

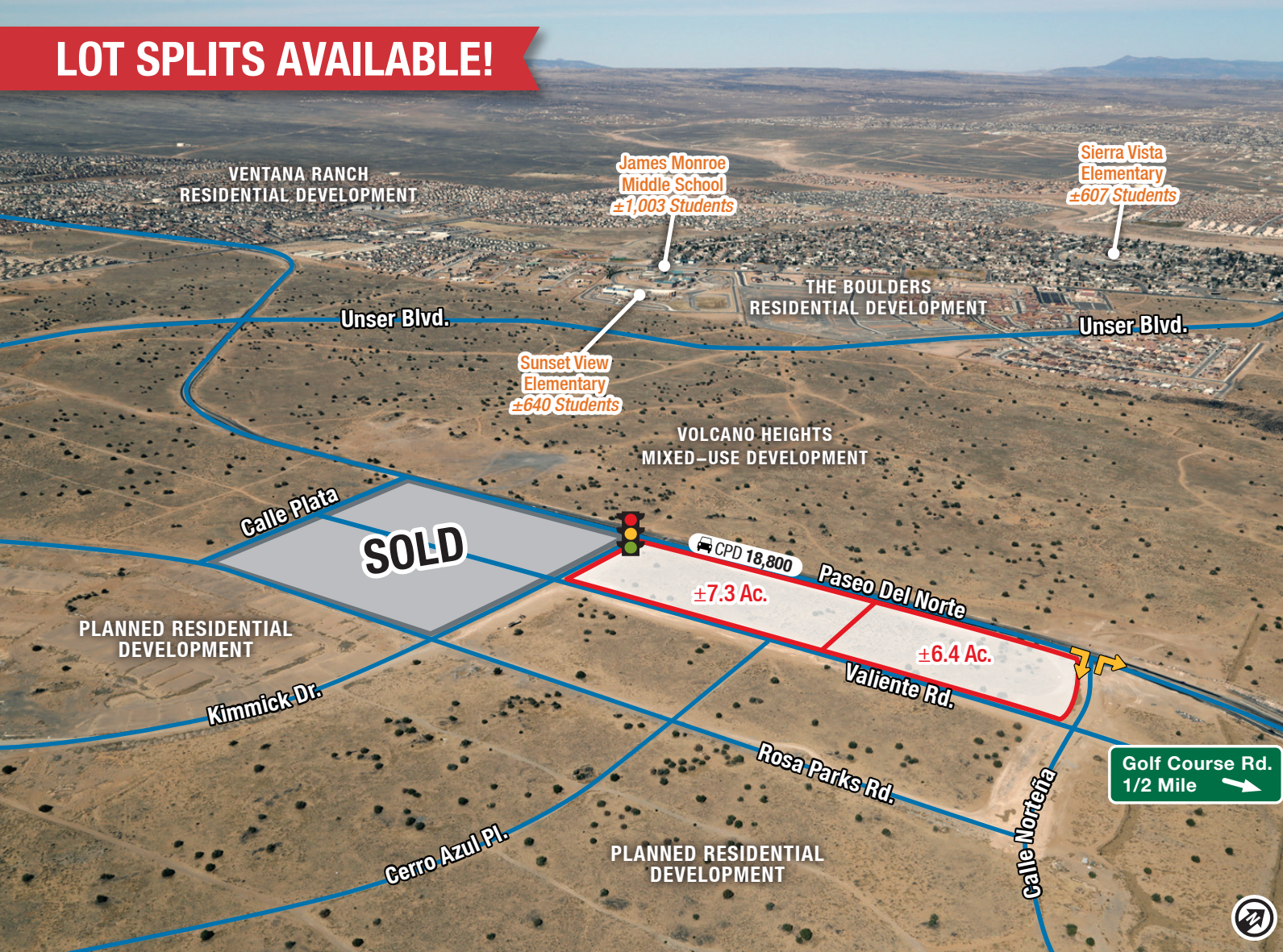
# For Sale

## Prime Land for Retail Development

DIRECT ACCESS TO PASEO DEL NORTE

SEC & SWC Paseo del Norte & Kimmick Dr. | Albuquerque, NM 87120

### LOT SPLITS AVAILABLE!



**AVAILABLE**  
±2.0 to ±13.7 Acres



**SALE PRICE**  
\$7.95/SF

### IDO ZONING

▪ **MX-L**

### HIGHLIGHTS

- All infrastructure in place
- Ready for development
- All utilities to the site
- Signalized intersection
- Lot splits
- Off-site improvements are completed and included in price
- Centrally located to:
  - Public schools
  - Shopping
  - Residential developments

# For Sale

## PRIME LAND FOR RETAIL DEVELOPMENT

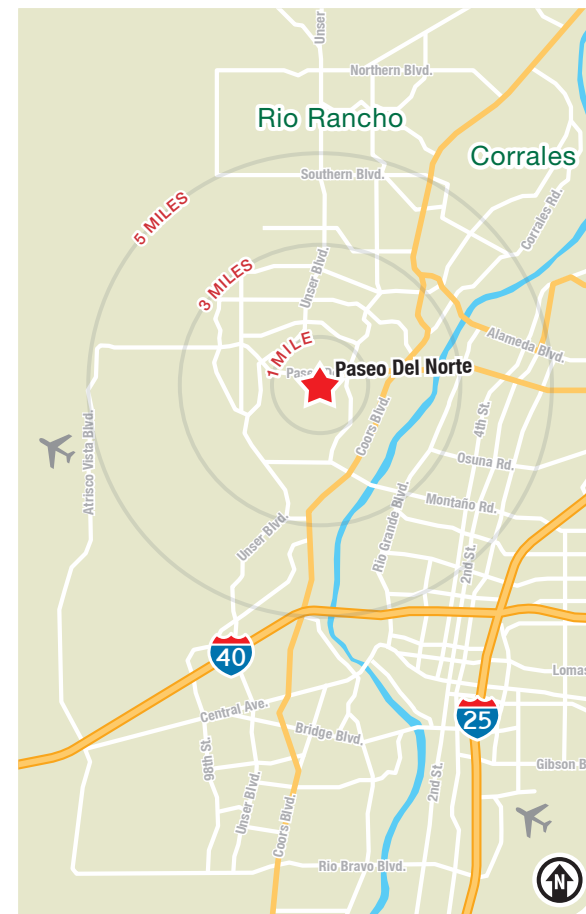
SEC & SWC Paseo del Norte & Kimmick Dr. | Albuquerque, NM 87120



### LOCATION

| Demographics       | 1 mile    | 3 mile    | 5 mile    |
|--------------------|-----------|-----------|-----------|
| Total Population   | 5,545     | 88,357    | 165,742   |
| Average HH Income  | \$134,767 | \$113,385 | \$108,585 |
| Daytime Employment | 452       | 12,247    | 43,543    |

2024 Forecasted by Esri



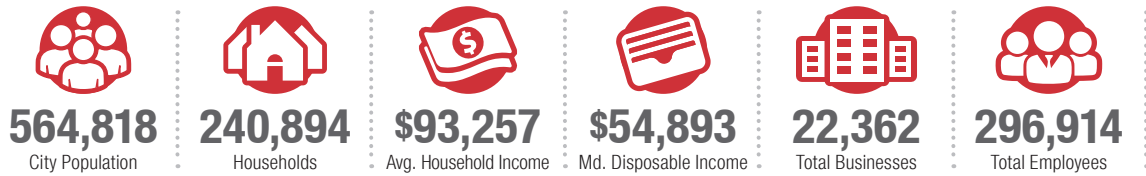
# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | WESTSIDE

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.

### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



**926,835**  
Albuquerque Metro Population





**The Largest**  
City in the State



### 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*

### IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



### WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



### WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



### WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.