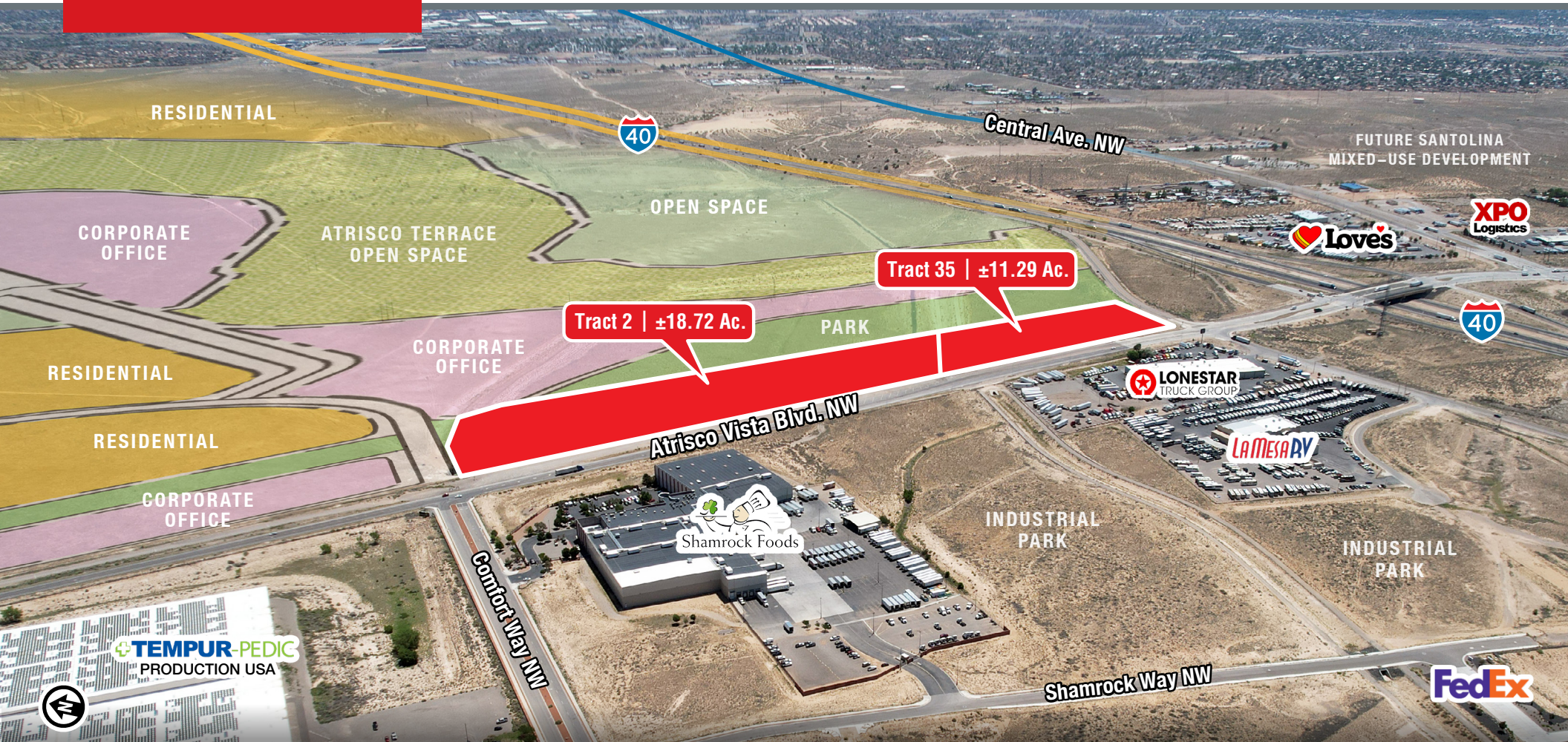


For Sale

West I-40 Premier Retail Development

NEAR AMAZON AND PLANNED RESIDENTIAL DEVELOPMENT



SEC Atrisco Vista Blvd. & Comfort Way NW | Albuquerque, NM 87120



AVAILABLE

Tract 2: ±18.72 Acres: \$6,526,124 (\$8.00/SF)
Tract 35: ±11.29 Acres: \$4,918,011 (\$10.00/SF)

- Positioned across from Amazon, FedEx, Shamrock Foods and Tempur-Pedic
- Future retail center surrounded by planned residential development
- Area is poised for significant industrial and residential expansion

NAISunVista] Got Space™

Opening The Door to Commercial Real Estate Excellence

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For Sale

WEST I-40 PREMIER RETAIL DEVELOPMENT

SEC Atrisco Vista Blvd. & Comfort Way NW | Albuquerque, NM 87120

SITE

AVAILABLE

Tract 2: ±18.72 Acres

Tract 35: ±11.29 Acres

ZONING

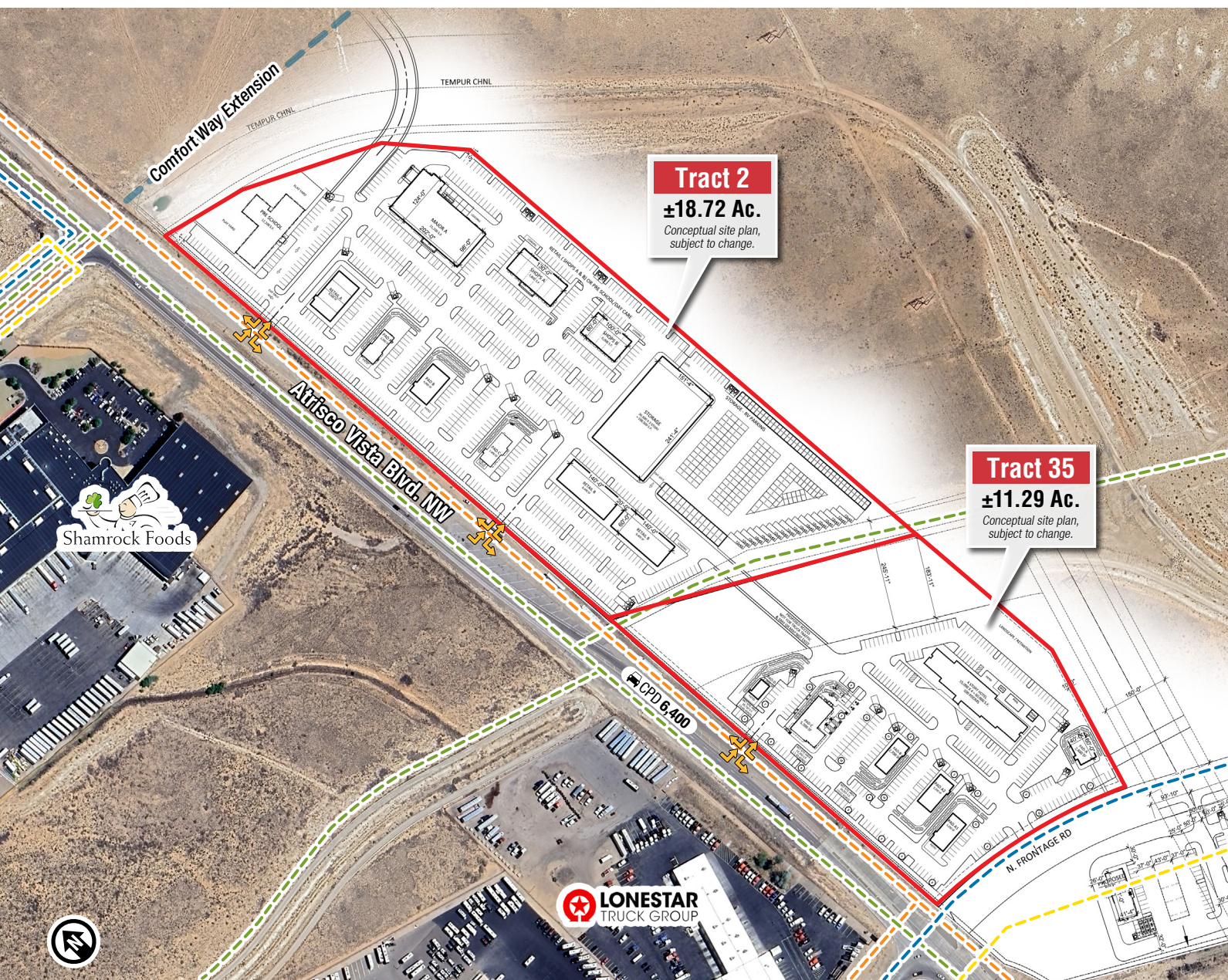
- Highway Commercial Zone SD-UP-C-2 (Petroglyphs Master Plan)

HIGHLIGHTS

- Located north off I-40 & Atrisco Vista Blvd. exit
- Commercial site to capture local and I-40 customers
- Surrounded by planned residential development
- Positioned across from Amazon, FedEx, Shamrock Food, and Tempur-Pedic facilities
- The area is poised for continued industrial and residential expansion
- A key site for developers to seize opportunity in growing trade area
- Rectangular site
- Utilities at Atrisco Vista Blvd.

UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main
- Electrical Main



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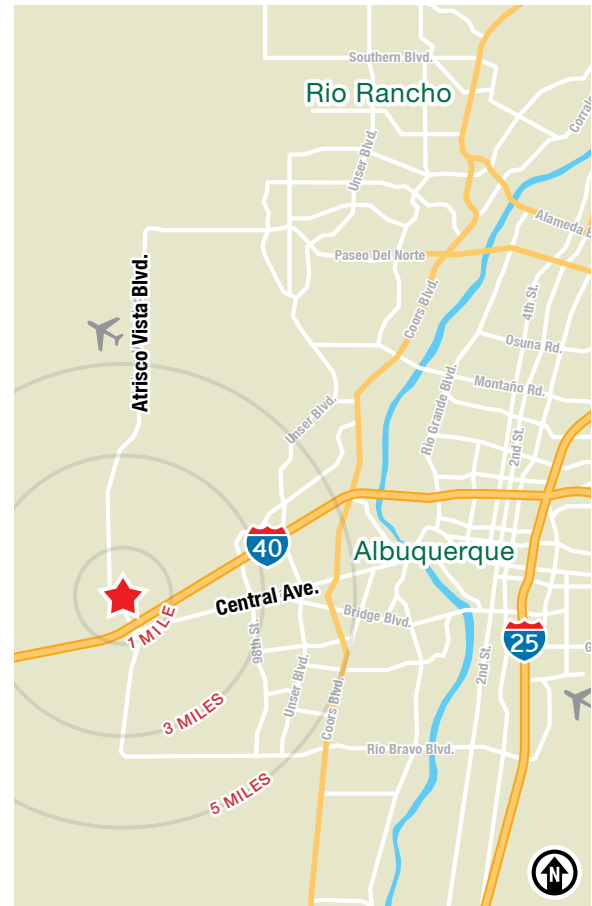
SEC Atrisco Vista Blvd. & Comfort Way NW | Albuquerque, NM 87120



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	283	17,307	92,564
Average HH Income	\$58,403	\$85,179	\$80,219
Daytime Employment	210	1,452	11,191

2024 Forecasted by Esri



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RESIDENTIAL PLAN

Coming Soon: Prado Ridge Residential Community



891 Lots
Breaks Ground
Q3 2026

SITE



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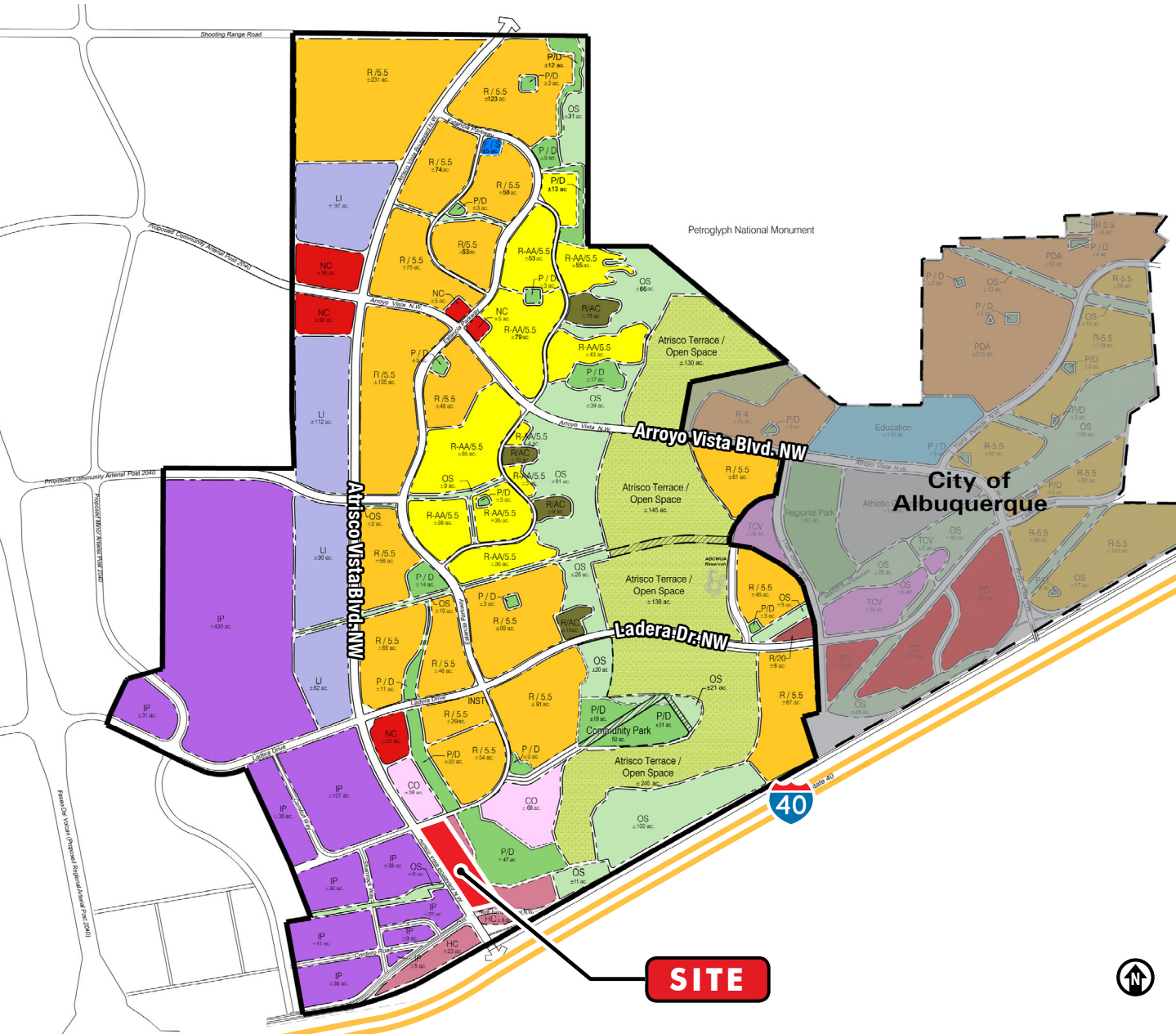
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SECTOR PLAN

UPPER PETROGLYHS

- R-AA/5.5 Residential 5.5 du/ac average (Active Adult)
- R/5.5 Residential 5.5 du/ac average
- R/20 Residential 20 du/ac average
- NC Neighborhood Commercial
- HC Highway Commercial
- CO Corporate Office
- LI Light Industrial
- IP Industrial Park
- F/S Fire/Sheriff
- R/AC Recreation / Amenity Center
- OS Open Space
- ATOS Atrisco Terrace Open Space
- P/D Park / Drainage
- This corridor is restricted to utilities, drainage, trails.



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)


564,818
City Population


240,894
Households


\$93,257
Avg. Household Income


\$54,893
Md. Disposable Income


22,362
Total Businesses


296,914
Total Employees


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.