

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 1C: ±1.263 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



#1 in New Mexico	#10 in the United States
1.6M Visits 12/23-11/24	
#1/9 in NM #10/678 in US	

AVAILABLE

**Lot 1A
±1.927 Ac.**

AVAILABLE

**Lot 1C
±1.263 Ac.**

AVAILABLE

**Lot 1E
±1.134 Ac.**

SOLD

Self-Storage Facility
Coming Soon

SOLD

QSR Coming Soon

SOLD

For Sale or Lease

RETAIL PAD SITES AVAILABLE

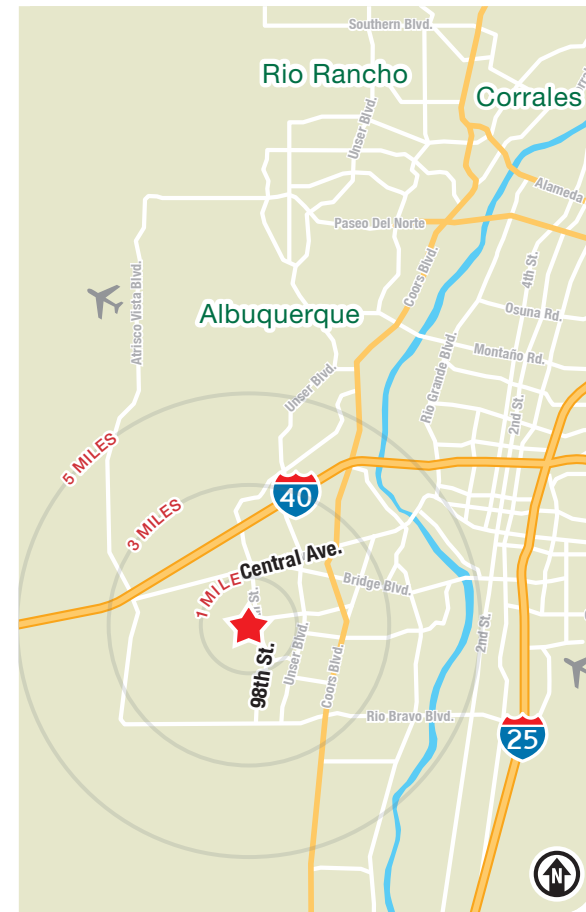
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	23,775	86,585	152,490
Average HH Income	\$76,433	\$72,928	\$77,312
Daytime Employment	1,023	10,673	27,372

2024 Forecasted by Esri



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.



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564,818
City Population



240,894
Households



\$93,257
Avg. Household Income



\$54,893
Md. Disposable Income



22,362
Total Businesses



296,914
Total Employees

SOUTHWEST MESA DEMOGRAPHICS



**Total
Population** 117,682

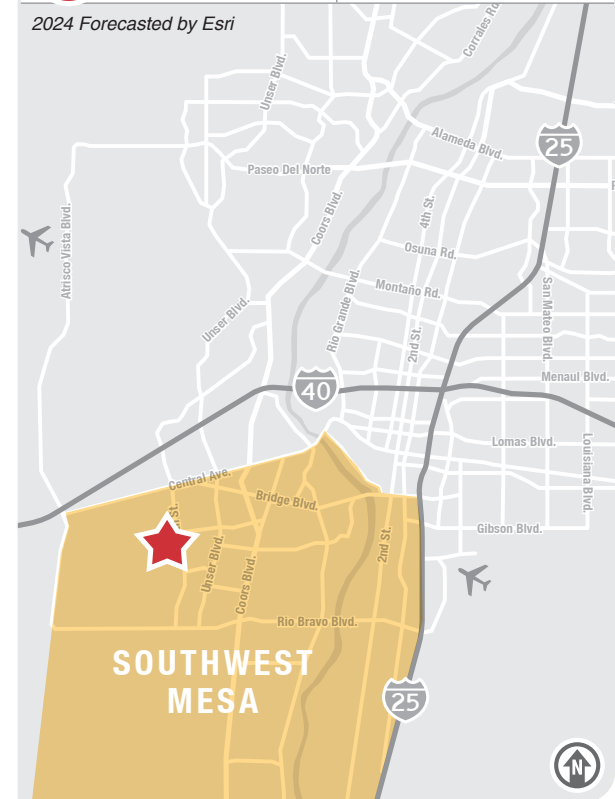


**Average
HH Income** \$70,556



**Daytime
Employment** 18,256

2024 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 **\$77,312**