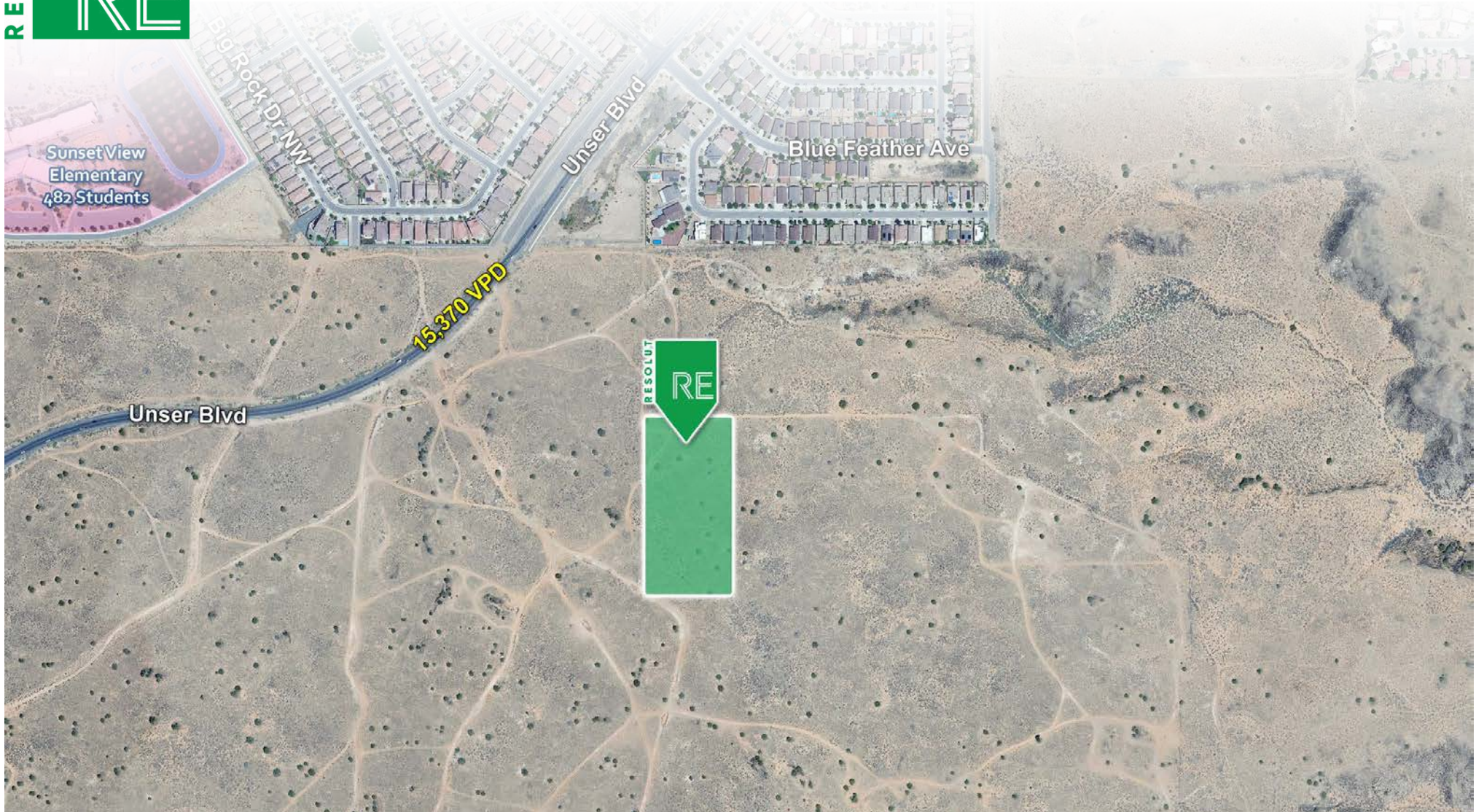




UNSER AND PASEO DEL NORTE DEVELOPMENT

UNSER BLVD & PASEO DEL NORTE
Albuquerque, NM 87114



FOR SALE

AVAILABLE SPACE
5 AC

PRICE
\$900,000

Martin Richardson
mrichardson@resolutre.com
505.337.0777

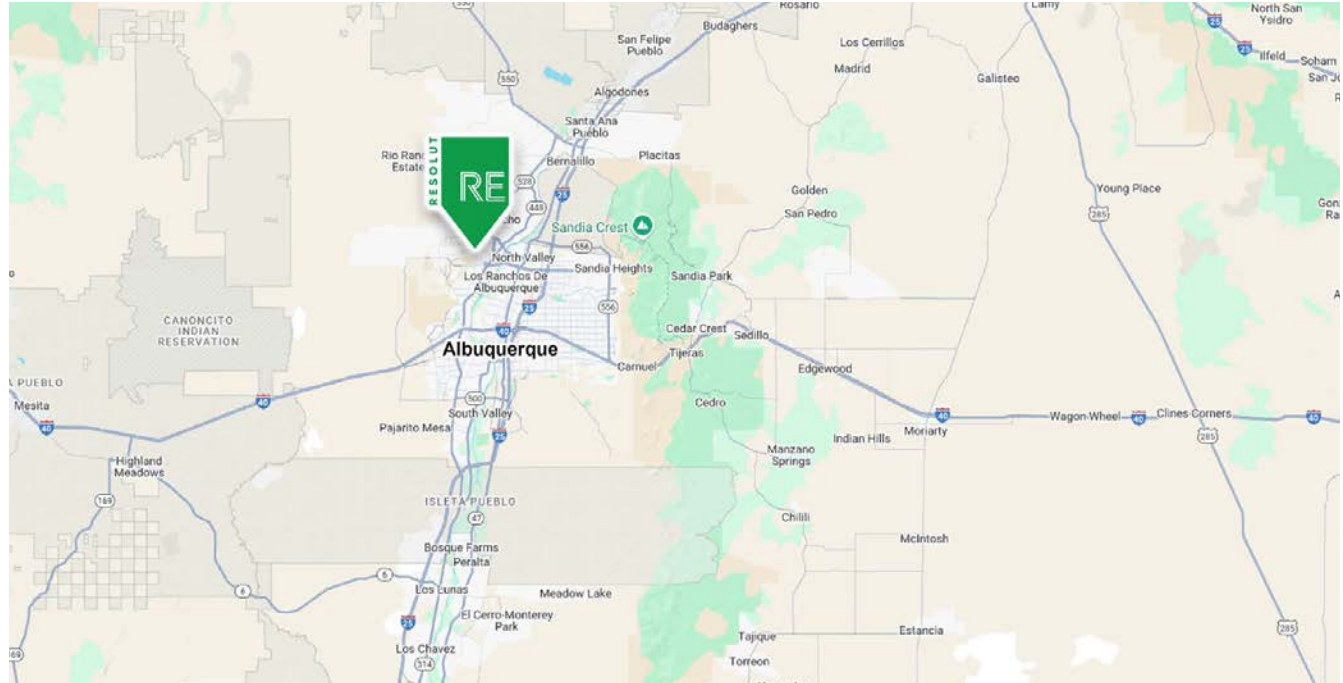
Billy Lehmann
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PROPERTY HIGHLIGHTS

- North West Albuquerque Development Land
- Zoning MX-H & MX-M
- Nearby National Retail Corridor
- 5 Acres



AREA TRAFFIC GENERATORS



Martin Richardson

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Billy Lehmann

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DEMOGRAPHIC SNAPSHOT 2024



76,510
POPULATION
3-MILE RADIUS



\$116,609.00
AVG HH INCOME
3-MILE RADIUS



31,832
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Unser Blvd: 15,370 VPD
Paseo Del Norte: 17,361 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

Strategic Location: Situated near the major intersection of Paseo and Unser, this property offers high visibility and accessibility, essential for retail success.

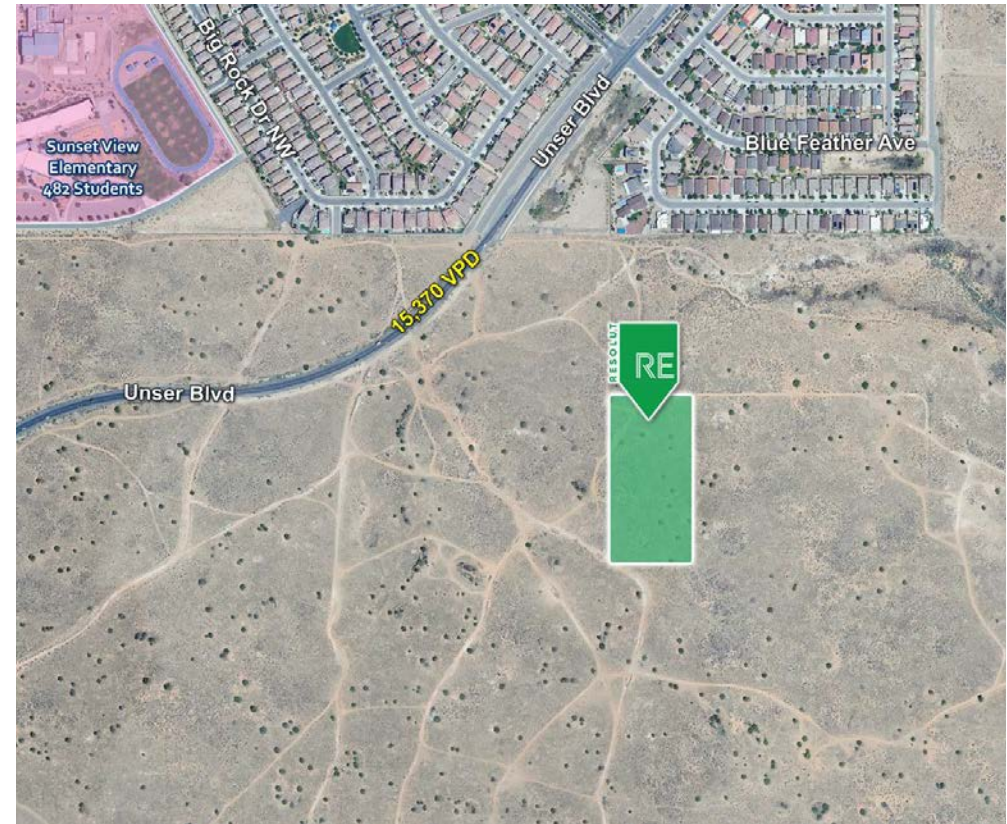
Traffic Volume: Paseo del Norte and Unser Boulevard are significant arterial roads in Albuquerque, experiencing substantial daily traffic, which can drive customer footfall.

Zoning Flexibility: The mixed-use zoning (MX-M, MX-T, MX-L) allows for a combination of commercial, residential, and retail developments, providing flexibility in project planning.

Growing Demographics: Northwest Albuquerque is experiencing growth, with increasing residential developments that will support new retail establishments.

Infrastructure Developments: Ongoing and planned infrastructure projects in the area are set to enhance connectivity and accessibility, further boosting the attractiveness of these sites.

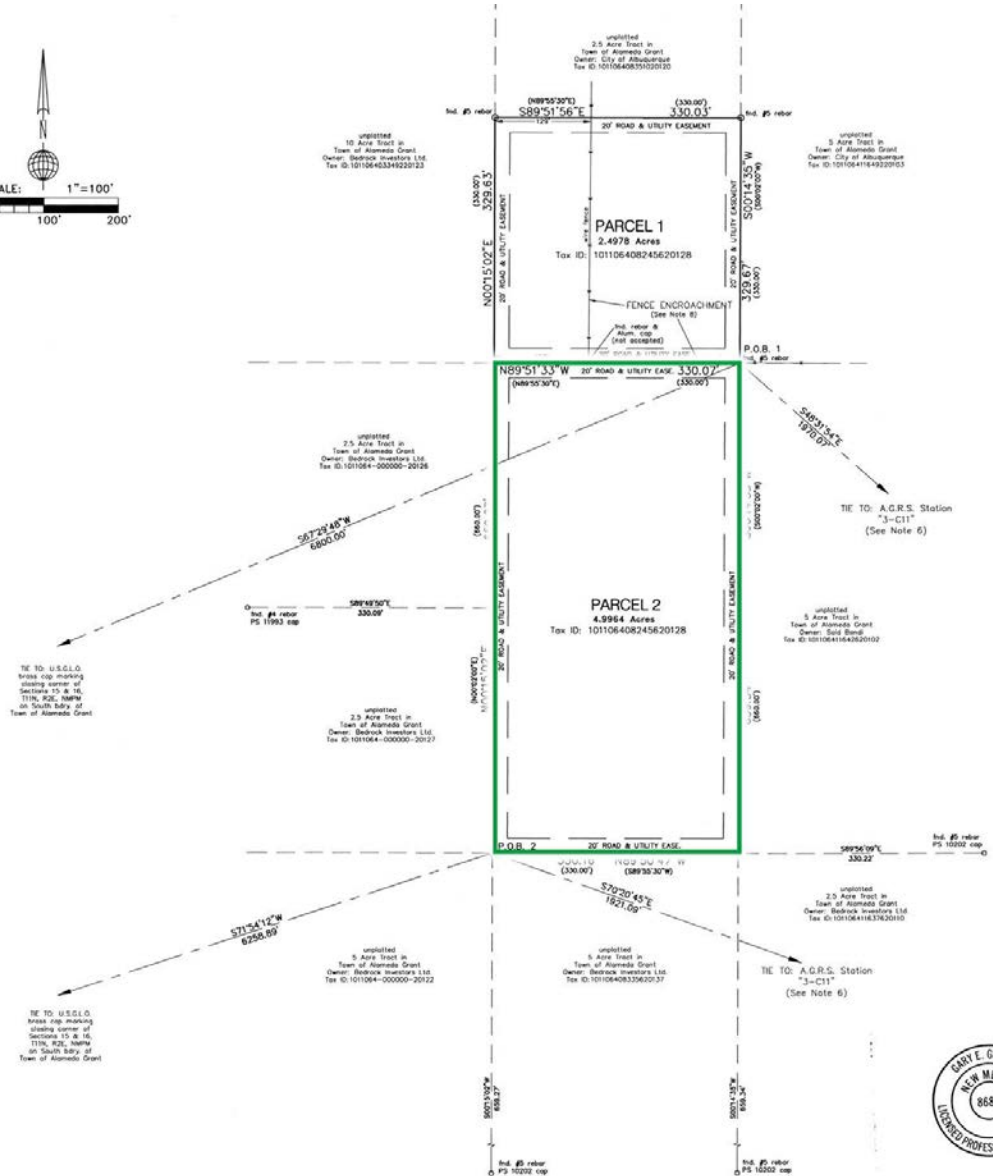
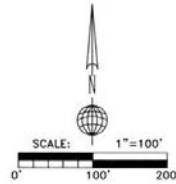
Investing in retail development land near Paseo del Norte and Unser Boulevard presents a promising opportunity to capitalize on the area's growth, strategic location, and supportive infrastructure.



LOCATION OVERVIEW

NW Albuquerque is an underdeveloped but promising location for retail development. Its strategic position, growing residential base, and supportive zoning policies make it ideal for businesses looking to serve a rapidly expanding population. Developers can capitalize on high traffic volumes, unmet retail demand, and the city's investment in infrastructure improvements to create successful retail hubs.

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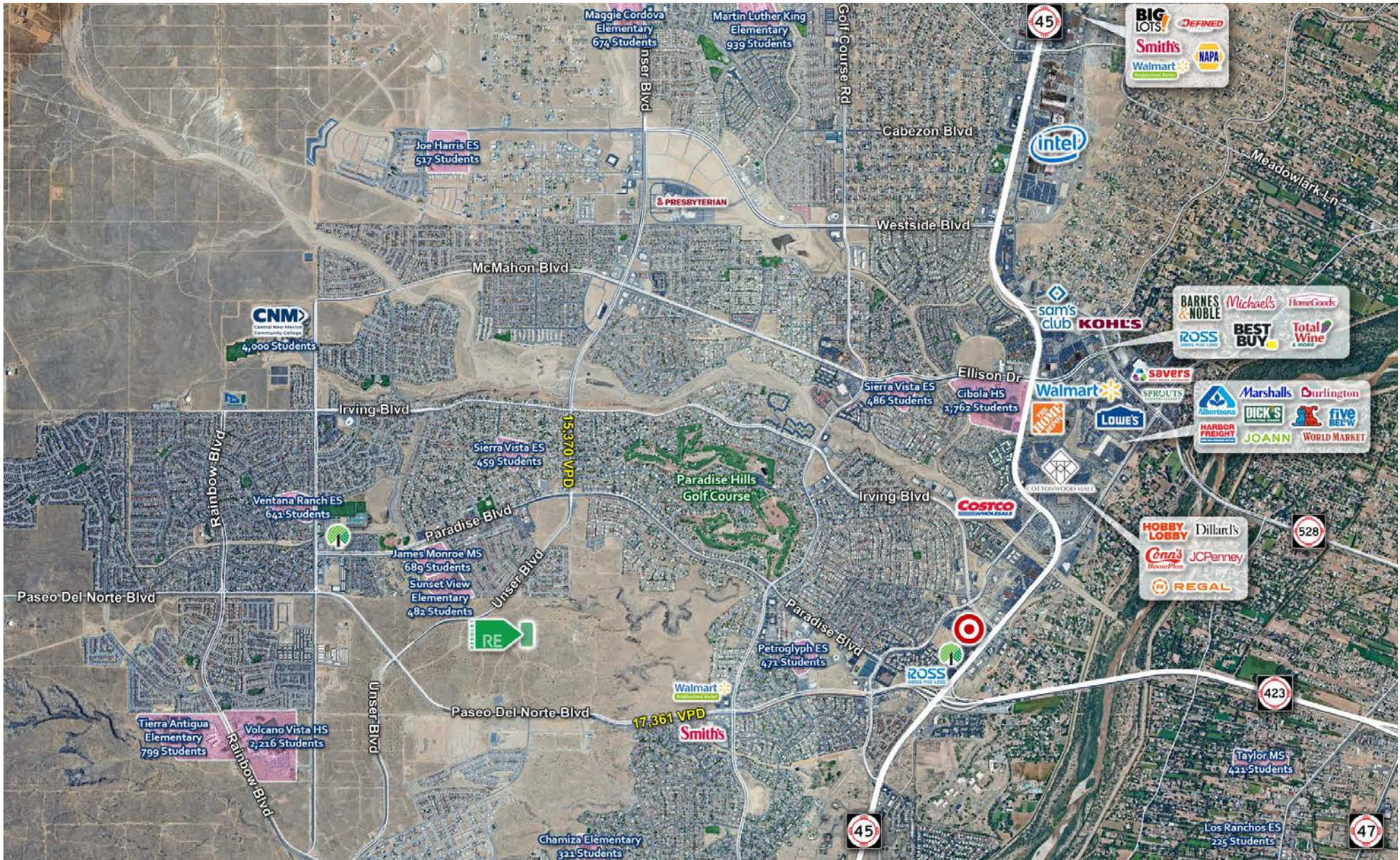


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