

Only One Pad Site Left!

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

For Sale, Lease
or Build-to-Suit



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



AVAILABLE
Retail Pad Site: ±1.24 Acres



PRICE/RATE
See Advisors

NA SunVista

got space™

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LOCATION

AVAILABLE

Lot 4: ±1.24 Acres

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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DEMOGRAPHICS | 1, 3 & 5 MILE

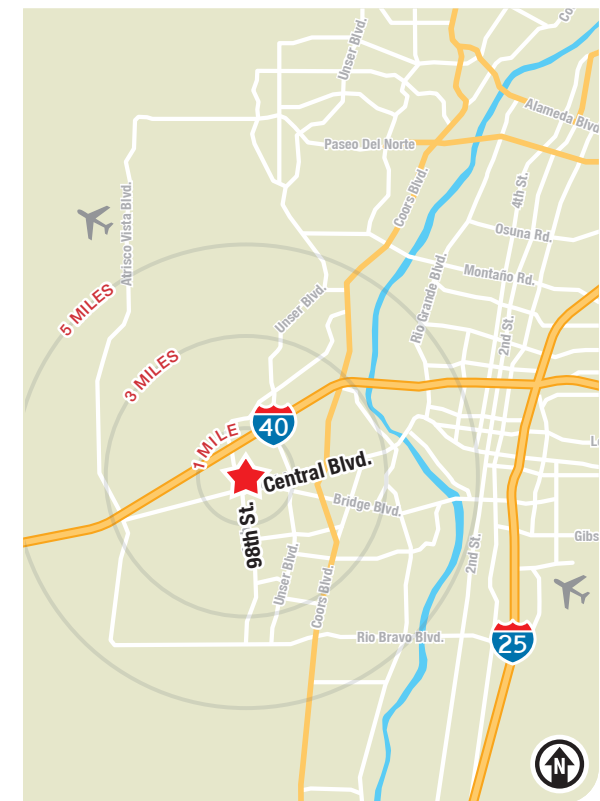
	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	12,184		95,244		167,193	
Households	3,971		32,440		61,766	
Families	3,043		23,782		40,921	
Average Household Size	3.07		2.93		2.69	
Owner Occupied Housing Units	3,158		24,476		43,797	
Renter Occupied Housing Units	813		7,964		17,969	
Median Age	30.6		31.5		33.6	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023		2023		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	476	12.0%	3,578	11.0%	7,724	12.5%
\$15,000 - \$24,999	392	9.9%	2,380	7.3%	5,241	8.5%
\$25,000 - \$34,999	503	12.7%	2,964	9.1%	5,900	9.6%
\$35,000 - \$49,999	486	12.2%	4,736	14.6%	8,646	14.0%
\$50,000 - \$74,999	732	18.4%	6,159	19.0%	10,919	17.7%
\$75,000 - \$99,999	400	10.1%	4,504	13.9%	8,131	13.2%
\$100,000 - \$149,999	650	16.4%	5,367	16.5%	9,477	15.3%
\$150,000 - \$199,999	160	4.0%	1,555	4.8%	3,167	5.1%
\$200,000+	171	4.3%	1,196	3.7%	2,562	4.1%
Median Household Income	\$53,069		\$58,069		\$55,785	
Average Household Income	\$75,219		\$78,222		\$78,282	
Per Capita Income	\$24,264		\$26,656		\$28,903	

Demo Snapshot	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](#)

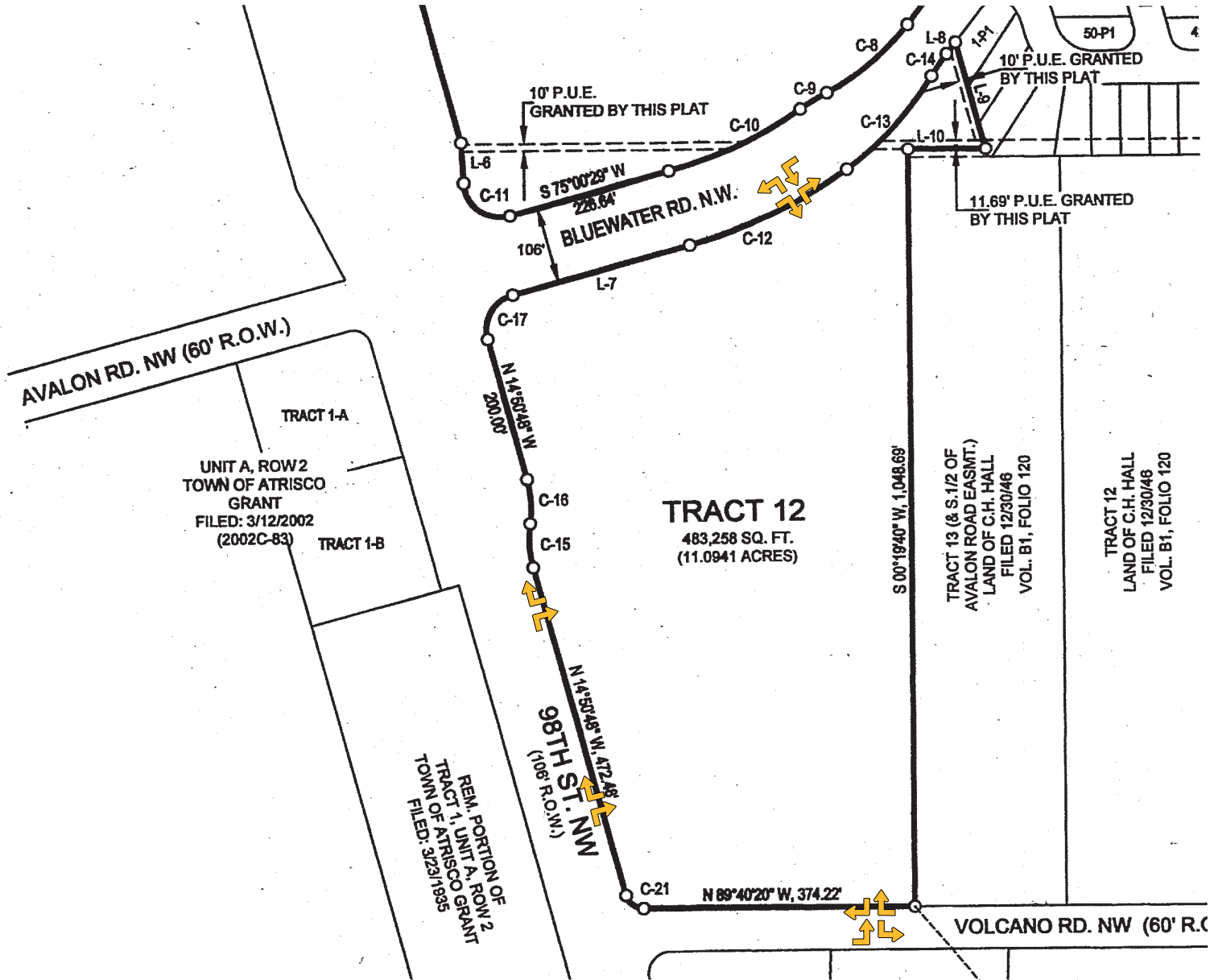
Opportunity Zone [MORE INFO](#)



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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.

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



923,076
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.