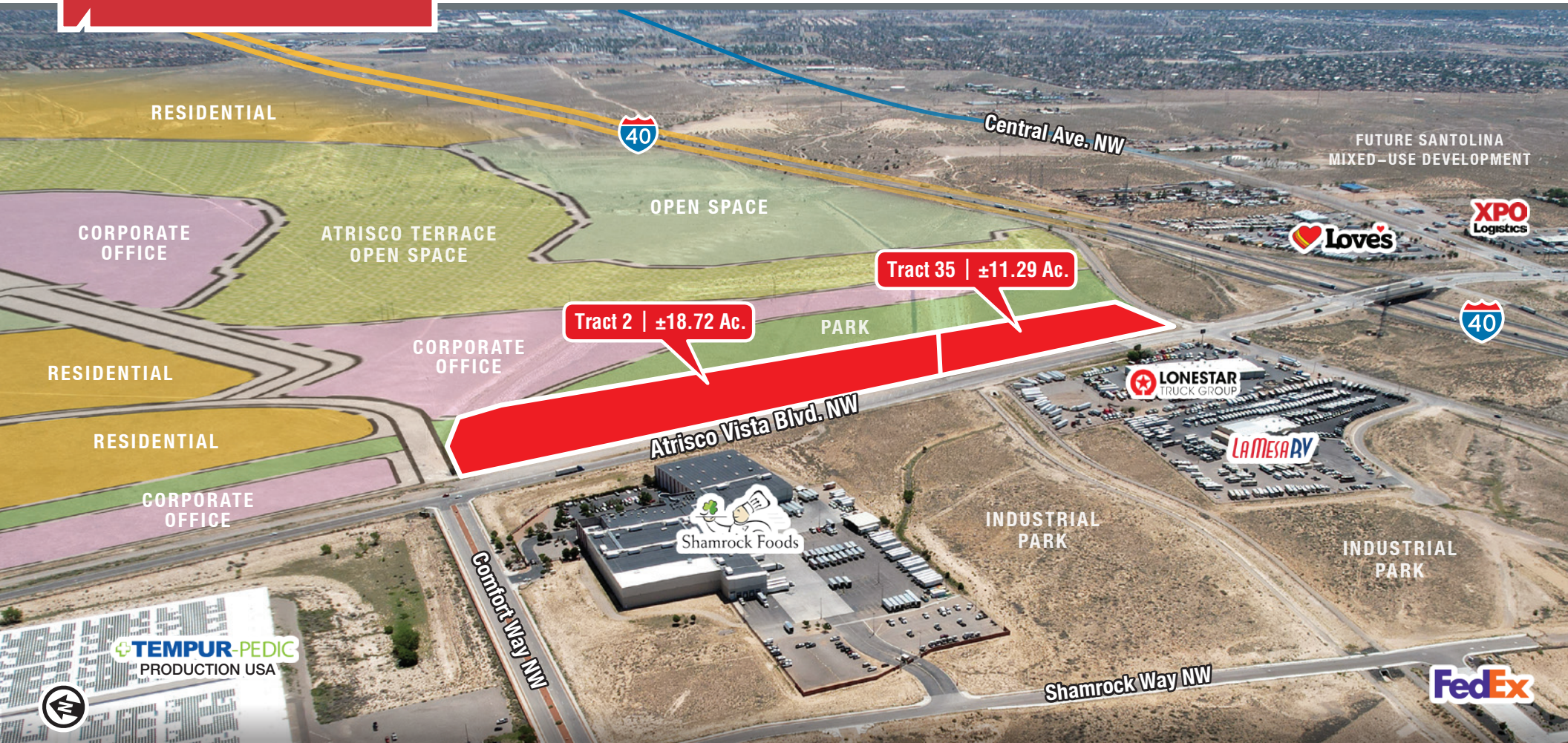


For Sale

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

NA SunVista

got space™

Genieve Posen
genieve@sunvista.com
505 998 1568

Alex Pulliam
alex@sunvista.com
505 350 5729

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

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

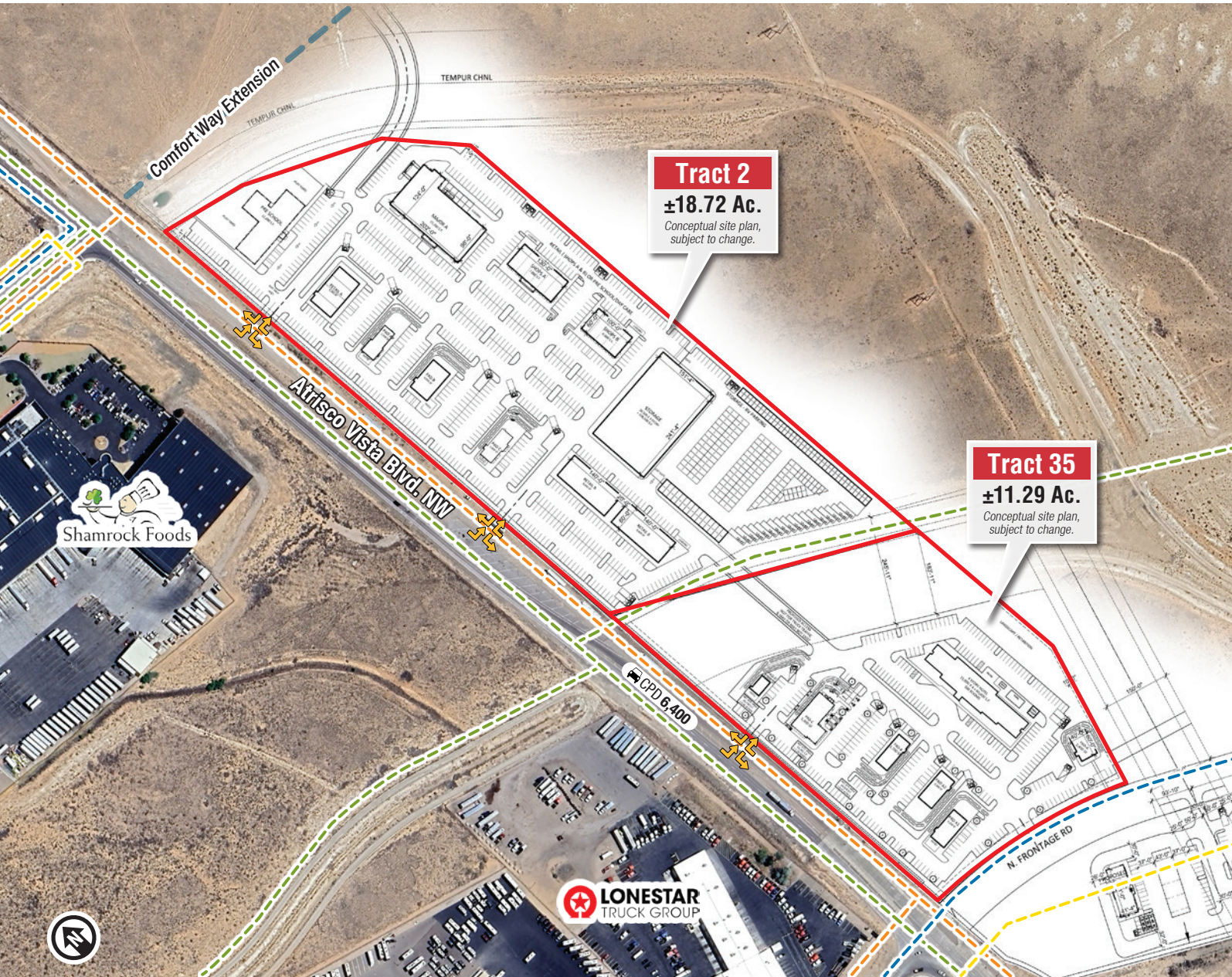
- Highway Commercial Zone SD-UP-C-2 (Petroglyphs Master Plan)

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



NAI SunVista

505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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genieve@sunvista.com
505 998 1568

Alex Pulliam
alex@sunvista.com
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jimw@sunvista.com
505 400 6857

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505 715 3228

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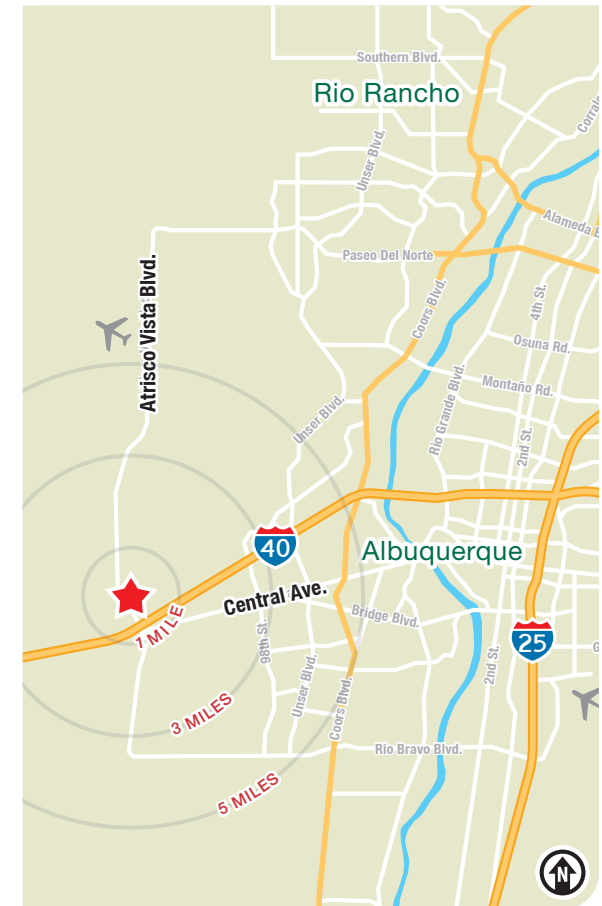
WEST I-40 PREMIER RETAIL DEVELOPMENT

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



FUTURE SANTOLINA COMMUNITY MIXED-USE DEVELOPMENT
13,700 acres with projected population of 96,000



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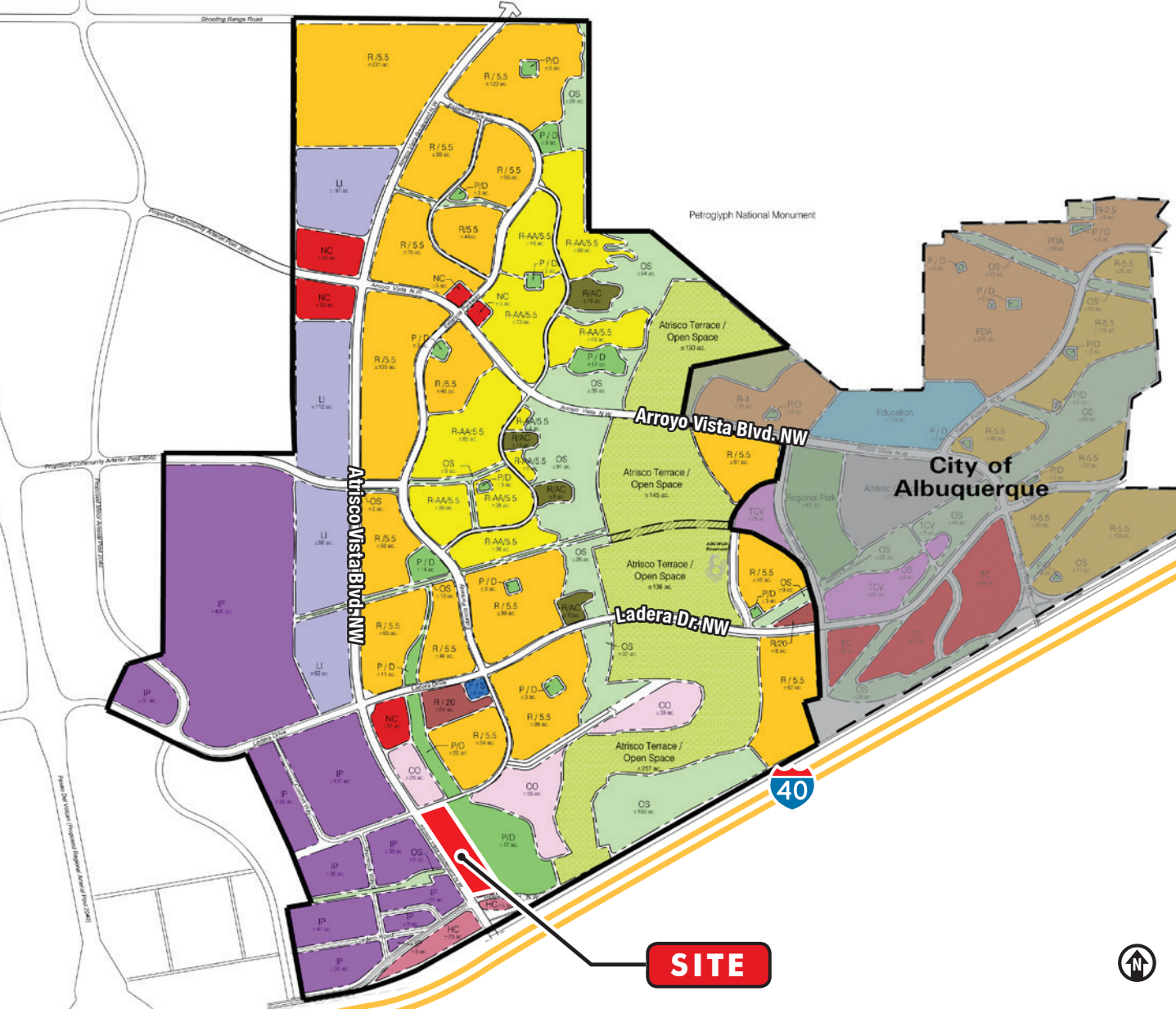
WEST I-40 PREMIER RETAIL DEVELOPMENT

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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.



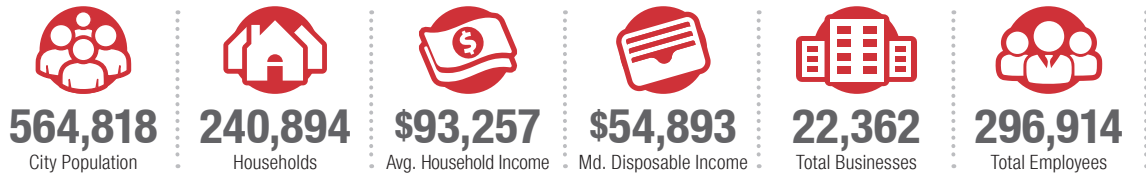
Albuquerque

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.

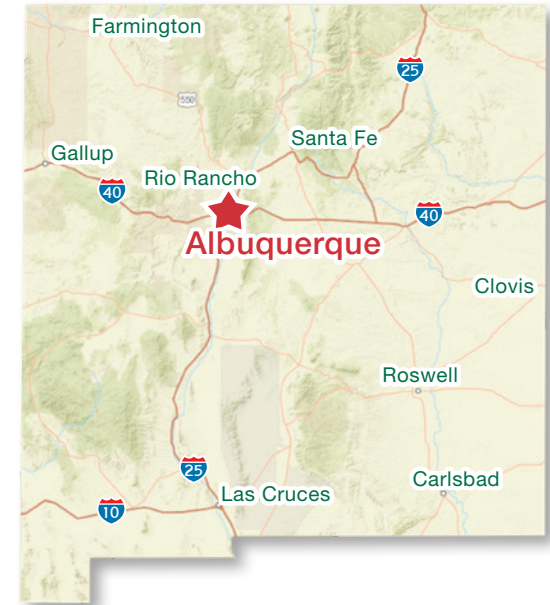
ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



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.