

# Last Chance, Only One Pad Site Left!

JOIN **WHATABURGER** **SONIC** **DUTCH BROS** **STRIPES BURRITO CO.** **CALIBER COLLISION**

For Sale, Lease  
or Build-to-Suit



**FLYING J**  
#5/76 Travel Centers in NM  
1.3M Visits  
10/23 - 9/24

**Jack in the Box**  
#2/8 in NM  
315.5K Visits  
10/23 - 9/24

**WINGSTOP**  
#3/19 in NM  
151.1K  
10/23 - 9/24

**Mister**  
#1/12 in ABQ  
456.5K Visits  
10/23 - 9/24

**MAVERIK**  
#2/8 in ABQ  
852.4K Visits  
10/23 - 9/24

**WESTPOINTE 40**  
±90 ACRE INDUSTRIAL/RETAIL PROJECT

**WHATABURGER**  
#1 in New Mexico  
451.3K Visits From Dec. 2023 to Sept. 2024

±5.0 AC. ALSO AVAILABLE  
ASK ADVISORS FOR DETAILS

**McDonald's**  
#1/39 in ABQ  
931.9K Visits  
10/23 - 9/24

FUTURE DEVELOPMENT

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



**AVAILABLE**  
Retail Pad Site: ±1.24 Acres



**PRICE/RATE**  
See Advisors



For Sale, Lease  
or Build-to-Suit

LAST CHANCE, ONLY ONE PAD SITE LEFT!

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

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





For Sale, Lease  
or Build-to-Suit

LAST CHANCE, ONLY ONE PAD SITE LEFT!

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





For Sale, Lease  
or Build-to-Suit

# LAST CHANCE, ONLY ONE PAD SITE LEFT!

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





# For Sale, Lease or Build-to-Suit

## LAST CHANCE, ONLY ONE PAD SITE LEFT!

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

### DEMOGRAPHICS | 1, 3 & 5 MILE

|                                      | 1 Mile       |         | 3 Mile       |         | 5 Mile       |         |
|--------------------------------------|--------------|---------|--------------|---------|--------------|---------|
| <b>Summary</b>                       | <b>2024</b>  |         | <b>2024</b>  |         | <b>2024</b>  |         |
| Population                           | 11,950       |         | 95,639       |         | 165,931      |         |
| Households                           | 3,902        |         | 32,659       |         | 61,464       |         |
| Families                             | 2,828        |         | 23,315       |         | 39,965       |         |
| Average Household Size               | 3.06         |         | 2.93         |         | 2.69         |         |
| Owner Occupied Housing Units         | 2,995        |         | 25,645       |         | 45,696       |         |
| Renter Occupied Housing Units        | 907          |         | 7,014        |         | 15,768       |         |
| Median Age                           | 31.0         |         | 34.1         |         | 36.2         |         |
| <b>Trends: 2024-2029 Annual Rate</b> | <b>State</b> |         | <b>State</b> |         | <b>State</b> |         |
| Population                           | 0.22%        |         | 0.22%        |         | 0.22%        |         |
| Households                           | 0.64%        |         | 0.64%        |         | 0.64%        |         |
| Families                             | 0.37%        |         | 0.37%        |         | 0.37%        |         |
| Owner HHs                            | 1.13%        |         | 1.13%        |         | 1.13%        |         |
| Median Household Income              | 3.49%        |         | 3.49%        |         | 3.49%        |         |
| <b>Households by Income</b>          | <b>2024</b>  |         | <b>2024</b>  |         | <b>2024</b>  |         |
|                                      | Number       | Percent | Number       | Percent | Number       | Percent |
| <\$15,000                            | 388          | 9.9%    | 3,133        | 9.6%    | 6,551        | 10.7%   |
| \$15,000 - \$24,999                  | 432          | 11.1%   | 2,509        | 7.7%    | 5,600        | 9.1%    |
| \$25,000 - \$34,999                  | 448          | 11.5%   | 2,641        | 8.1%    | 5,247        | 8.5%    |
| \$35,000 - \$49,999                  | 432          | 11.1%   | 4,297        | 13.2%   | 7,943        | 12.9%   |
| \$50,000 - \$74,999                  | 664          | 17.0%   | 5,866        | 18.0%   | 10,438       | 17.0%   |
| \$75,000 - \$99,999                  | 446          | 11.4%   | 5,366        | 16.4%   | 9,451        | 15.4%   |
| \$100,000 - \$149,999                | 675          | 17.3%   | 6,019        | 18.4%   | 10,308       | 16.8%   |
| \$150,000 - \$199,999                | 211          | 5.4%    | 1,597        | 4.9%    | 3,284        | 5.3%    |
| \$200,000+                           | 205          | 5.3%    | 1,231        | 3.8%    | 2,643        | 4.3%    |
| Median Household Income              | \$57,309     |         | \$63,726     |         | \$60,595     |         |
| Average Household Income             | \$79,788     |         | \$79,602     |         | \$79,436     |         |
| Per Capita Income                    | \$25,825     |         | \$27,186     |         | \$29,365     |         |

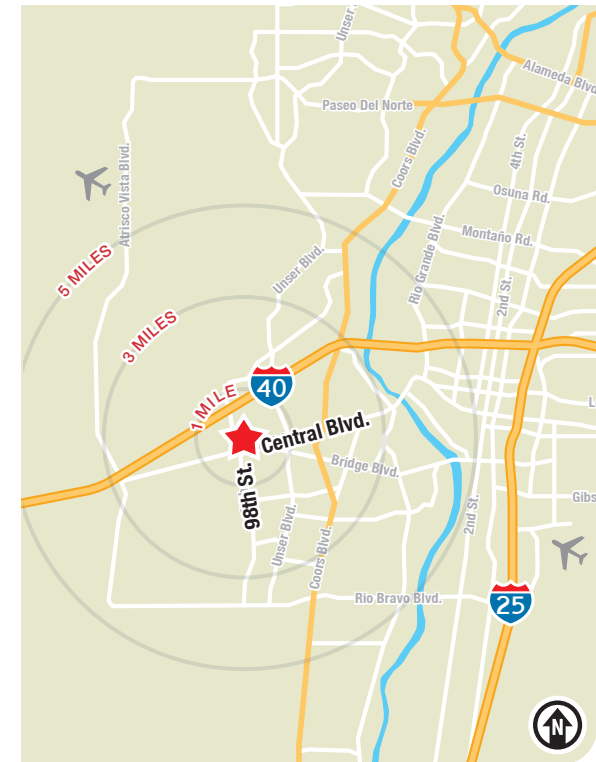
### DEMO SNAP SHOT

|                    | 1 mile   | 3 mile   | 5 mile   |
|--------------------|----------|----------|----------|
| Total Population   | 11,950   | 95,639   | 165,931  |
| Average HH Income  | \$79,788 | \$79,602 | \$79,436 |
| Daytime Employment | 1,701    | 12,290   | 37,463   |

2024 Forecasted by Esri

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

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

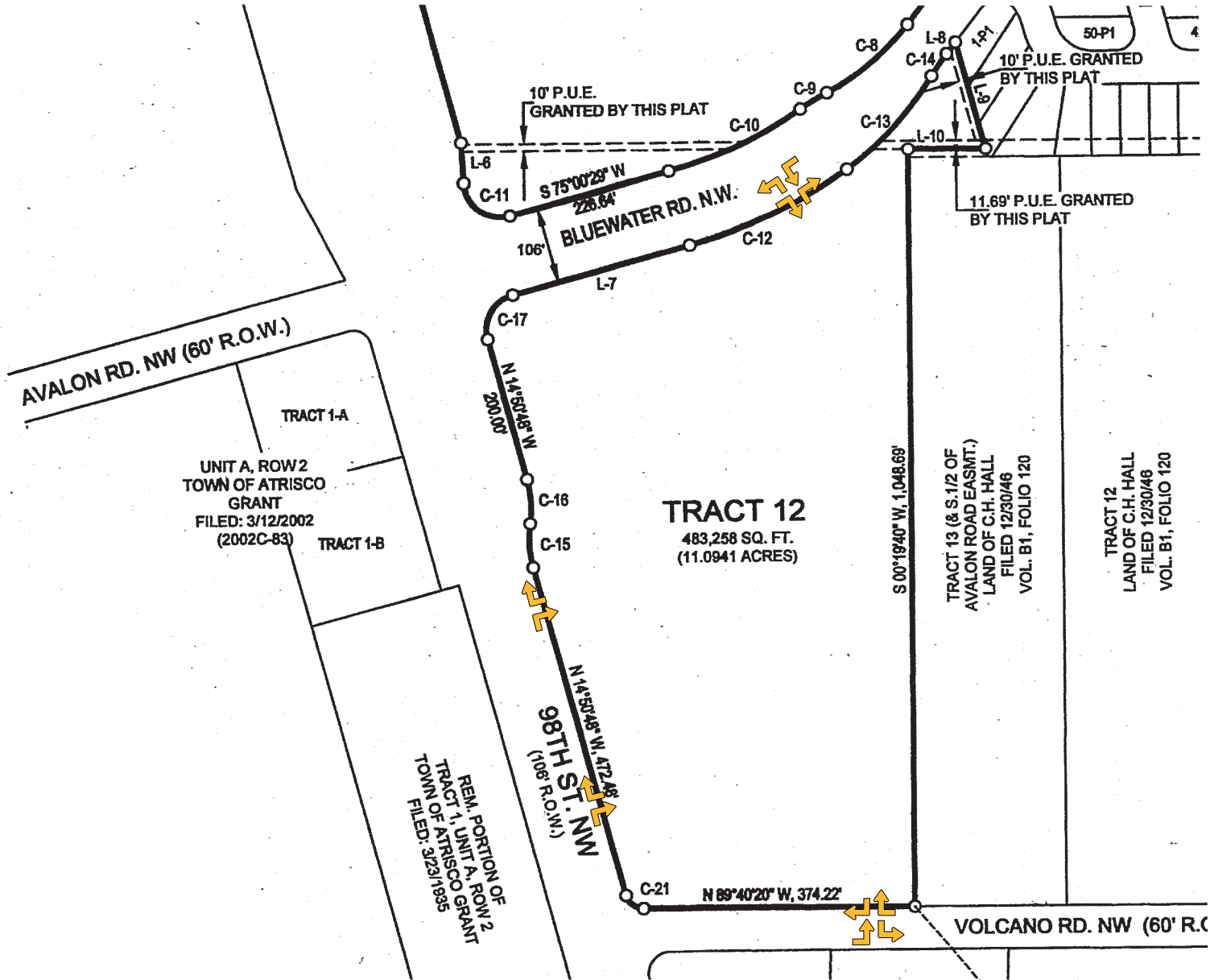




For Sale, Lease  
or Build-to-Suit

LAST CHANCE, ONLY ONE PAD SITE LEFT!

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



**SITE SURVEY**

Tract 12: ±11.1 Acres



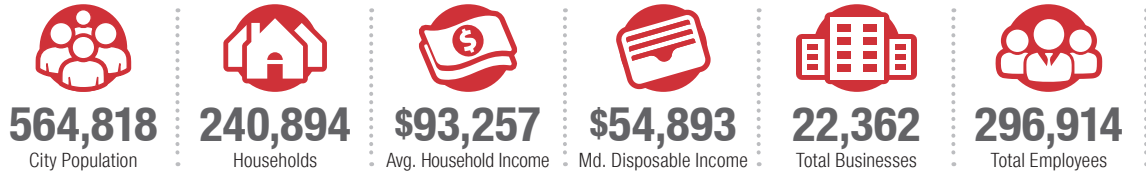
# Albuquerque

# 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 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.