

Paradise Blvd NW & Unser Blvd NW  
Albuquerque, NM 87114

**FOR SALE**

**High Visibility NR-C & MX-M Corner**



**LAND SIZE:** 13.35± Acres Total

**SALE PRICE:** Lots 1-6 - 13.35± Acres for \$3,500,000 (\$6.02/SF)  
Lot 1 - 5.52± Acres for \$1,750,000 (\$7.28/SF)

**ZONING:** NR-C, Commercial (Lot 1)  
MX-M, Moderate Intensity (Lots 2-6)

**DEMOGRAPHICS (2019 EST.):**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	10,833	89,340	163,871
AHHI Income:	\$86,860	\$89,835	\$83,813

**TRAFFIC COUNTS (2018):**

Paradise Blvd.: 16,000 VPD  
Unser Blvd.: 15,100 VPD  
(Unser Traffic Counts are Projected to Increase Exponentially)

**SELLER FINANCING CONSIDERED**

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

**(505) 268-2800**

[WWW.ROGER-COX.COM](http://WWW.ROGER-COX.COM)

1717 Louisiana Blvd. NE, Suite 111  
Albuquerque, NM 87110



Mark Hammond  
M (505) 350-3700  
[markhammond@roger-cox.com](mailto:markhammond@roger-cox.com)

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**Aerial**



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### Property Photos





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**Unser Boulevard is the Only North/South Arterial Loop in Albuquerque from South Valley to Bernalillo**



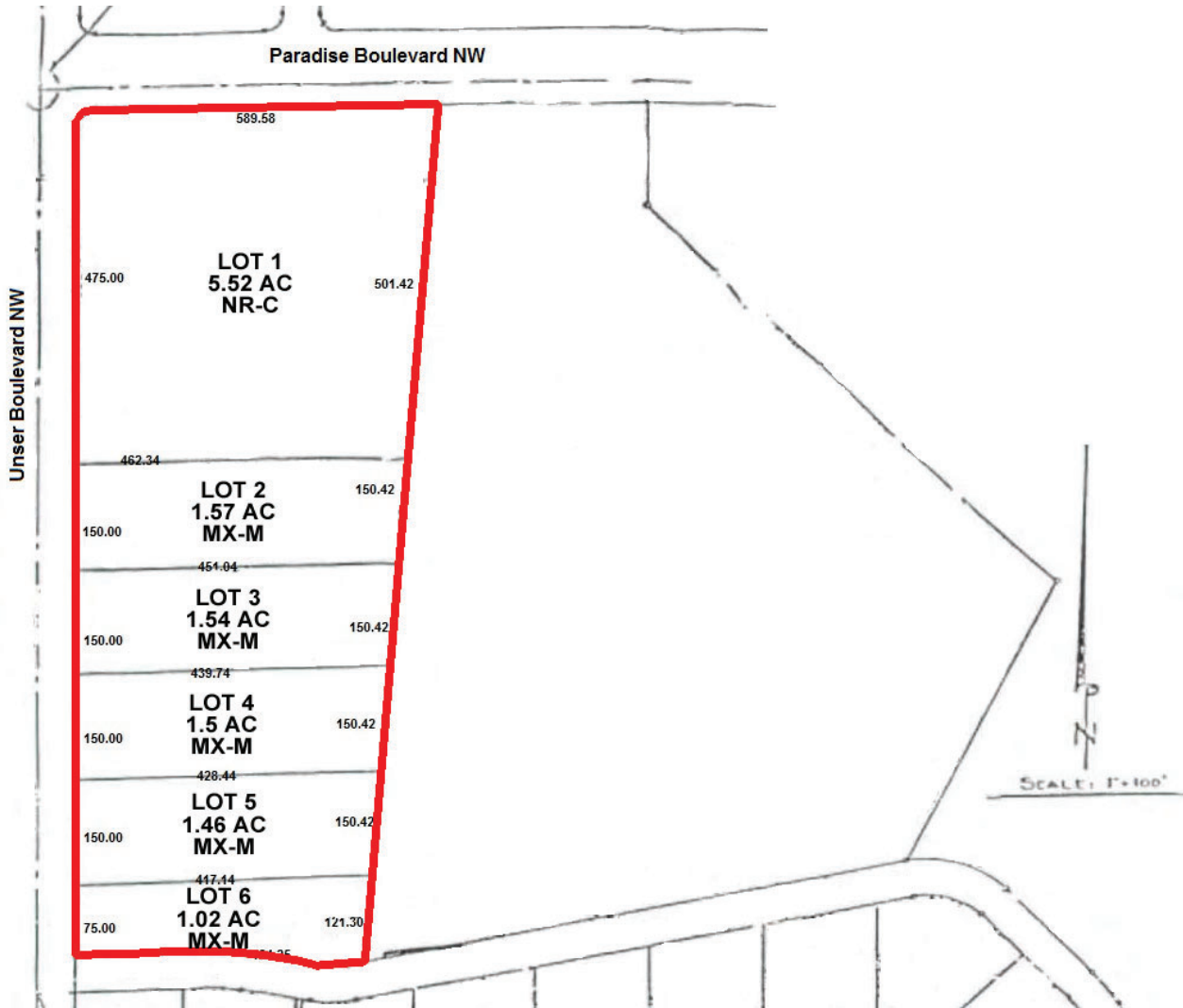
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**Site Plan**



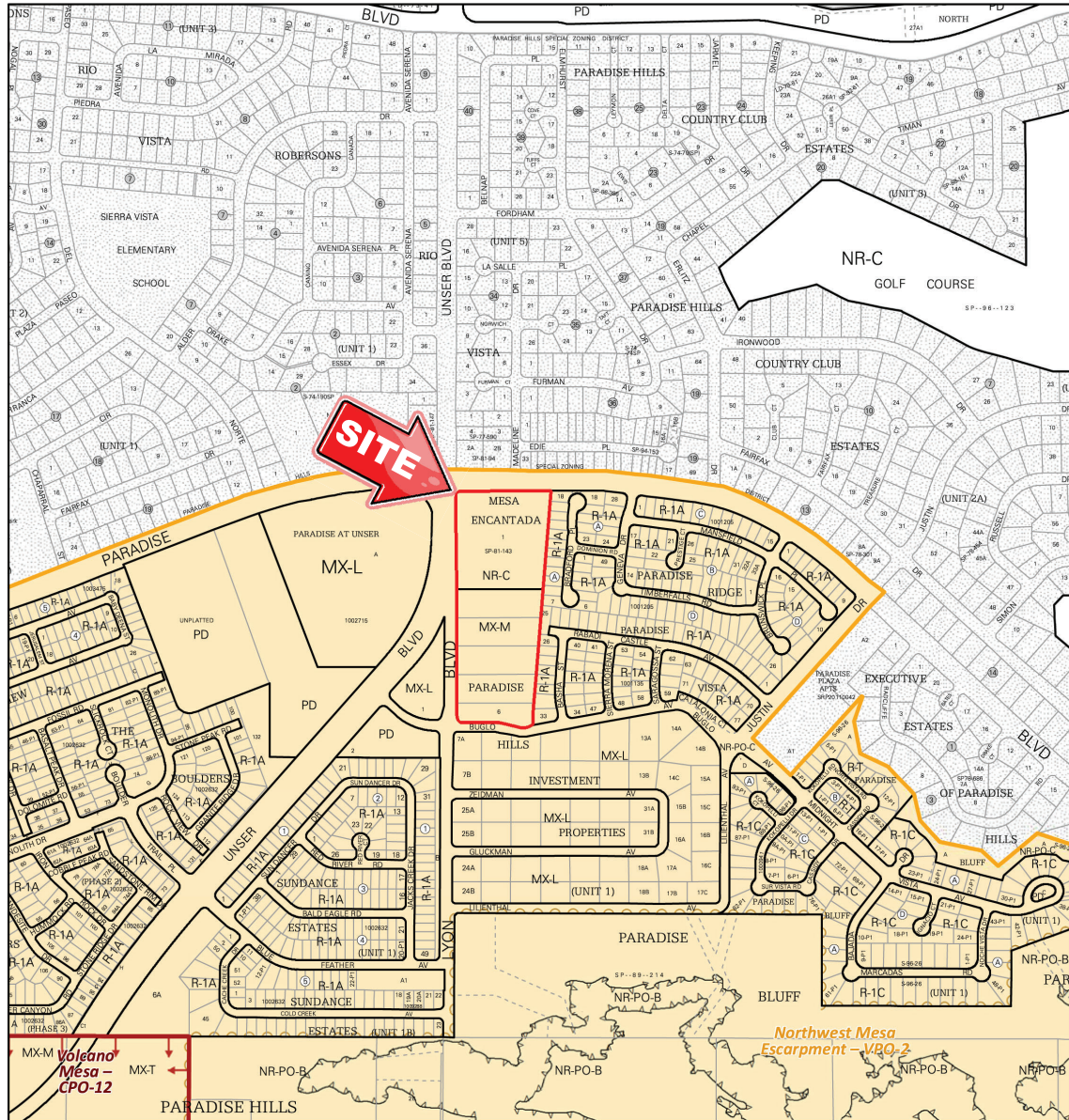
<b>Lot 1</b>	<b>5.52</b>	<b>Acres</b>	
<b>Lot 2</b>	<b>1.57</b>	<b>Acres</b>	
<b>Lot 3</b>	<b>1.54</b>	<b>Acres</b>	
<b>Lot 4</b>	<b>1.4948</b>	<b>Acres</b>	
<b>Lot 5</b>	<b>1.46</b>	<b>Acres</b>	
<b>Lot 6</b>	<b>1.01283</b>	<b>Acres</b>	
<b>Vacated Lyons Row*</b>	<b>0.75</b>	<b>Acre</b>	<b>* Estimated</b>
<b>Approximately</b>	<b>13.348</b>	<b>Acres</b>	

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Zoning Atlas

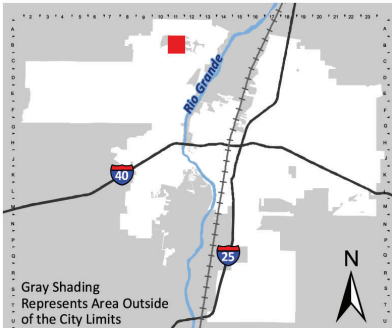


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

**IDO Zone Atlas**  
May 2018











IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**B-11-Z**

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

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