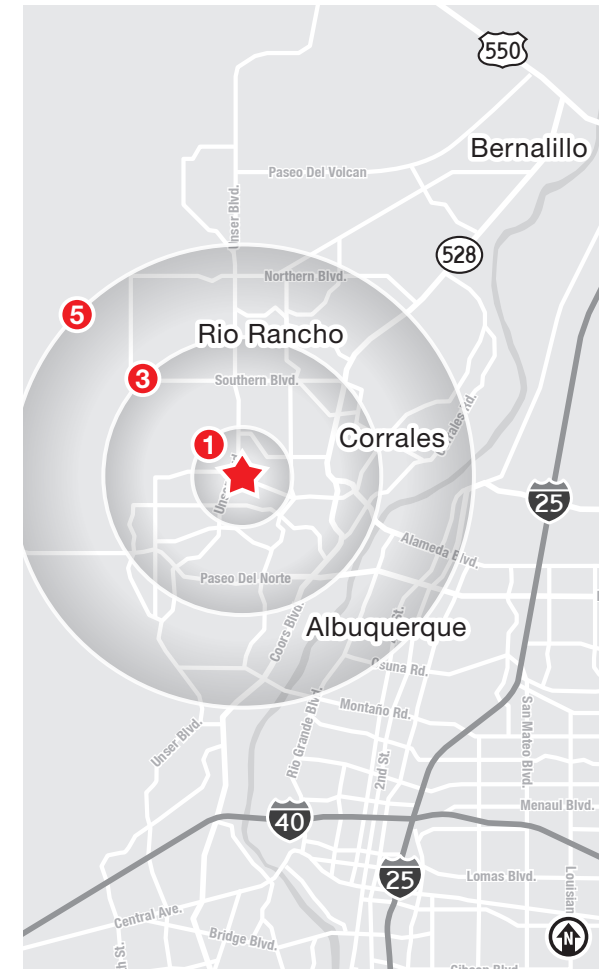
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## LOCATION

| Demographics       | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| Total Population   | 15,030    | 93,920    | 173,137   |
| Average HH Income  | \$136,576 | \$116,429 | \$122,290 |
| Daytime Employment | 1,473     | 27,536    | 42,718    |

2026 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 2026 Demographics)

  
**568,556**  
City Population

  
**242,757**  
Households

  
**\$101,287**  
Avg. Household Income

  
**\$59,375**  
Md. Disposable Income

  
**21,689**  
Total Businesses

  
**277,623**  
Total Employees

  
**939,327**  
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.