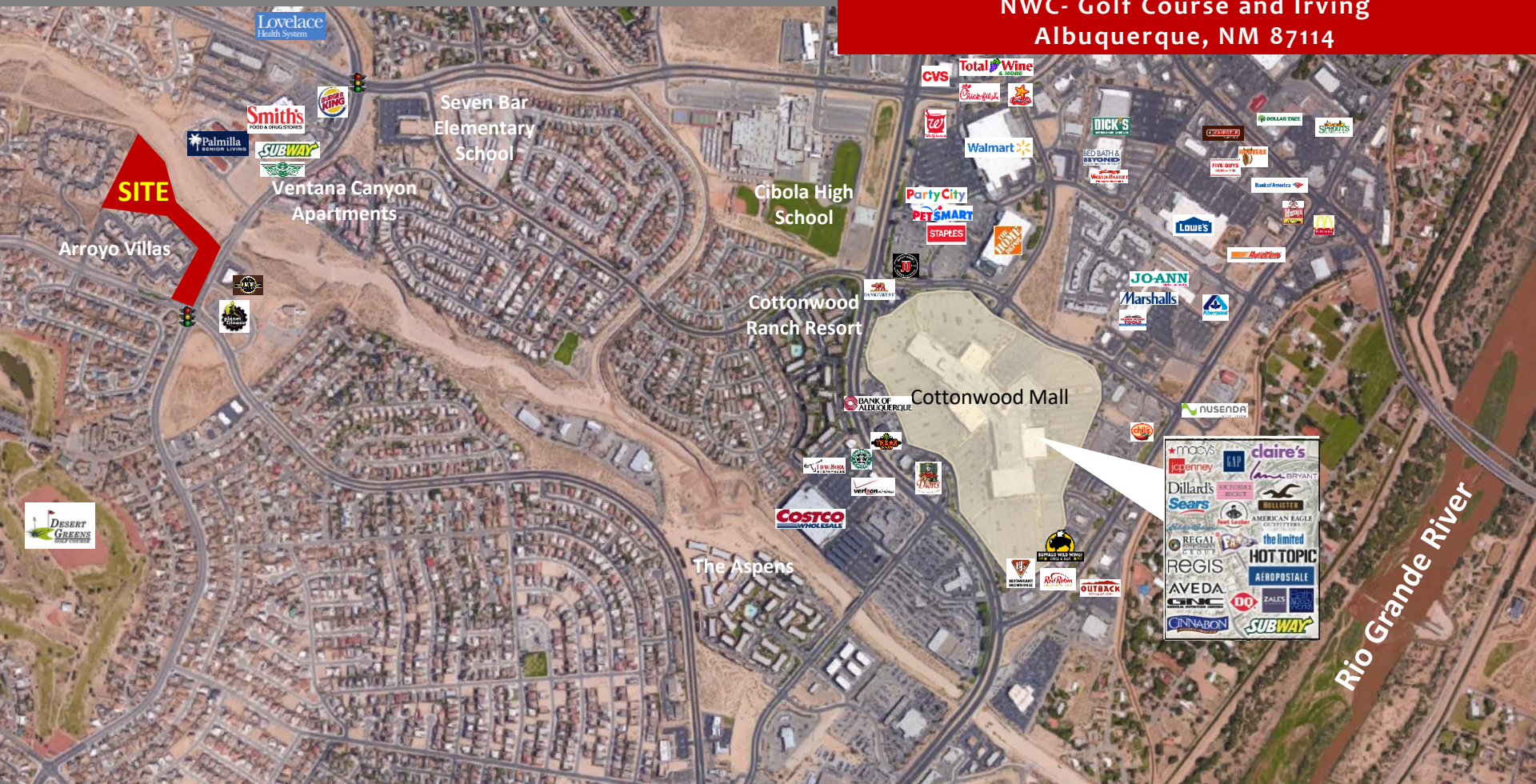


## For Sale: Commercial and Multifamily Land

### NWC- Golf Course and Irving Albuquerque, NM 87114



### Excellent Infill Development Opportunity:

- +/- 2.2 AC of Commercial Land
- +/- 6.54 AC of Multifamily Land

### Features:

- Excellent Location and Visibility
- Fully Entitled ready for Permit
- Signalized Intersection with Full Turn
- Heavy Highway Traffic
- Serves a wide and dense demographic area





Site Close Up:

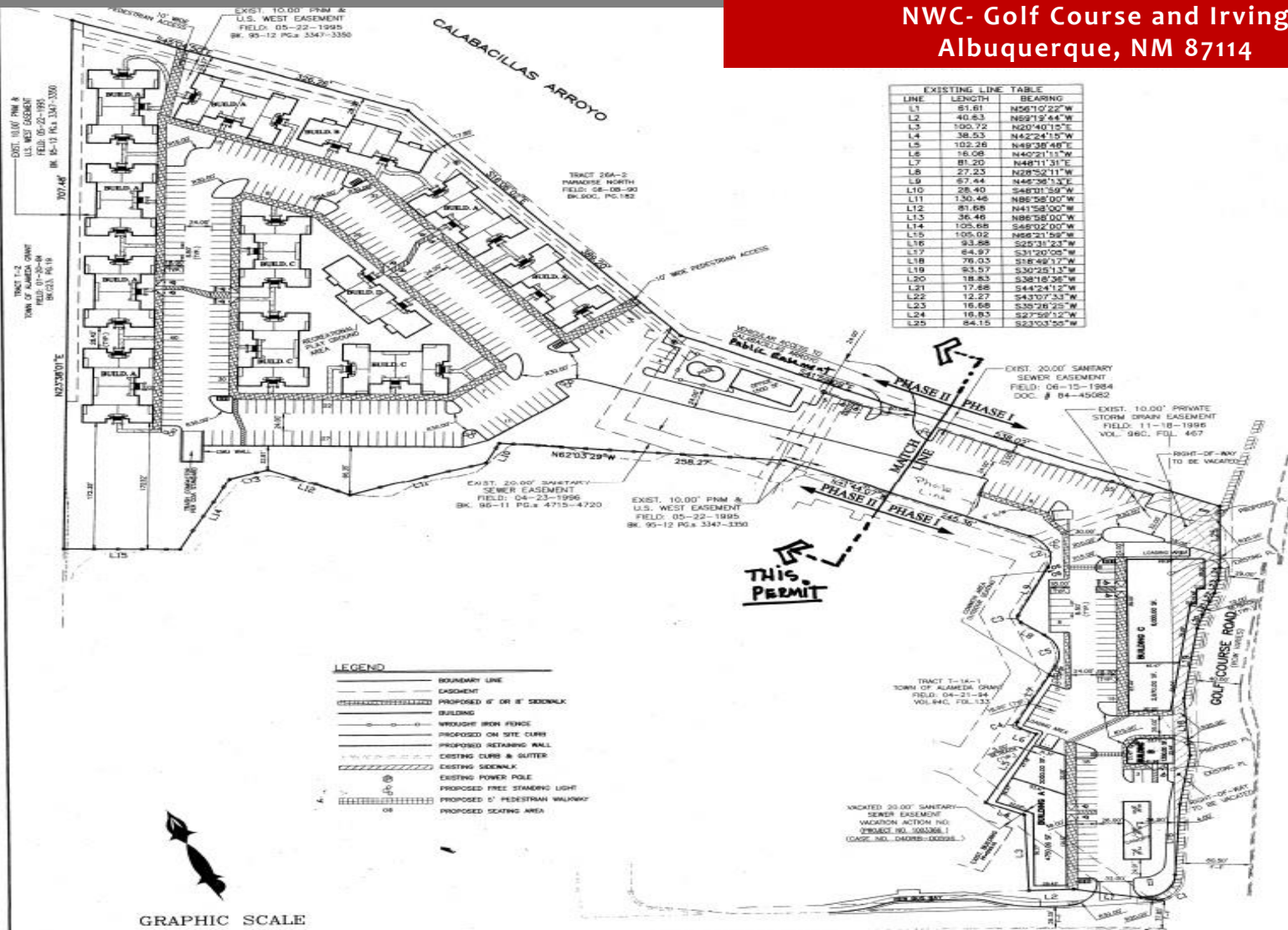
NWC- Golf Course and Irving  
Albuquerque, NM 87114



Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population (2017 Estimate)	19,246	100,169	271,296
Avg HH Income (2017 est)	\$45,716	\$60,806	\$65,301

# Site Survey:

**NWC- Golf Course and Irving  
Albuquerque, NM 87114**

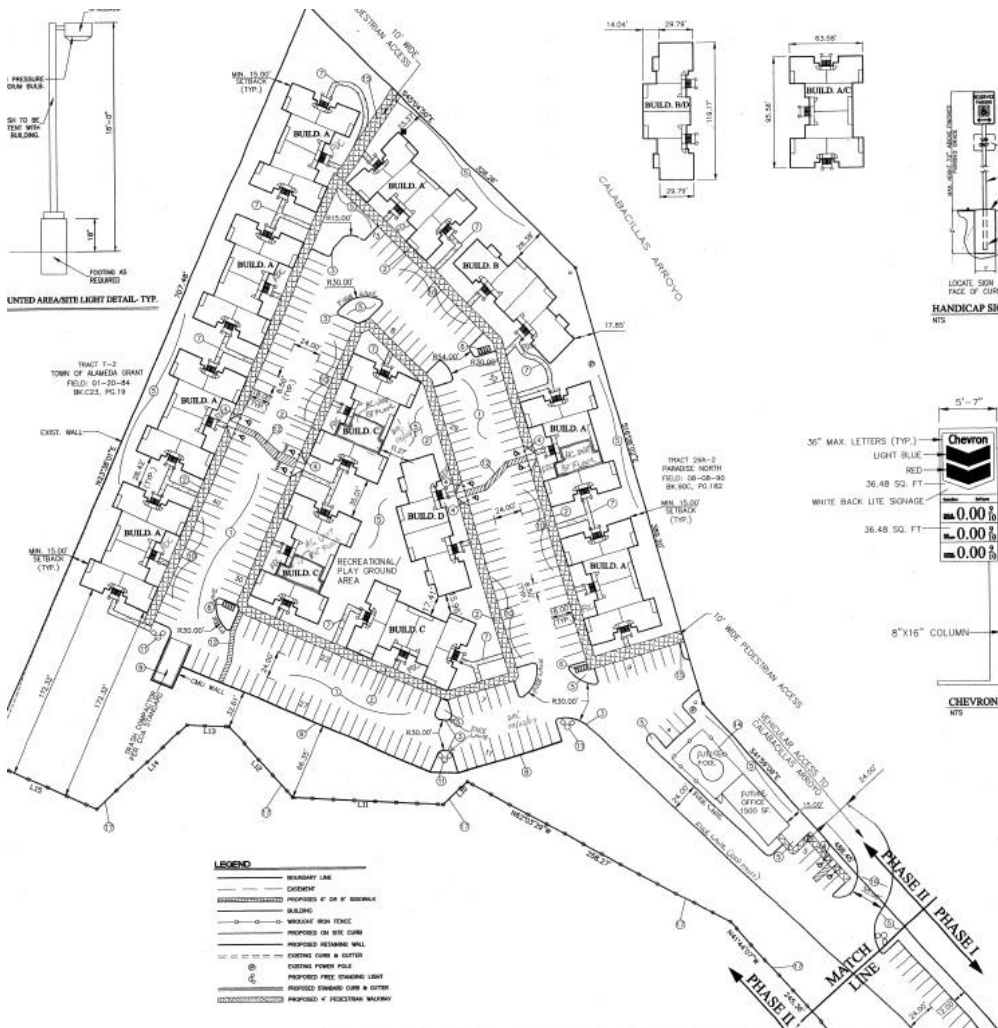




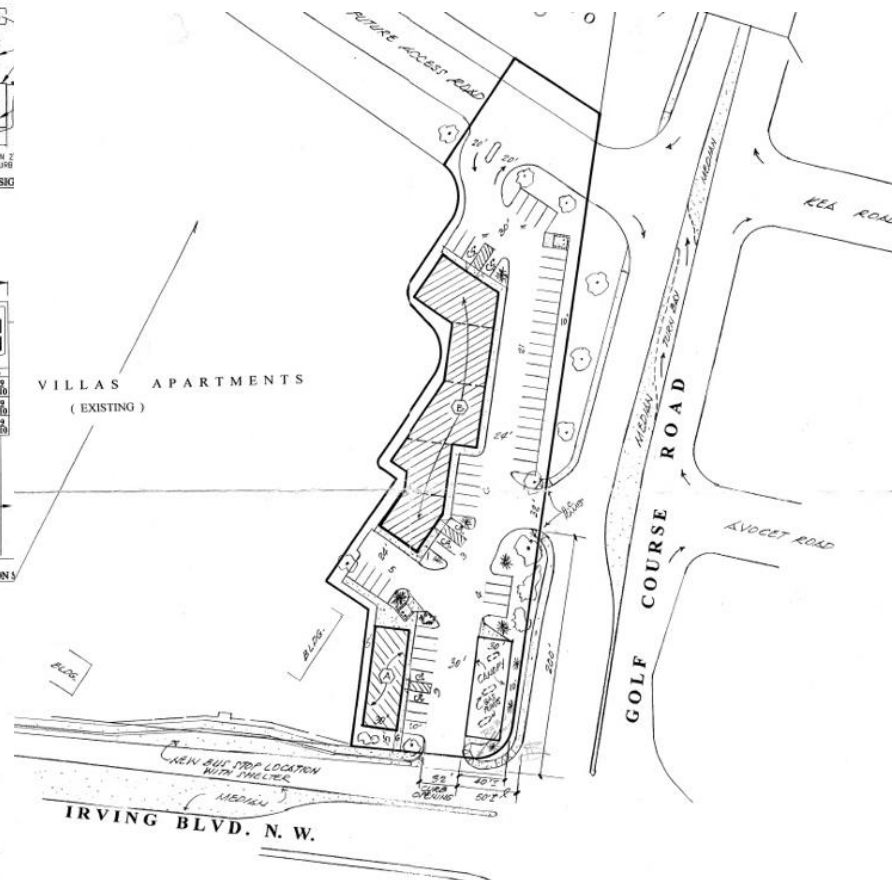
## Parcels:

NWC- Golf Course and Irving  
Albuquerque, NM 87114

## Commercial Parcel



## Multifamily Parcel

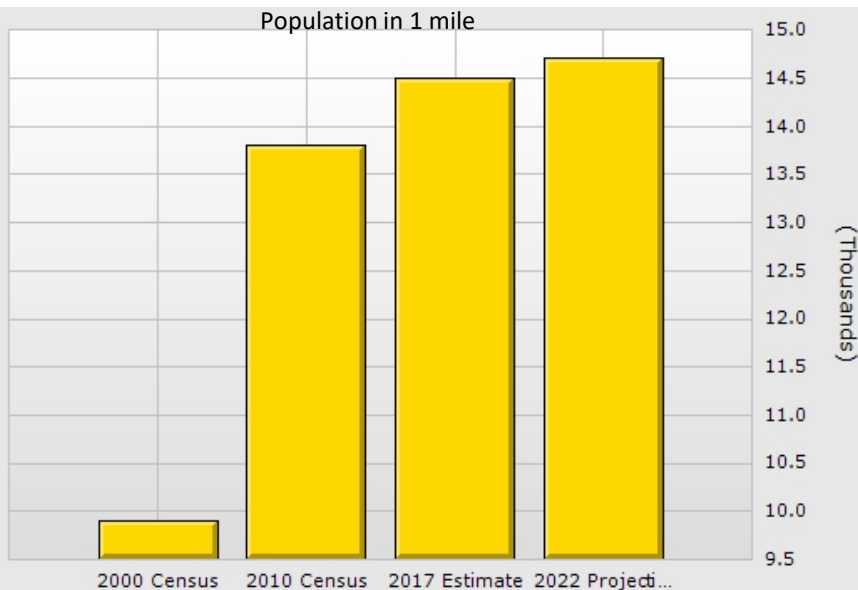




## Demos:

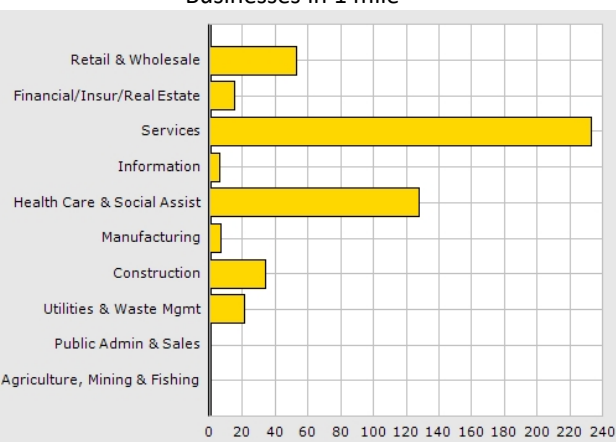
### NWC- Golf Course and Irving Albuquerque, NM 87114

Population in 1 mile

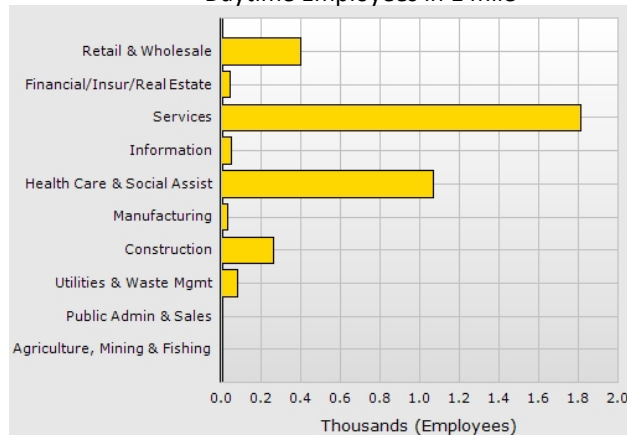


Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	14,506	78,745	176,526
2022 Population:	14,701	80,570	180,460
Pop Growth 2017-2022:	1.34%	2.32%	2.23%
Average Age:	37.70	37.10	38.60
Households			
2017 Total Households:	5,563	29,603	67,067
HH Growth 2017-2022:	1.29%	2.25%	2.21%
Median Household Inc:	\$73,054	\$69,121	\$64,655
Avg Household Size:	2.60	2.60	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$250,843	\$223,091	\$209,021
Median Year Built:	1995	1997	1994

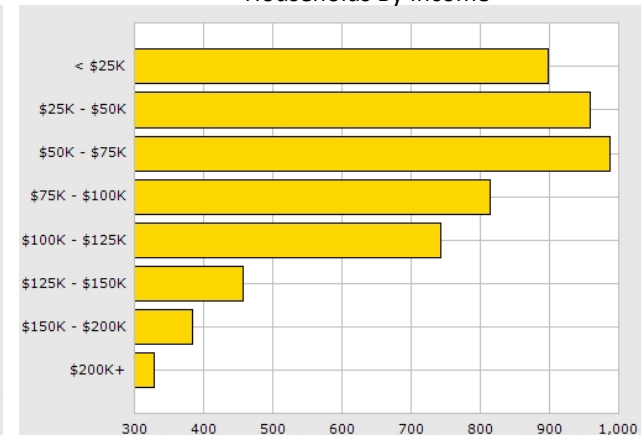
Businesses in 1 mile



Daytime Employees in 1 mile



Households By Income





## Albuquerque, New Mexico MSA

NWC- Golf Course and Irving  
Albuquerque, NM 87114

Albuquerque MSA

**SITE**

**SITE**

New Mexico



## Albuquerque, NM

### NWC- Golf Course and Irving Albuquerque, NM 87114

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.

### Albuquerque MSA Demographics

Population (2015 Estimate)

907,679

Households (2015 Estimate)

357,434

Avg. Household Income (2015 Estimate)

\$65,193