

For Sale
or Lease

Retail Pad Sites Available

LOCATED IN AN UNDERSERVED RETAIL TRADE AREA

SWC 98th St. & Sage Rd. SW | Albuquerque, NM 87121



AVAILABLE

Lot 1A: ±1.927 Acres
Lot 1E: ±1.134 Acres



SALE PRICE

\$19.00 - \$23.00/SF



LEASE RATE

See Advisors

IDO ZONING NR-C

HIGHLIGHTS

- Located in a rapidly-growing, underserved trade area
- Close to Atrisco Heritage High School
- Great visibility on 98th St. with full access points
- More than 36,000 cars per day at intersection
- Highly-traveled corridor to and from I-40
- All utilities servicing the property

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RETAIL PAD SITES AVAILABLE

SWC 98th St. & Sage Rd. SW | Albuquerque, NM 87121



MOST VISITED IN NM

Walmart Neighborhood Market
#1/9 in NM
#25/688 in US
1M Visits in 2023

AVAILABLE

Lot 1A
±1.927 Ac.

UNDER CONTRACT

SOLD

Self-Storage Facility
Coming in 2024

UNDER CONTRACT

SOLD

AVAILABLE

Lot 1E
±1.134 Ac.

Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

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



1
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

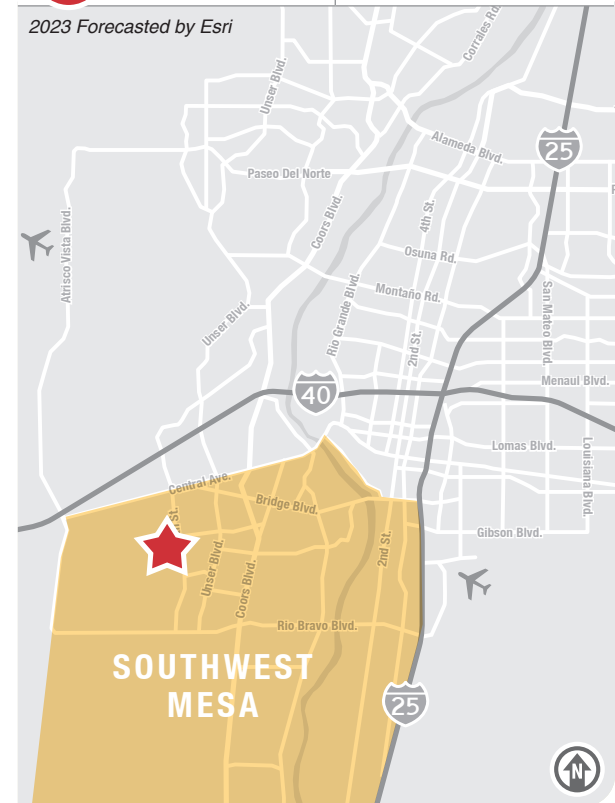


291,840
Total Employees

SOUTHWEST MESA DEMOGRAPHICS

	Total Population	117,564
	Average HH Income	\$69,298
	Daytime Employment	17,769

2023 Forecasted by Esri



SOUTHWEST MESA | ALBUQUERQUE

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 **\$76,114**