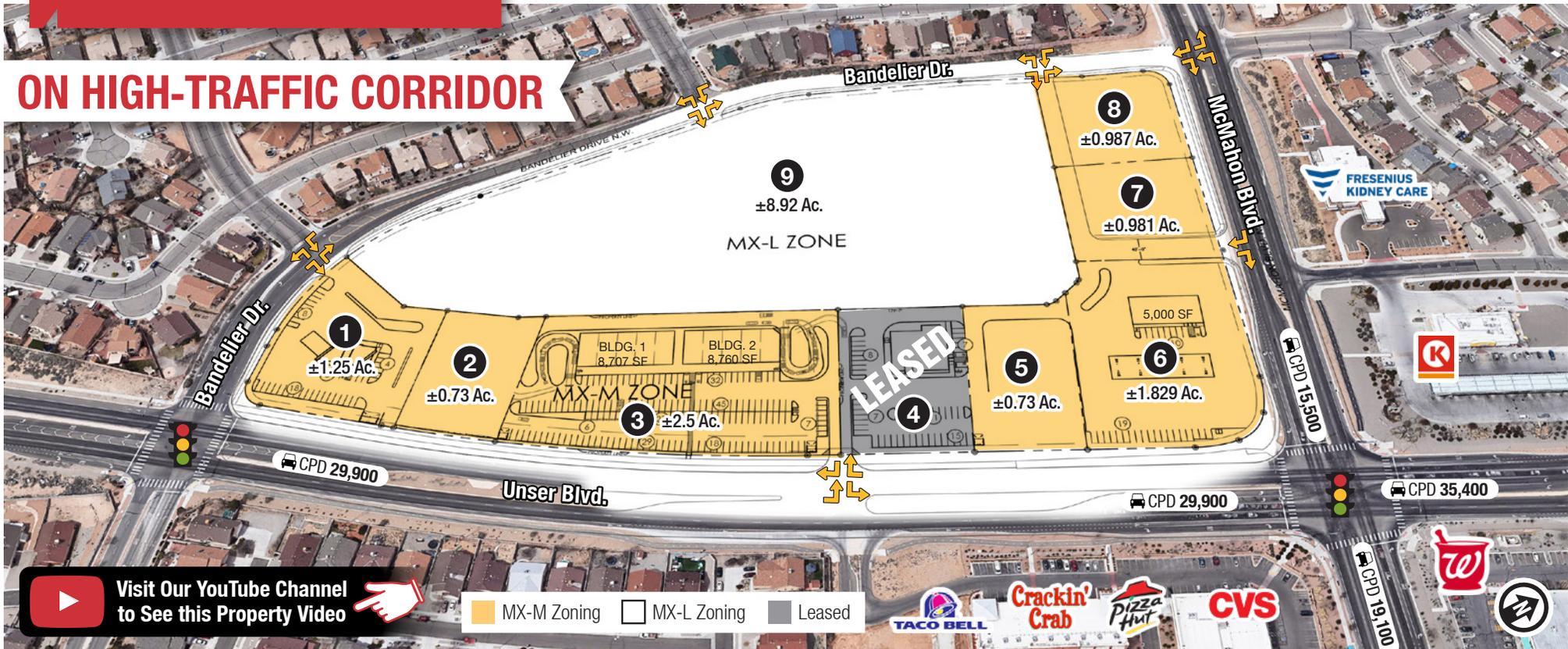


For Sale, Lease  
or Build-to-Suit

# Mixed-Use Westside Land

SWC Unser & McMahon NW | Albuquerque, NM 87114

ON HIGH-TRAFFIC CORRIDOR



## JOIN THE RETAIL & MEDICAL ENERGY OF THE UNSER CORRIDOR

**AVAILABLE** ±1.0 to ±19.0 Acres

**PRICE/RATES**

Land: See Advisor  
Lot 4 Retail Suites: \$28 to \$32/SF  
(4 Inline, Drive-Thru & End Cap)

**IDO ZONING** [MX-L](#) & [MX-M Zoning](#)

**PROPERTY HIGHLIGHTS**

- Conceptual development plan includes retail with drive-thru options
- Property delivered in construction-ready condition with earthwork completed
- Multiple access points to property
- Located within two signalized intersections: Unser & McMahon (54,500 VPD) and Unser & Bandelier (29,900 VPD)
- .35 miles from Rust Presbyterian Hospital and 1.17 miles from Lovelace Westside & UNM Care Hospitals

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001  
suvista.com



FOR MORE INFORMATION:

Todd Strickland  
todd@sunvista.com  
505 450 1121

Danaë Fernandez  
danae@sunvista.com  
505 604 8766

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# Mixed-Use Westside Land

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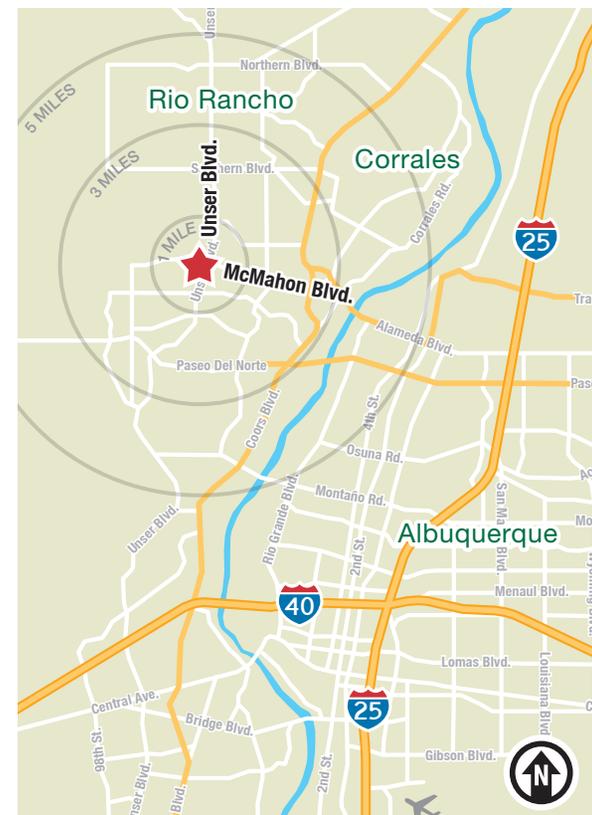
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## LOCATION



2020 Demographics	1 mile	3 mile	5 mile
Total Population	14,270	92,450	164,954
Average HH Income	\$91,146	\$84,252	\$83,602
Daytime Employment	996	23,173	40,017

2020 Forecasted by Esri



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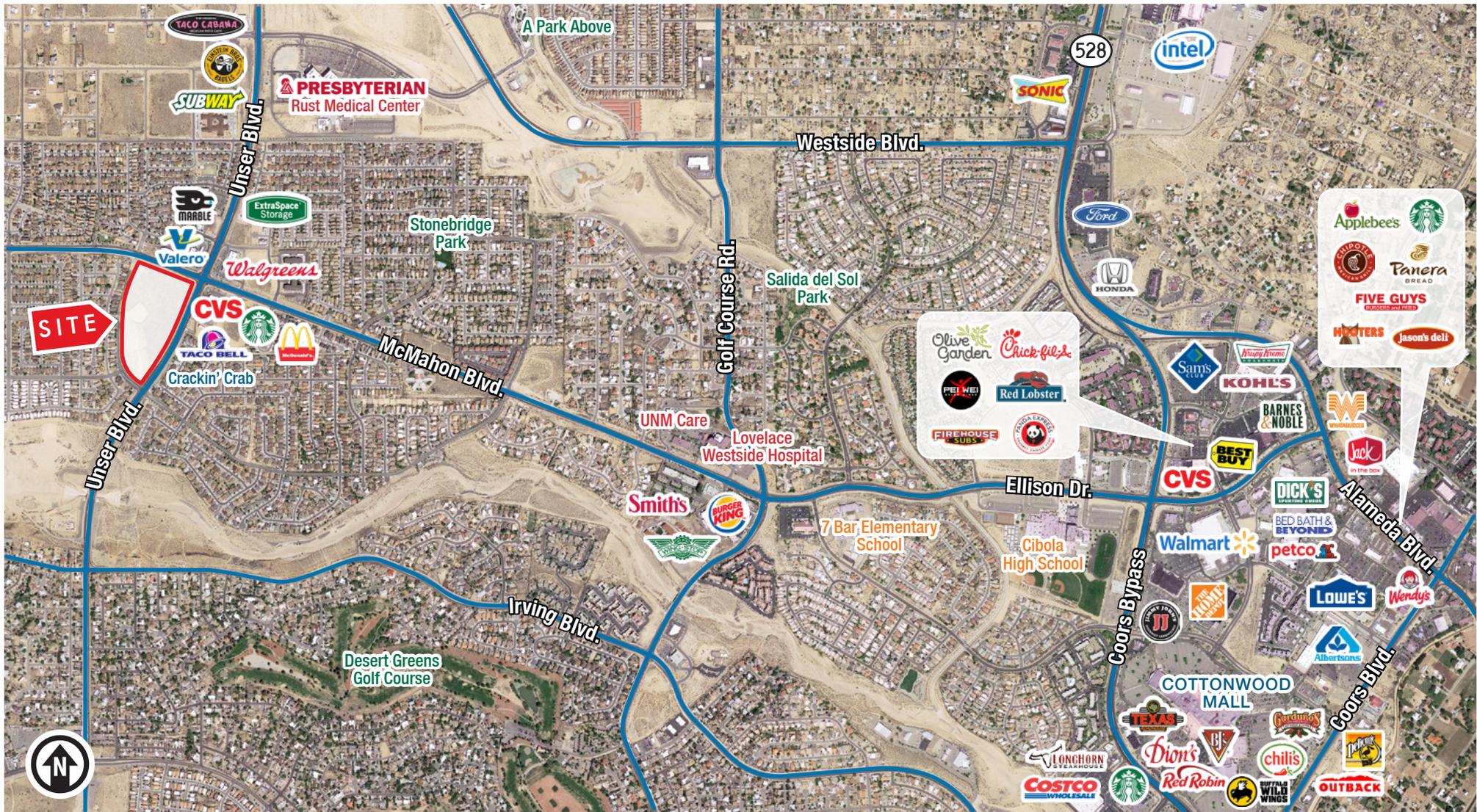
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TRADE AREA



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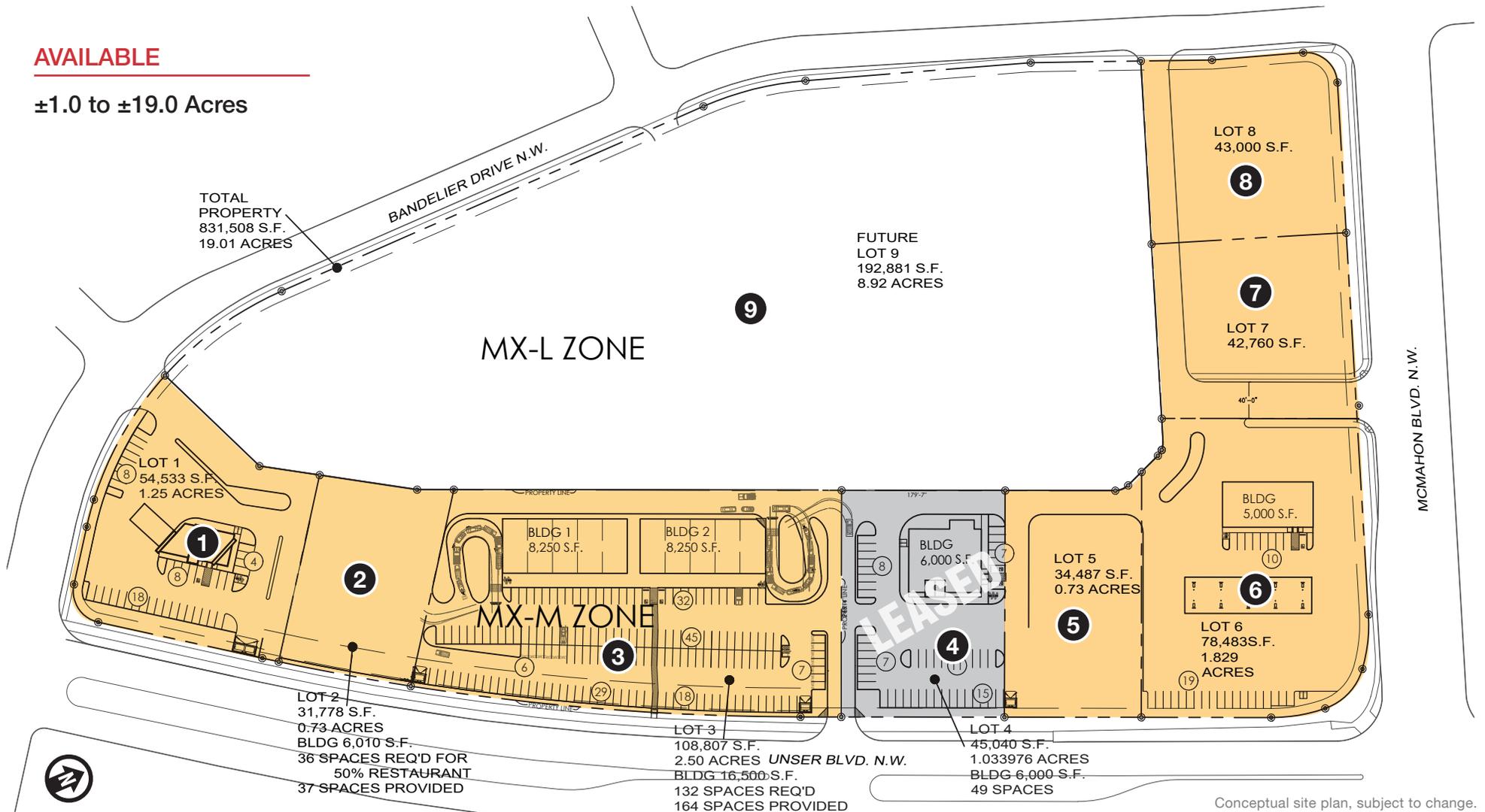
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SWC Unser & McMahon NW | Albuquerque, NM 87114

**SITE PLAN**

**AVAILABLE**

±1.0 to ±19.0 Acres



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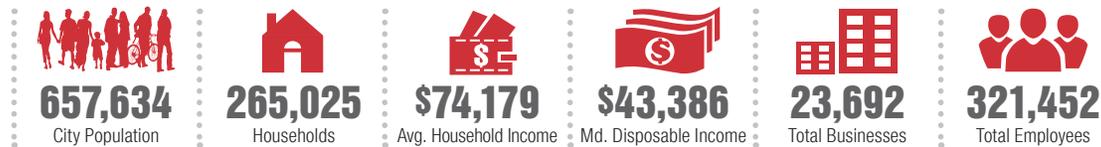
# Albuquerque

# TRADE AREA ANALYSIS

## Albuquerque | Why Here? Why Now?

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.

### City of Albuquerque by the Numbers (ESRI 2020 Demographics)



**939,316**

Albuquerque Metro Population

**#1**

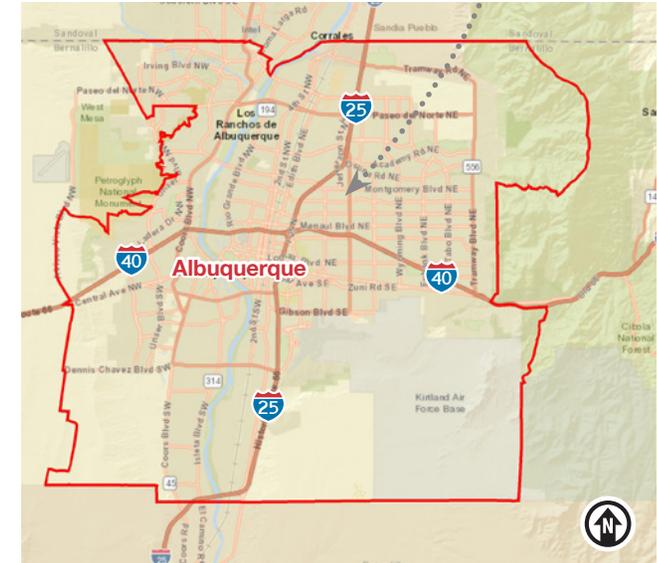
**The Largest**  
City in the State



### ALBUQUERQUE METRO



### ALBUQUERQUE CITY



## 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*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



#### EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

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