

New Retail on Unser Blvd.

SWC Unser & McMahon NW | Albuquerque, NM 87114

For Lease

ON HIGH-TRAFFIC CORRIDOR




 Visit Our YouTube Channel
to See this Property Video 

Conceptual rendering, subject to change.

HIGHLY-VISIBLE RETAIL AT HIGH-VOLUME INTERSECTION

Available Retail Suites
Four Inline, Drive-Thru & End Cap

Lease Rate \$28 to \$32/SF

IDO Zoning [MX-M Zoning](#) 
[Allowable uses for zoning](#)

Property Highlights

- 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
- Conceptual development plan includes drive-thru options
- Multiple access points to property

NAI Maestas & Ward

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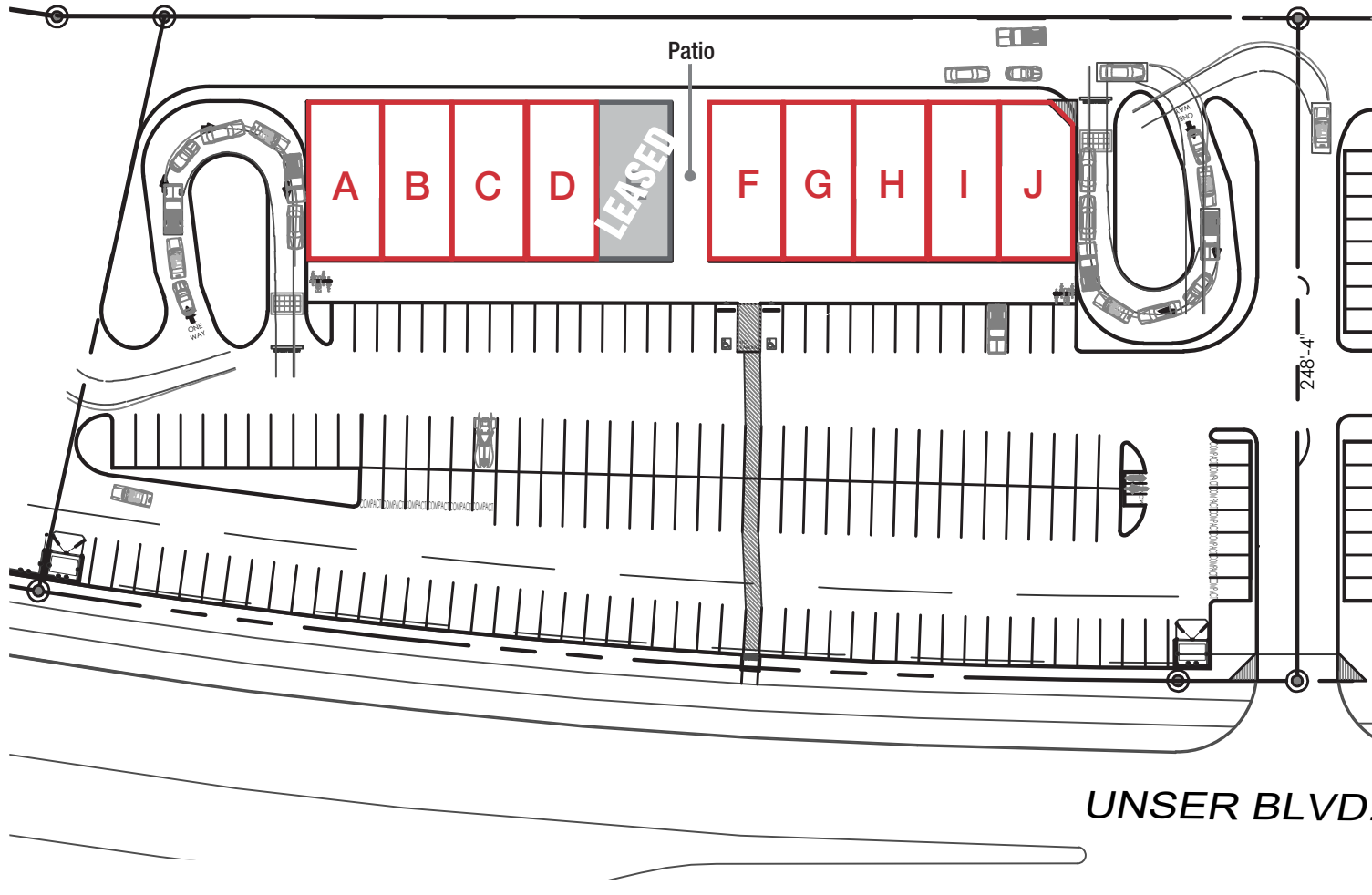
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SITE PLAN



AVAILABLE

- Suite A: ±1,650 SF
- Suite B: ±1,650 SF
- Suite C: ±1,650 SF
- Suite D: ±1,650 SF
- Suite F: ±1,650 SF
- Suite G: ±1,650 SF
- Suite H: ±1,650 SF
- Suite I: ±1,650 SF
- Suite J: ±1,650 SF

*Conceptual site plan,
subject to change.*

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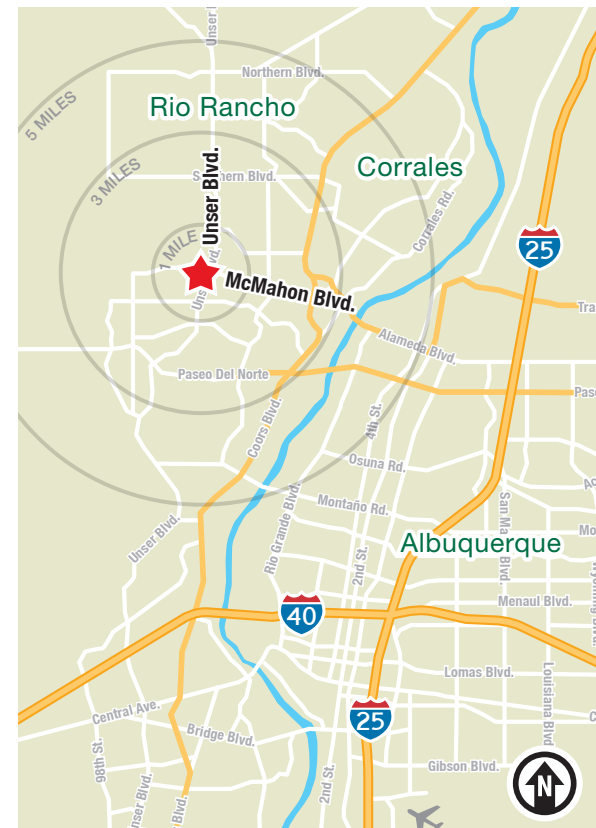
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LOCATION



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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LOCATION



AREA HIGHLIGHTS

WITHIN A
5-MILE
RADIUS

2020 Demographics Forecasted by ESRI



164,954
Population



\$83,602
Avg. Household
Income



40,017
Total
Employees



Development

West Albuquerque is the fastest-growing sector of the city. It boasts consistent housing development and new infrastructure endeavors, including vital transportation projects, ongoing commercial, medical and educational facility development.



Housing

30 to 42% of Albuquerque single-family housing permits were issued in the city's northwest quadrant over the last 10 years.*



Population

38% of the Albuquerque MSA population lives west of the Rio Grande (river)

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*Source: Housing Digest, Jan DeMagg
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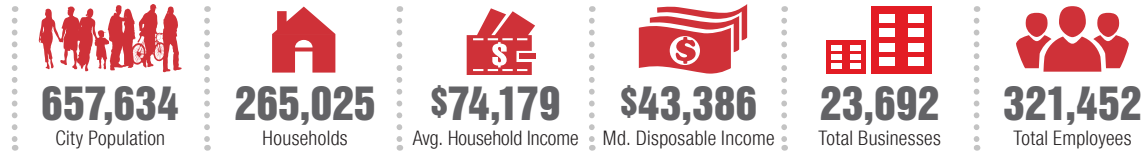

Trade Area Analysis



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

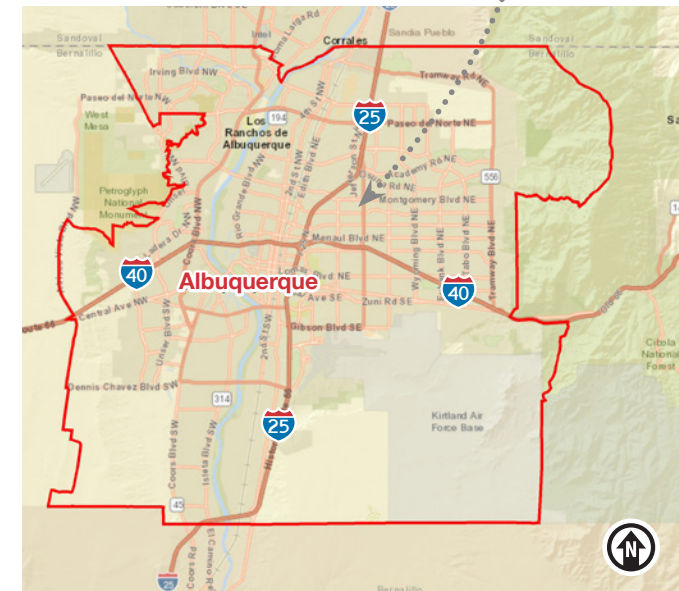
NEW MEXICO



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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