For Sale

Prime, Signalized Retail Corner

HIGH-TRAFFIC CORRIDOR IN AN UNDERSERVED MARKET

SWC 98th St. & Tower Rd. NW | Albuquerque, NM 87121

SWC 98th St. & Tower Rd. NW

SALE PRICE

- $6.50/SF

AVAILABLE

- Land: ±5.08 Acres

IDO ZONING

- MX-T (Zoning change in process)

PROPERTY HIGHLIGHTS

- Great visibility
- More than 35,000 vehicles per day at intersection
- Signalized intersection
- Multiple access points
- All utilities to site
- Strong opportunity for drive-thru, corner store, and retail pads
- High-density area with continued growth
- Commuter corridor just five minutes from I-40

got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com

AN NAI Global OFFICE OF THE YEAR

FOR MORE INFORMATION:

John Algermissen
johna@sunvista.com
505 998 5734

Genieve S. Posen
genieve@sunvista.com
505 998 1568

For Sale

Prime, Signalized Retail Corner

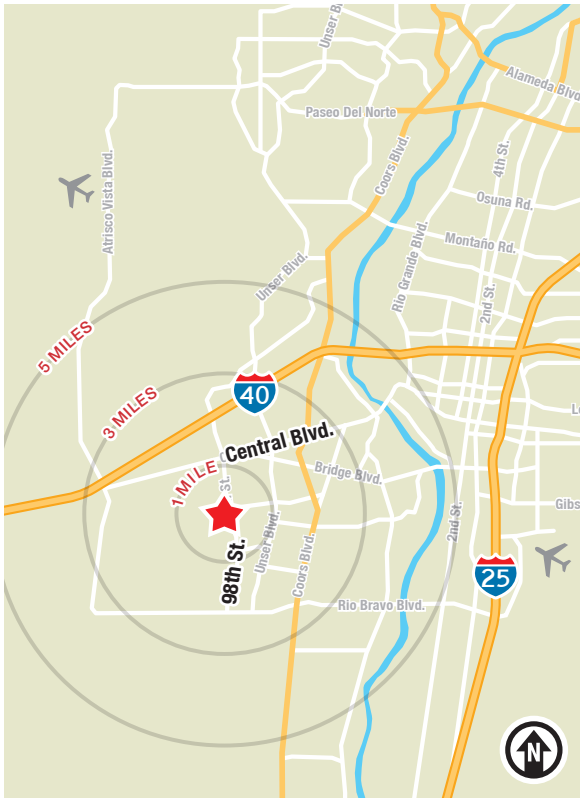
HIGH-TRAFFIC CORRIDOR IN AN UNDERSERVED MARKET

SWC 98th St. & Tower Rd. NW | Albuquerque, NM 87121

LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	21,054	95,920	161,713
Average HH Income	$57,358	$61,205	$61,886
Daytime Employment	1,899	9,878	28,682

2020 Forecasted by Esri



NAI SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

John Algermissen
johna@sunvista.com
505 998 5734

Genieve S. Posen
genieve@sunvista.com
505 998 1568

Albuquerque TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

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.

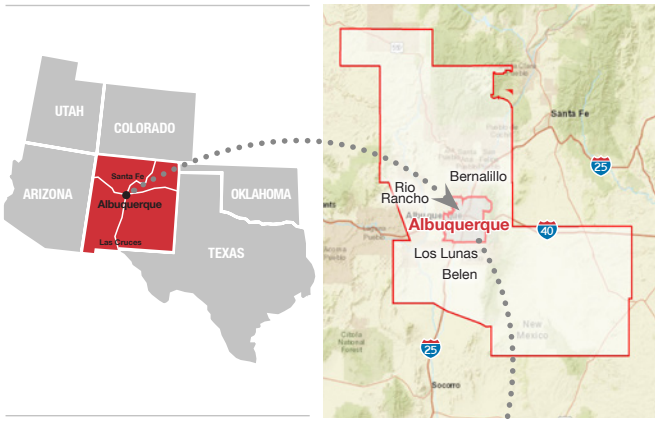
939,316
Albuquerque Metro Population

#1
The Largest
City in the State

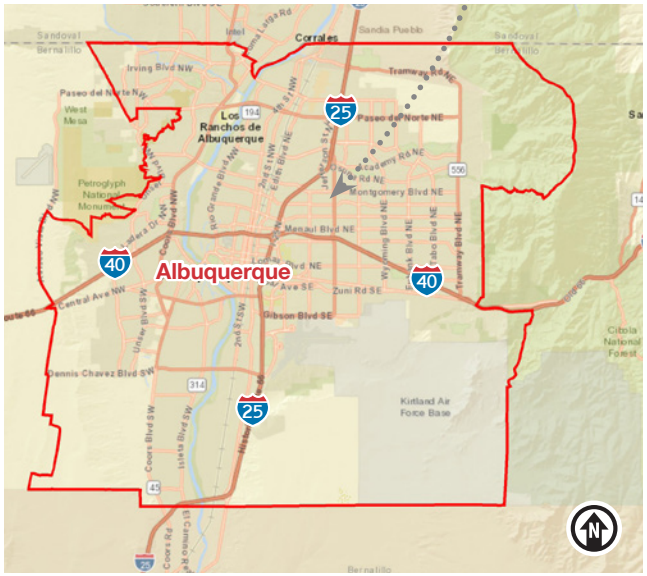
City of Albuquerque by the Numbers *(ESRI 2020 Demographics)*

657,634	265,025	$74,179	$43,386	23,692	321,452
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

ALBUQUERQUE METRO



ALBUQUERQUE CITY



SOUTHWEST MESA TRADE AREA ANALYSIS

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market

Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.

The Southwest Mesa has **9 SF of retail/capita** compared to the city average of 45 SF.

The Southwest Mesa is the **fastest growing** segment of the Albuquerque, MSA.

The average household income within a five-mile radius of the site is **$61,886.**

NAI SunVista **505 878 0001** sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

John Algermissen
johna@sunvista.com
505 998 5734

Genieve S. Posen
genieve@sunvista.com
505 998 1568