Retail Development Opportunity

SWC UNSER BLVD & SAGE RD 87121
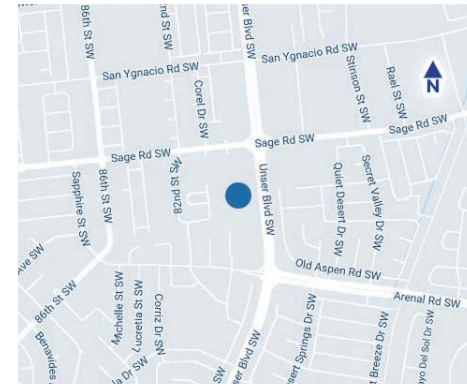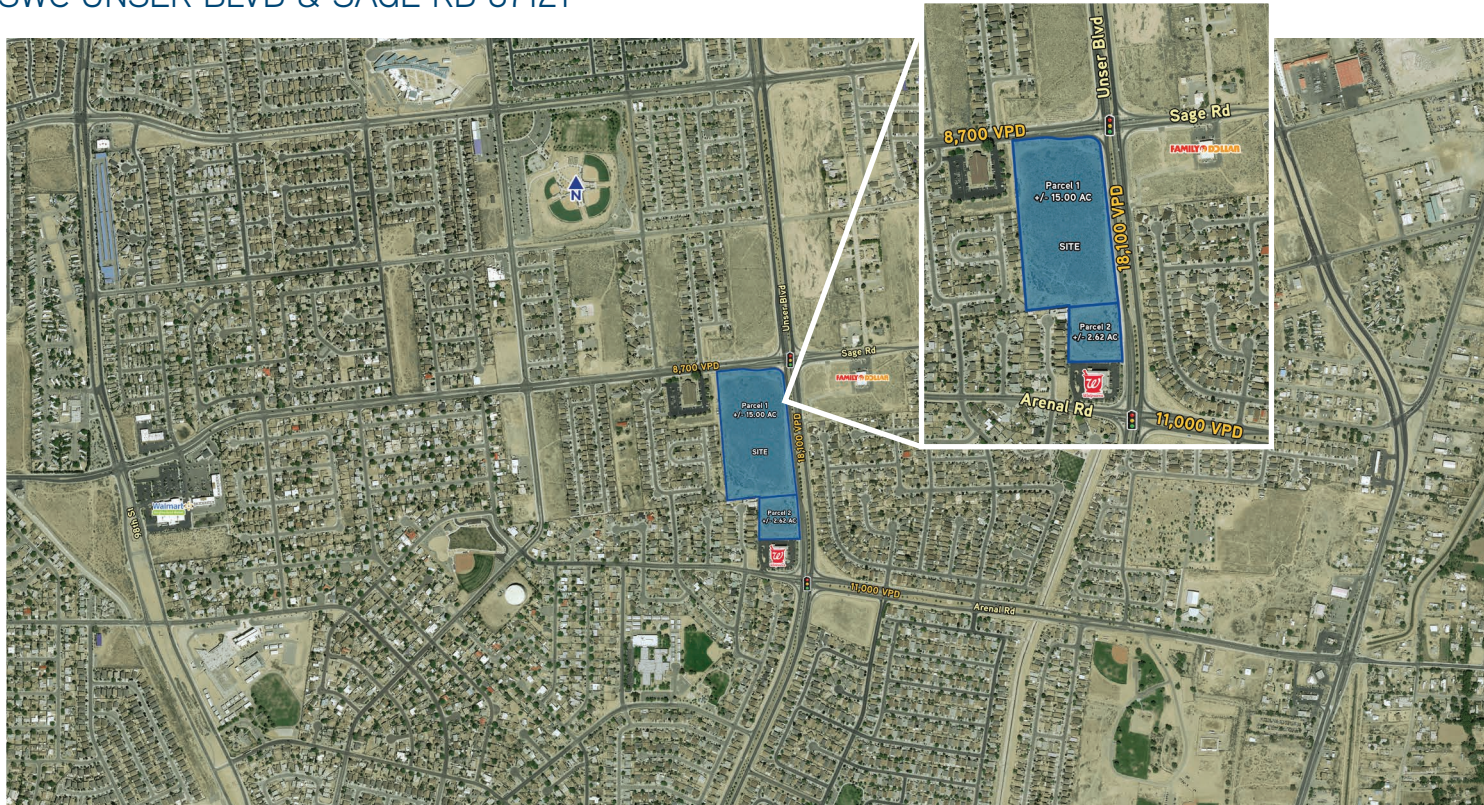
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Details

> Lease Rate: See Broker
> Lot Size: +/- 17.62 AC
  Parcel 1:   +/- 15.00 AC
  Parcel 2:   +/- 2.62 AC
> Zoning: SU-1 / C-1

Property Features

> Prime retail development opportunity in highly underserved trade area
> Major growth corridor with multiple housing developments in area
> Anchor & Jr. Anchor, Pad Sites and Shop Space opportunities available
> Located at a signalized intersection with multiple access points
> Excellent visibility on the hard corner with traffic counts in excess of 26,800 VPD

CONTACT US

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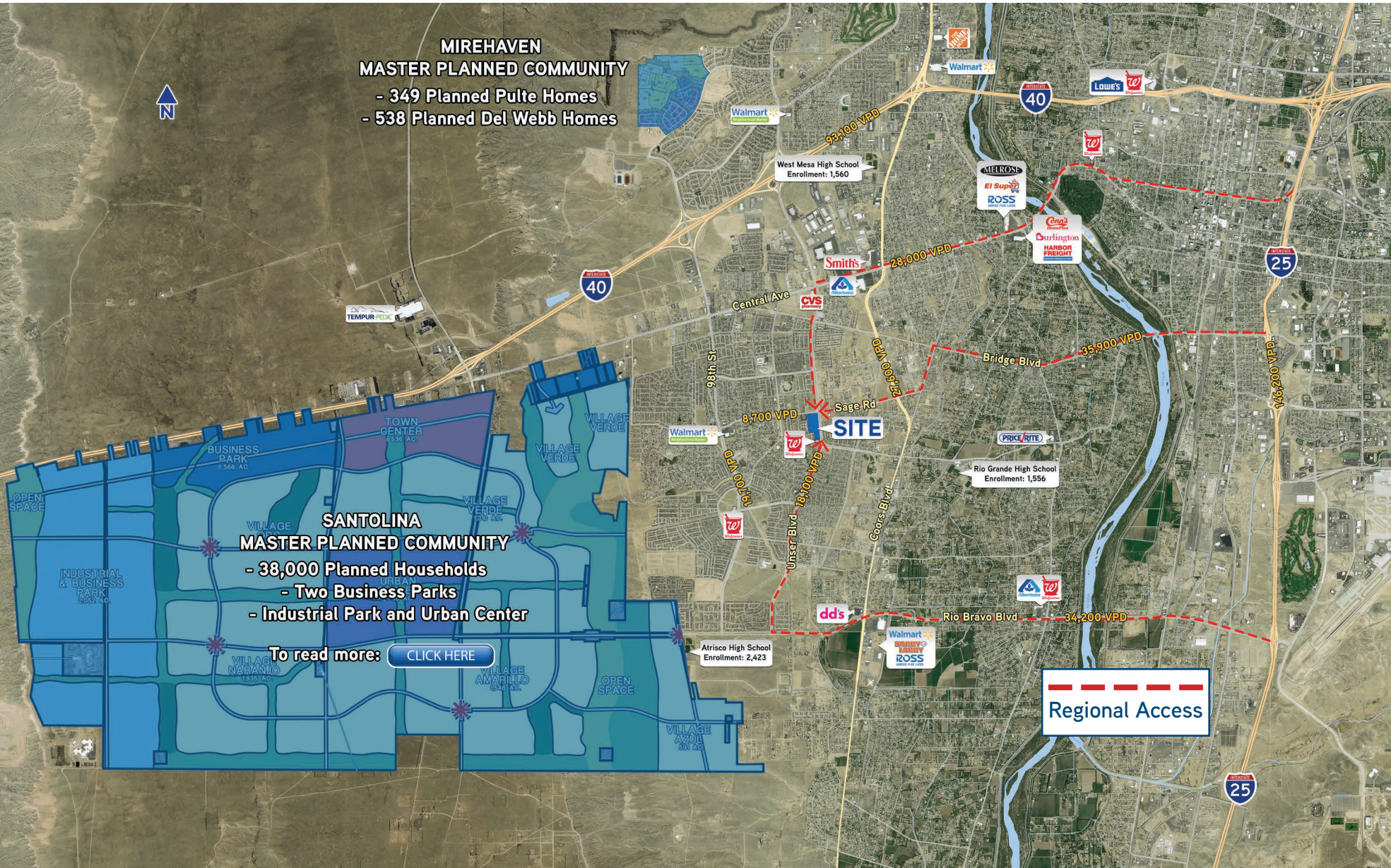ALBUQUERQUE, NM
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Trade Area Aerial

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N

MIREHAVEN
MASTER PLANNED COMMUNITY
- 349 Planned Pulte Homes
- 538 Planned Del Webb Homes

West Mesa High School
Enrollment: 1,560

MELROSE
El Super
ROSS

Cong's
Burlington
HARBOR FREIGHT

Walmart
Home Depot
Walmart
Lowe's Walgreens
Walgreens

93,100 VPD

23,000 VPD

Smith's
Albertsons

Central Ave
CVS

98th St

121,000 VPD

Bridge Blvd
35,900 VPD

146,200 VPD

8,700 VPD
Sage Rd

18,100 VPD

SITE
Walgreens
PRICE RITE

Walmart

Rio Grande High School
Enrollment: 1,556

TOWN
CENTER
636 AC.

VILLAGE
VERDE

VILLAGE
VERDE

BUSINESS
PARK
568 AC.

OPEN
SPACE

VILLAGE
VERDE
1570 AC.

191,700 VPD

Unser Blvd

Coors Blvd

SANTOLINA
MASTER PLANNED COMMUNITY
- 38,000 Planned Households
- Two Business Parks
- Industrial Park and Urban Center

To read more: **CLICK HERE**

INDUSTRIAL
& BUSINESS
PARK
2,052 AC.

VILLAGE
NARANJO
1935 AC.

VILLAGE
AMARILLO
1501 AC.

OPEN
SPACE

VILLAGE
AZUL
501 AC.

dd's

Rio Bravo Blvd
34,200 VPD

Walmart
HOBBY LOBBY
ROSS

Atrisco High School
Enrollment: 2,423

Albertsons
Walgreens

Regional Access

TEMPUR-PEDIC

I-40

I-25

I-40

I-25

Polygon Study & Drive Times

SWC UNSER BLVD & SAGE RD 87121
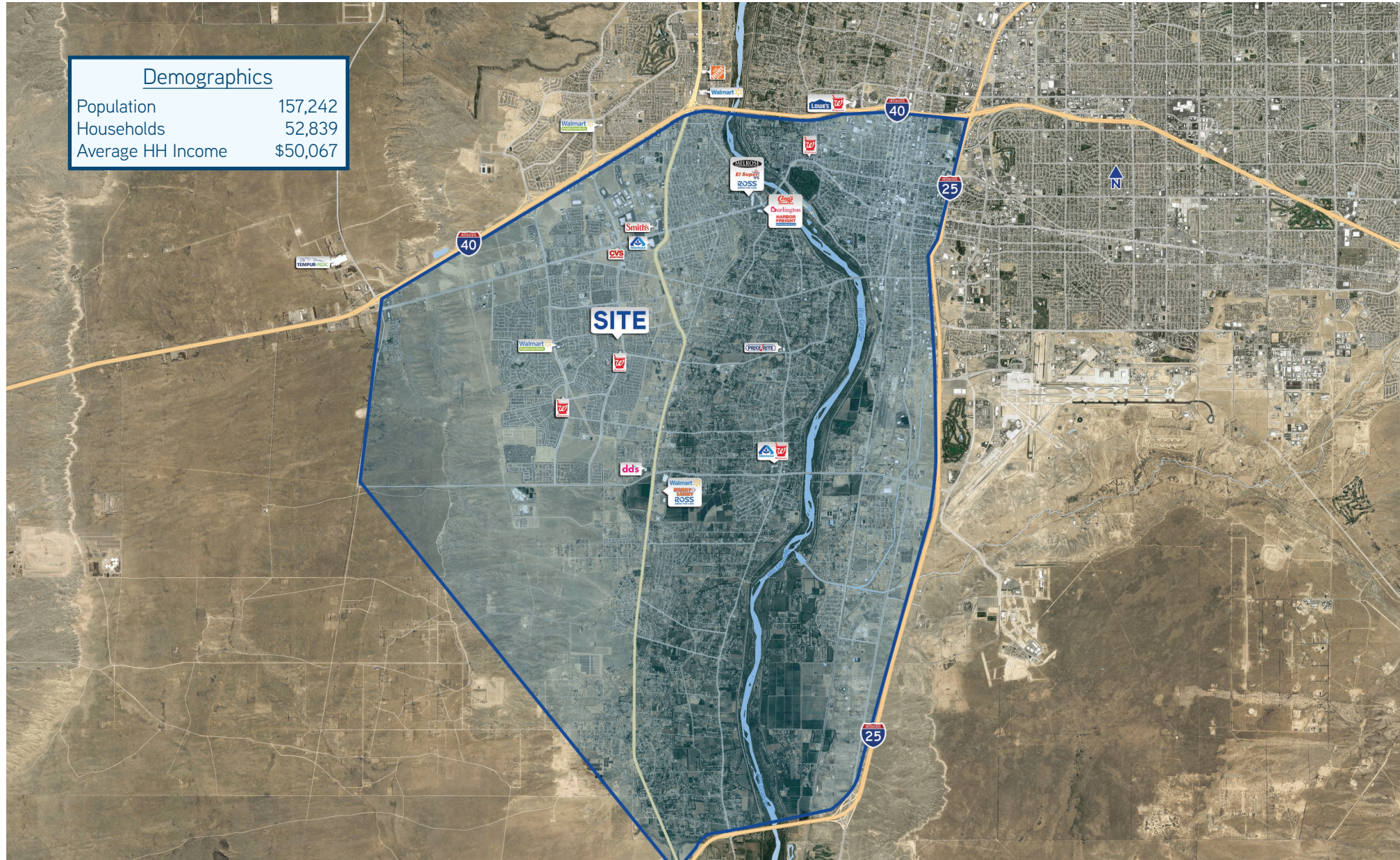
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Demographics

Population	157,242
Households	52,839
Average HH Income	$50,067

SITE

Demographics
SWC UNSER BLVD & SAGE RD 87121

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Demographics

	1-Mile	3-Mile	5-Mile
Total Population	21,988	106,312	181,535
Total Households	6,340	33,243	62,077
Average HH Income	$53,997	$51,135	$53,790

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