

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**

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

For Lease

10880 Unser Blvd. NW | Albuquerque, NM 87114



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

For Lease

10880 Unser Blvd. NW | Albuquerque, NM 87114



NAI SunVista

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

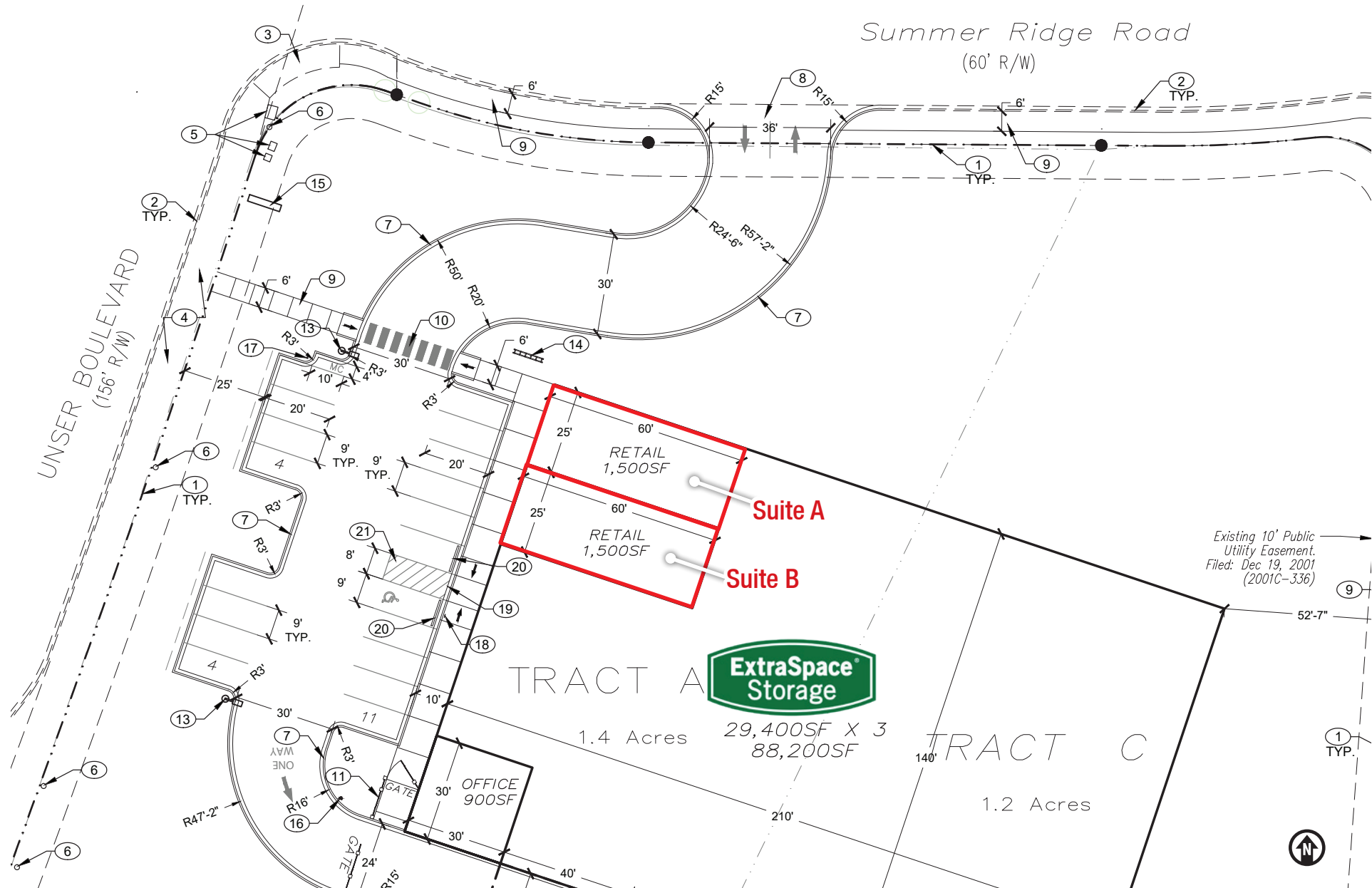
Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges CCIM
rob@sunvista.com
505 977 5094

For Lease

10880 Unser Blvd. NW | Albuquerque, NM 87114

SITE PLAN



NAI SunVista

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

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges CCIM
rob@sunvista.com
505 977 5094

For Lease

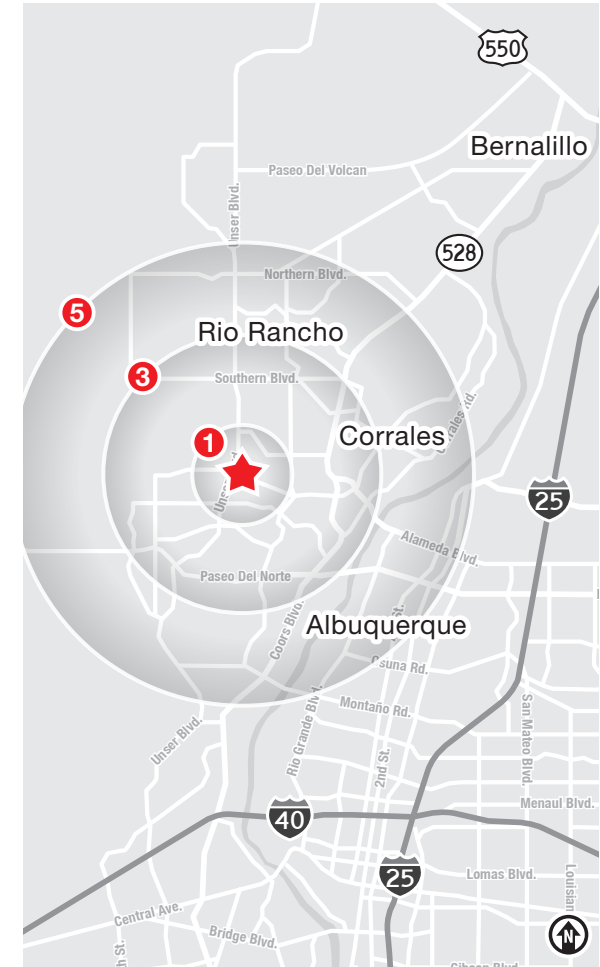
10880 Unser Blvd. NW | Albuquerque, NM 87114



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



NAI SunVista

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

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges CCIM
rob@sunvista.com
505 977 5094

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.