

For Sale, Lease  
or Build-to-Suit

# Development with Retail Pad Sites

JOIN **WHATABURGER** **SONIC** **DUTCH BROS** **CALIBER COLLISION**

SEC 98th St. & Bluewater Rd. NW | Albuquerque, NM 87121



**AVAILABLE**  
Retail Pad Sites:  
±1.24 - 1.28 Acres

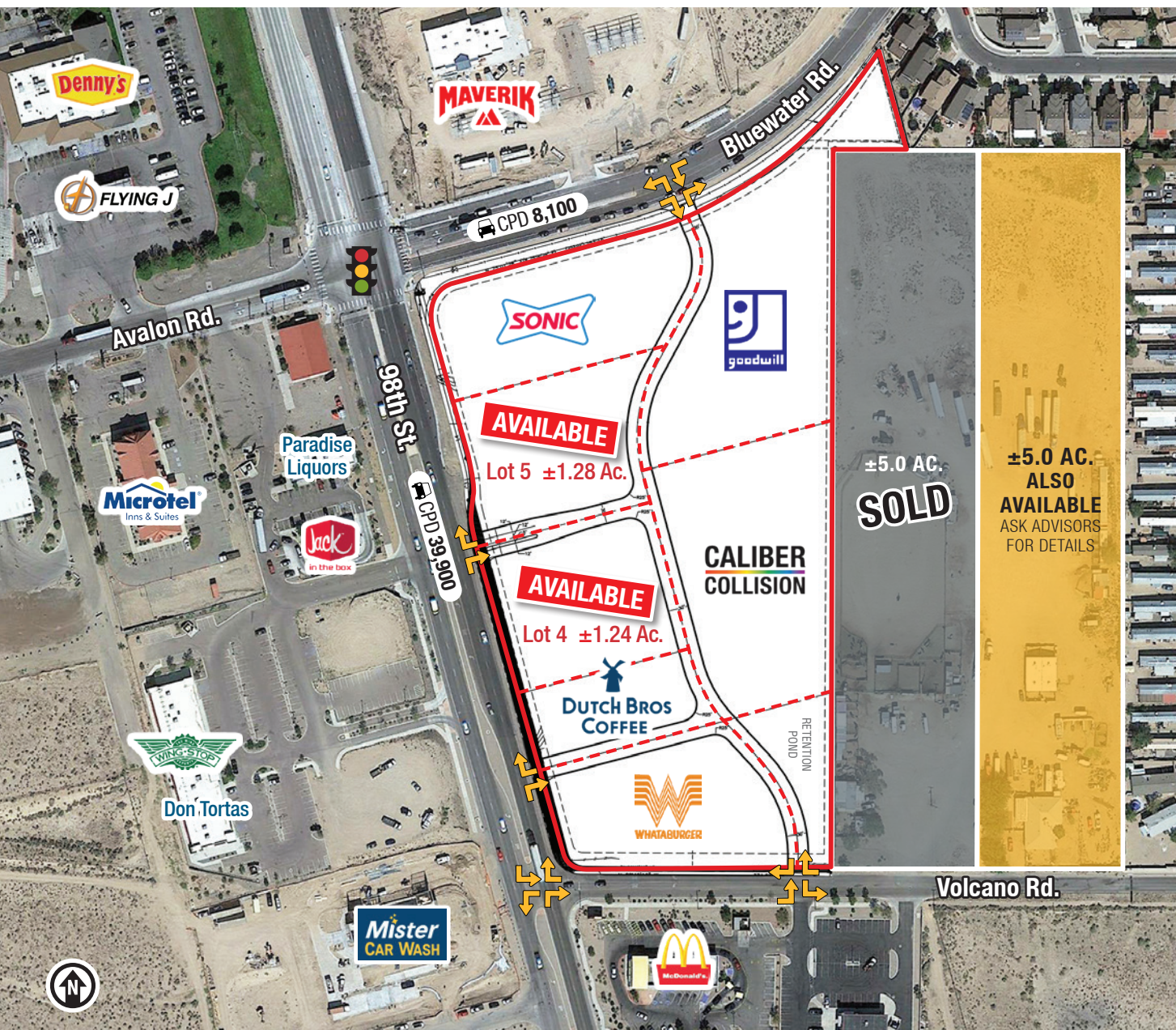
**PRICE/RATE**  
See Advisors

- IDO ZONING** NR-BP
- HIGHLIGHTS**
- Join QSRs in a growing mixed-use trade area with documented high-volume retail sales
  - Almost 40,000 cars per day
  - More than 900 linear feet of frontage on 98th St.
  - Approved for two direct curb cuts on 98th St.\*
  - Approved for drive-thru\*
  - Interstate exit activity and growing traffic patterns
  - Bluewater Rd. and traffic signal improvements in place
- \*Subject to final plat submittal

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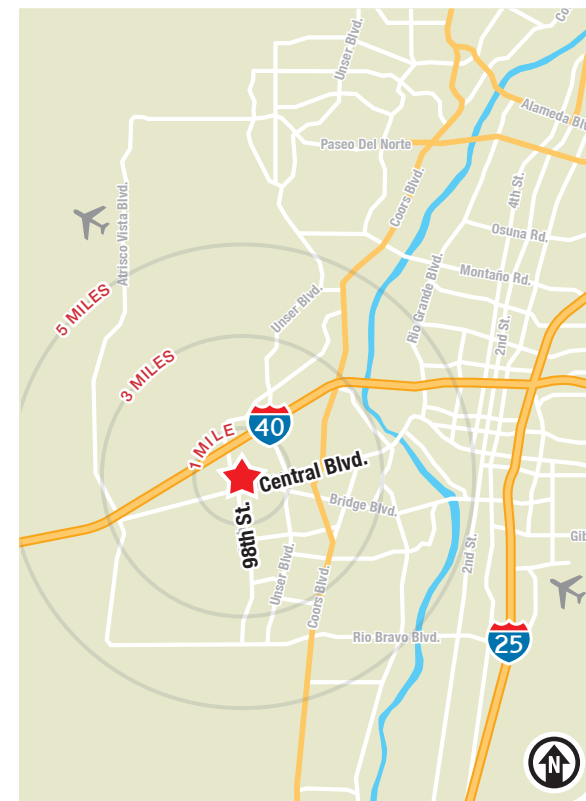
### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,184	95,244	167,193
Average HH Income	\$75,219	\$78,222	\$78,282
Daytime Employment	1,623	11,626	33,704

2023 Forecasted by Esri

**HUB Zone** [MORE INFO](#)

**Opportunity Zone** [MORE INFO](#)



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**NAI SunVista**

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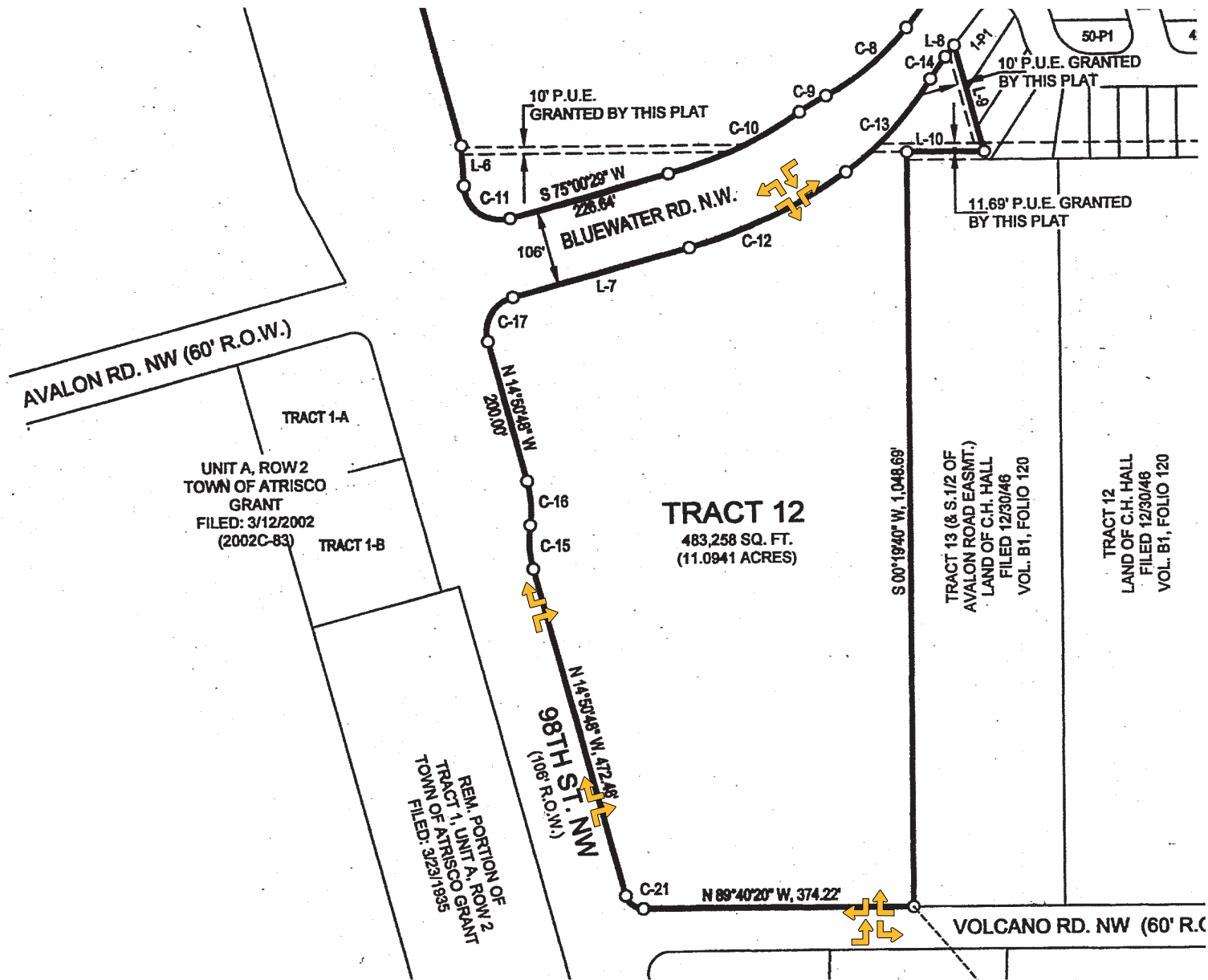
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## SITE SURVEY

Tract 12: ±11.1 Acres

# 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.



**923,076**  
Albuquerque Metro Population



**The Largest**  
City in the State



### ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



**291,840**  
Total Employees

### 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.