



HERITAGE MARKETPLACE

SEQ UNSER BLVD & LADERA DR
1800 UNSER BLVD NW, ALBUQUERQUE, NM 87120



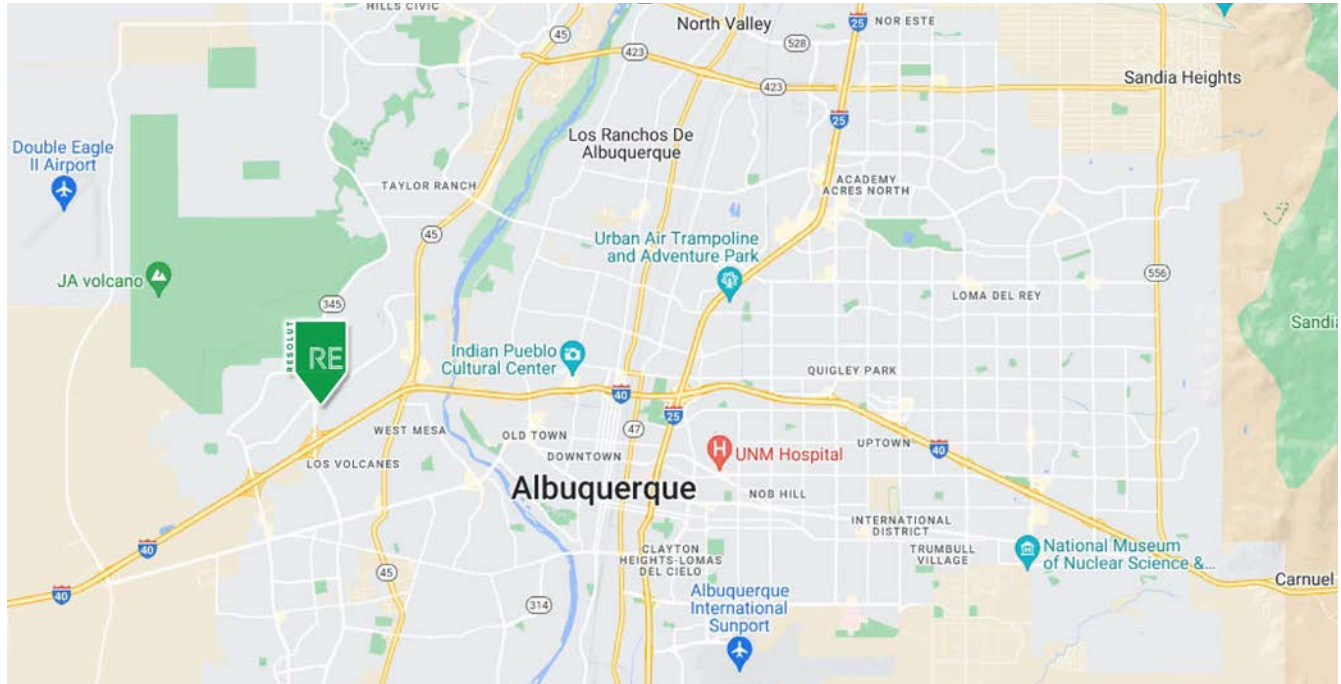
100% LEASED

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PROPERTY HIGHLIGHTS

- Walmart Neighborhood Market shadow anchored strip center
- Great co-tenancy with Verizon Wireless, NextCare Urgent Care & Great Clips
- Newly constructed building among Starbucks, Taco Bell, T-Mobile and Burger King
- Located seconds from I-40 with huge visibility from Unser Blvd (27,000 CPD)
- Fast growing community with over 78,000 residents within 3 miles and still expanding
- 2nd top visited Walmart Neighborhood Market in New Mexico (902K visits in 2022)



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



77,332
POPULATION
3-MILE RADIUS



\$69,933.00
AVG HH INCOME
3-MILE RADIUS



38,879
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Unser Blvd: 32,810 VPD
Ladera Dr: 16,205 VPD
(Costar 2022)

PROPERTY OVERVIEW

Heritage Marketplace is a 2017 constructed multi-tenant retail strip center that is shadow anchored by a top producing Walmart Neighborhood Market. This property features a great tenant mix, benefits from excellent street visibility and access and is one of few existing retail opportunities within this relatively new part of town. The 1,200 SF availability offers a simple 2nd generation option with its existing open floor plan or can be converted easily for a new use altogether. All spaces offer building signage opportunities on the east and west faces and feature large storefront glass and natural light from the east.

LOCATION OVERVIEW

The West Mesa Submarket has seen explosive growth as residents continue to push activity west of Albuquerque's core. There are now over 78,000 residents within a 3 mile radius of the Heritage Marketplace, creating a huge demand for basic retail services and with this being a very underdeveloped market. This area has also seen increased construction and job growth as a result of the Amazon Distribution and Fulfillment Center to the west of the site.

PROPERTY OVERVIEW

Parking Ratio:	5.67:1
Ceiling Height:	10'
Year Built:	2017
Zoning:	MX-L
Sub-Market:	West Mesa

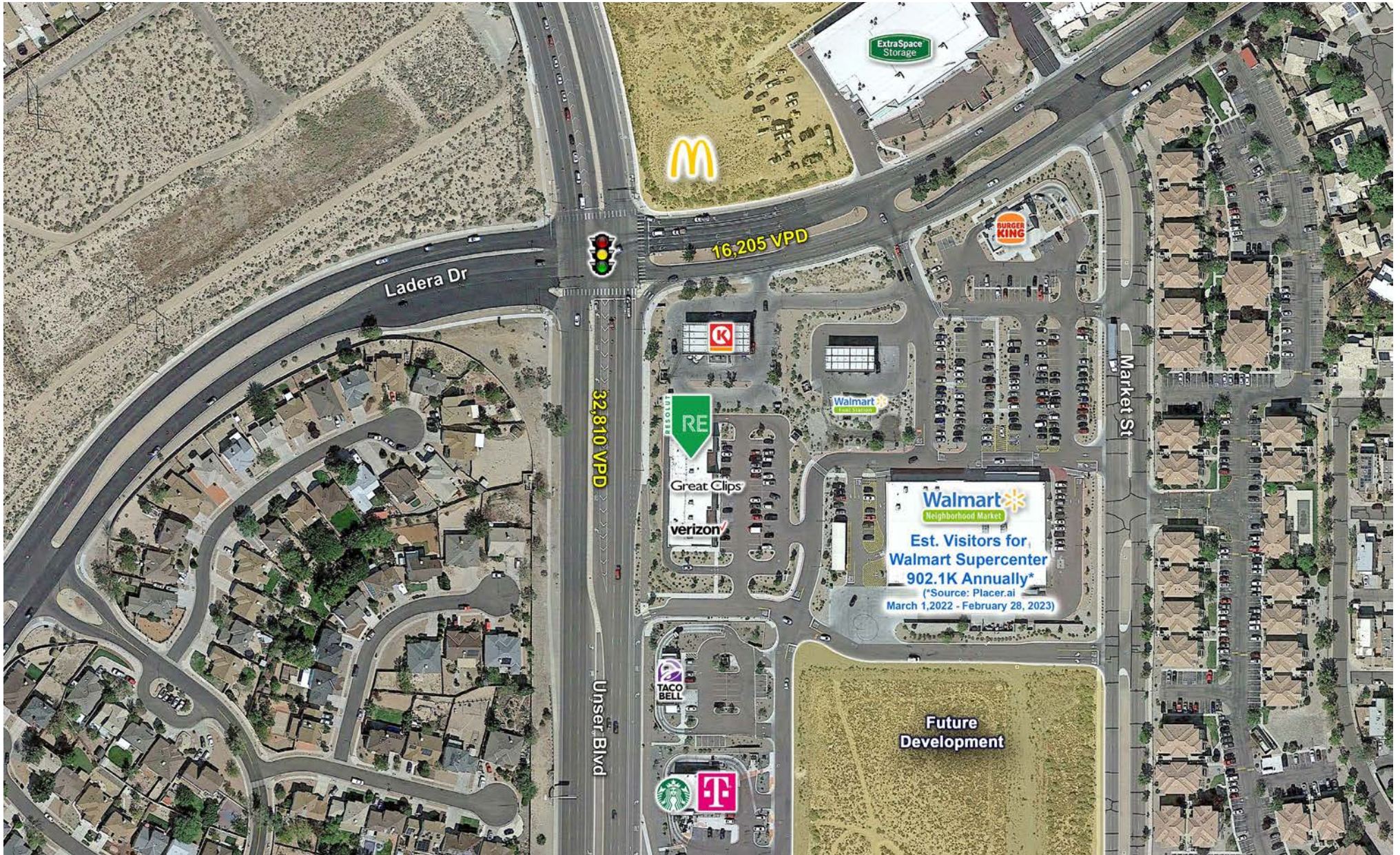


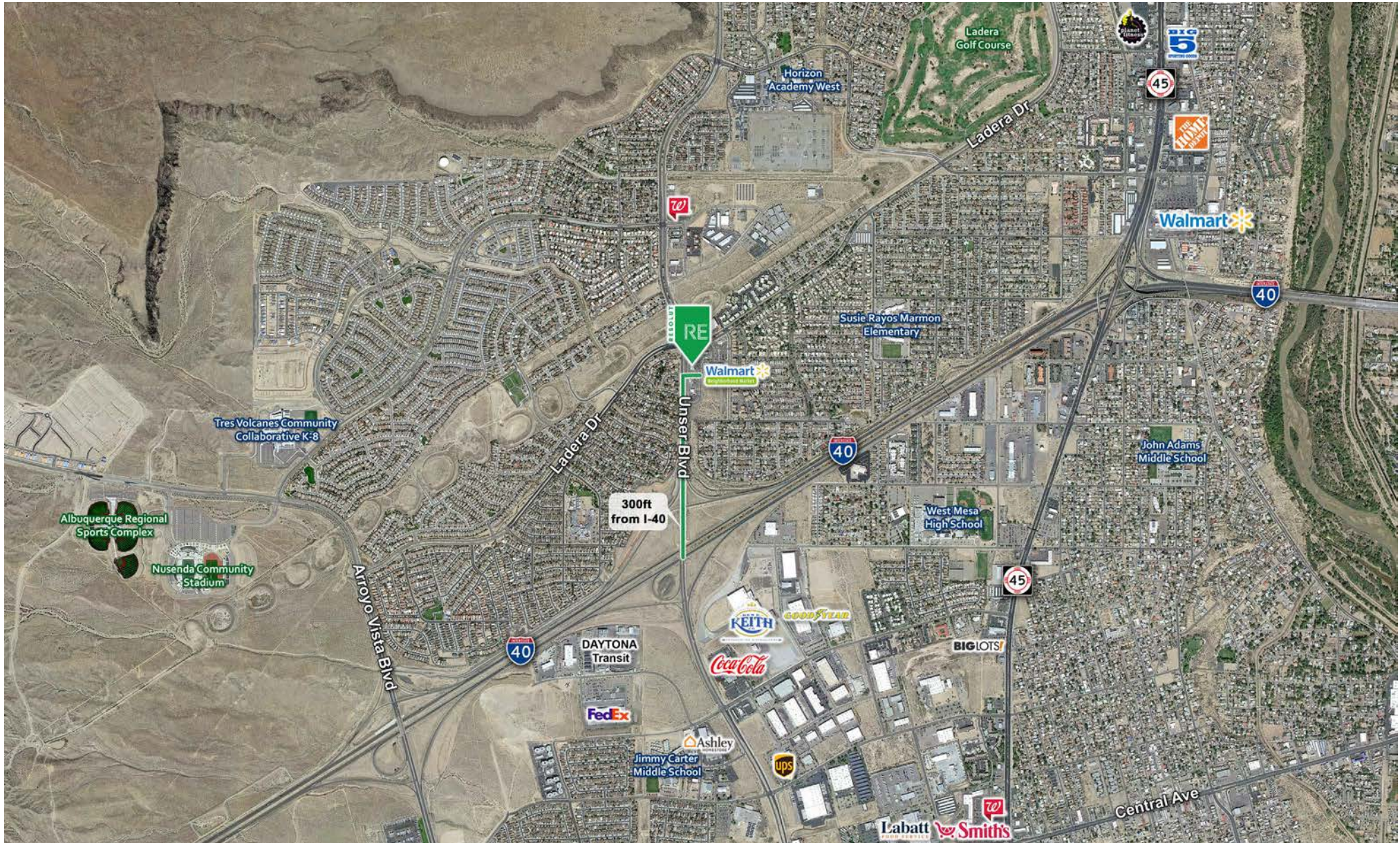
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Placer AI Data

METRICS

● **Walmart Neighborhood Market**

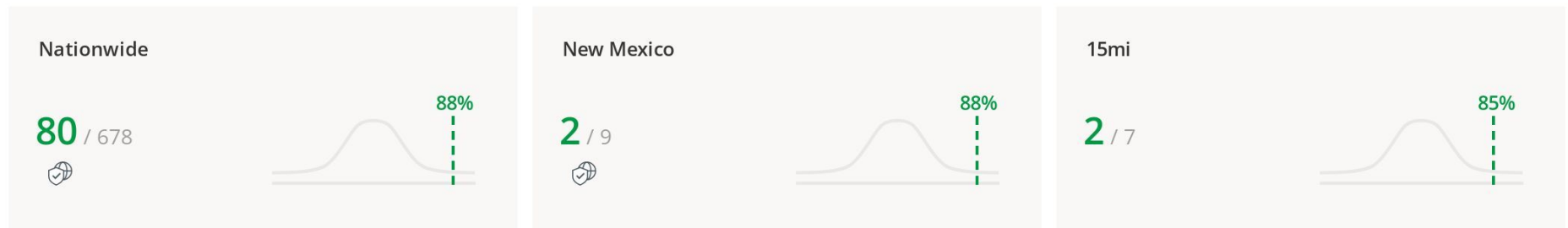
1820 Unser Blvd Nw, Albuquerque... # 4676

Visits	916K	Avg. Dwell Time	29 min
Visits / sq ft	21.5	Visits YoY	+8%
Size - sq ft	42.6K	Visits Yo2Y	+12%
Visitors	155.5K	Visits Yo3Y	+12%
Visit Frequency	5.89		

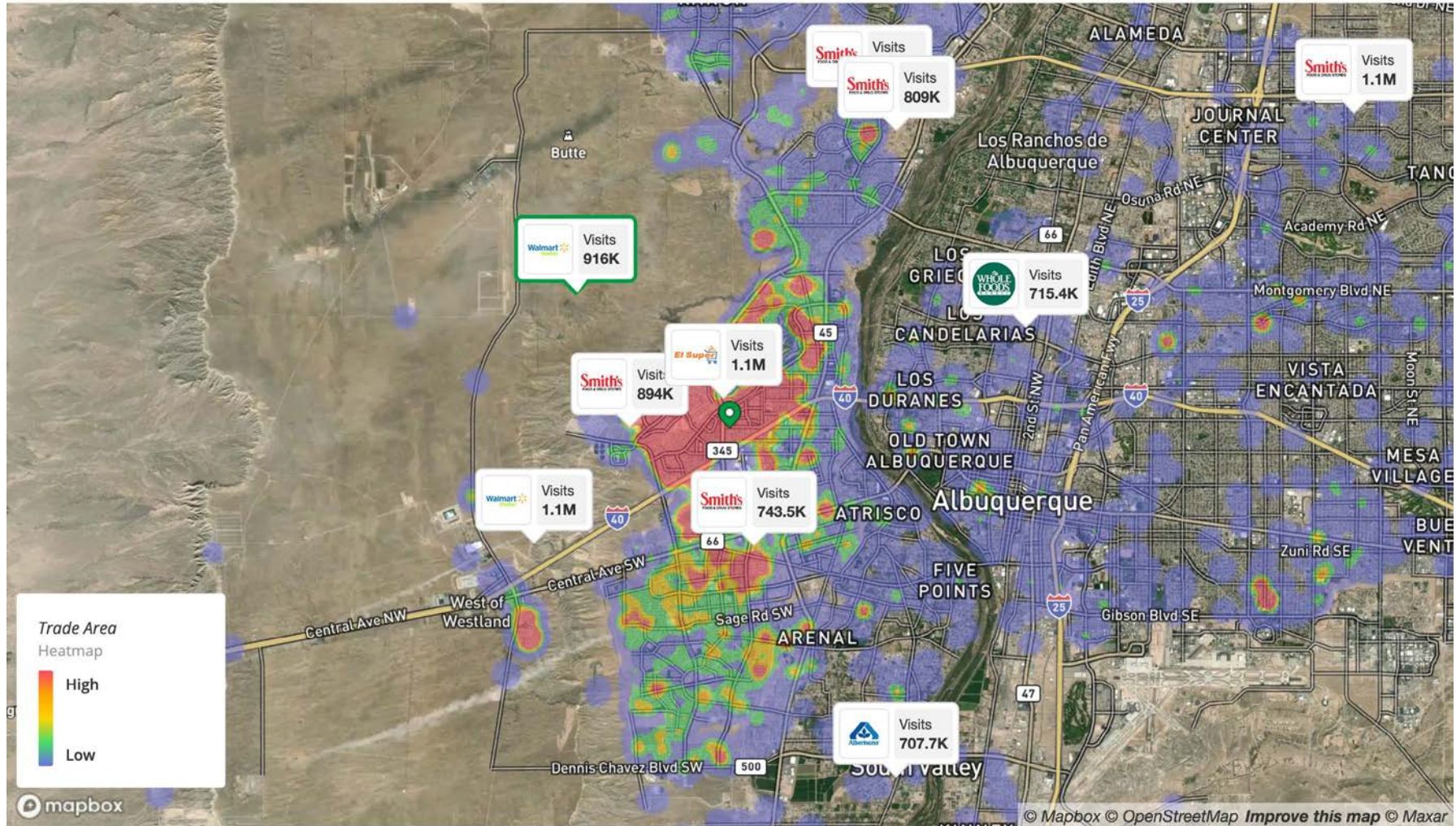
RANKING OVERVIEW

● **Walmart Neighborhood Market**

1820 Unser Blvd Nw, Albuquerque... # 4676



MARKET LANDSCAPE



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Walmart Neighborhood Market 1820 Unser Blvd Nw, Albuquerque, NM 87120, Store ID #4676 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

