

For Sale

Retail Corner For Redevelopment

PRIME HARD CORNER WITH EXCELLENT VISIBILITY

9700-9722 Central Ave. SW | Albuquerque, NM 87121

SEC Central Ave. & 98th St. SW



AVAILABLE

Land: ±1.4 Acres



SALE PRICE

\$945,000 (\$15.50/SF)

RARE ZONING

- Hard-to-find MX-M IDO Zoning allowing for many uses including drive-thru

HIGHLIGHTS

- Hard corner with excellent visibility
- 58,900 cars per day at intersection
- Co-area tenancy with national brands
- 1/2 mile from I-40
- On a major west side corridor
- Fundamental trade area
- Utilities to the property

THE SHOPS AT 98TH

DOLLAR TREE

cricket



NUSENDA



El Mezquite Market

NA SunVista

got space™

Jim Hakeem

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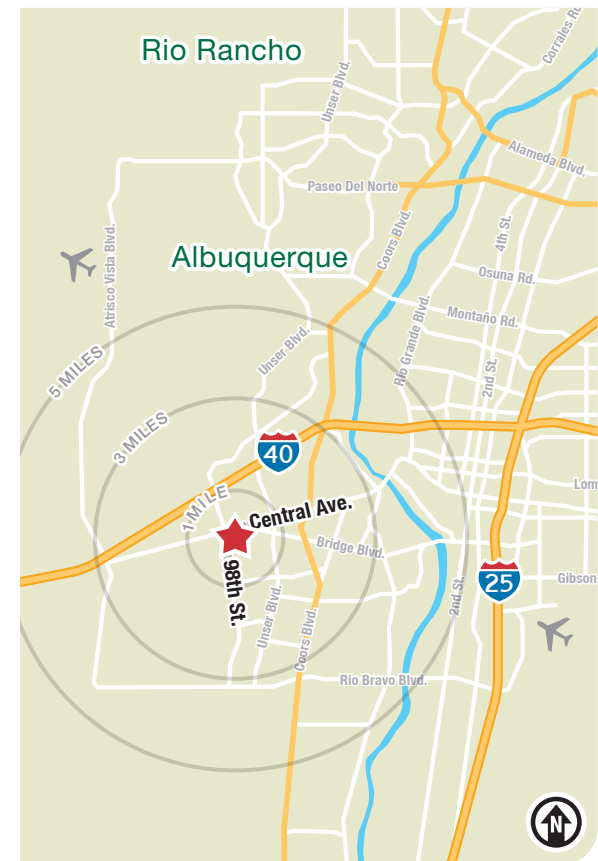
9700-9722 Central Ave. SW | Albuquerque, NM 87121

LOCATION



2020 Demographics	1 mile	3 mile	5 mile
Total Population	16,093	98,526	168,162
Average HH Income	\$54,942	\$62,840	\$63,292
Daytime Employment	1,558	11,152	33,506

2020 Forecasted by Esri



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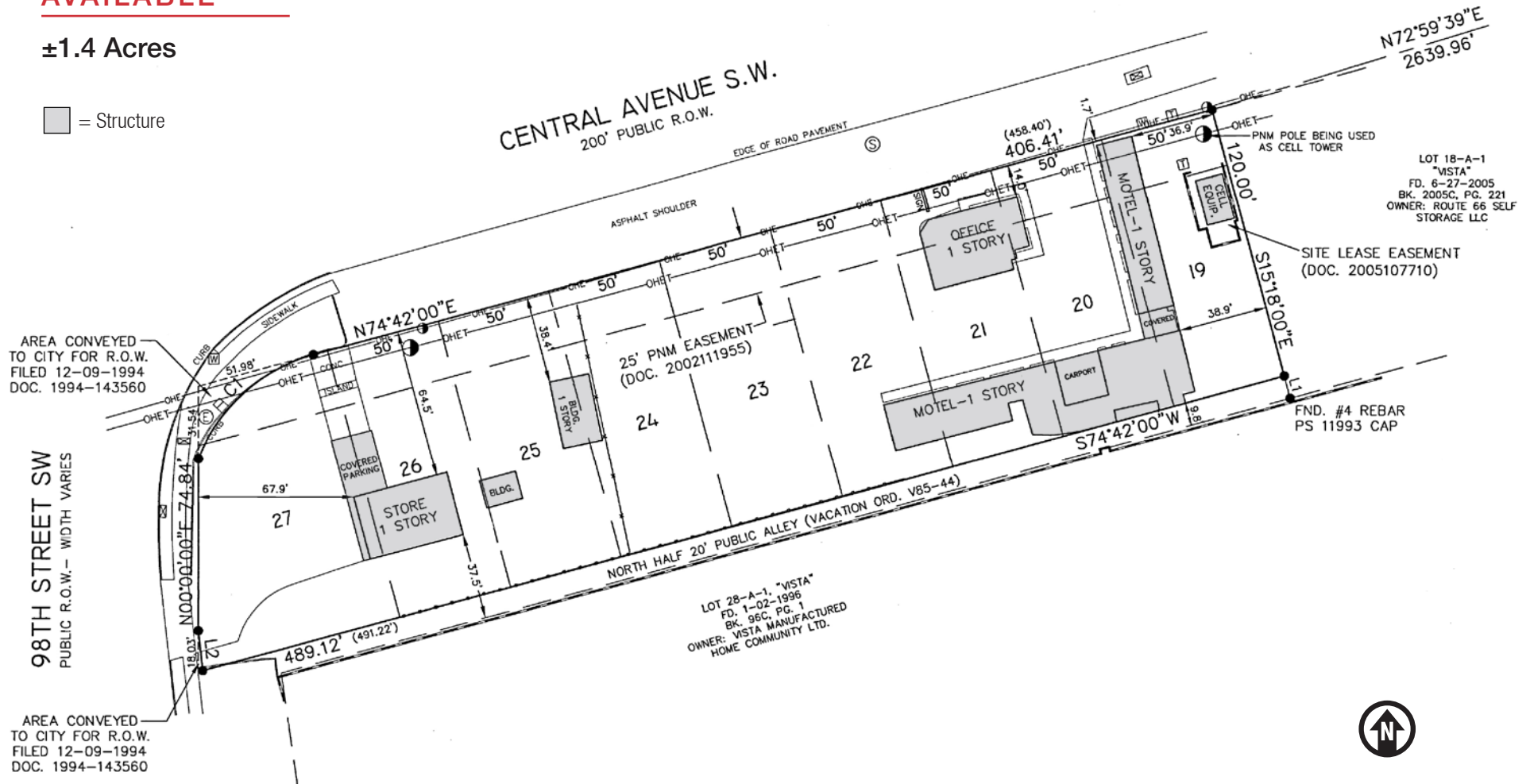
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SITE SURVEY

AVAILABLE

±1.4 Acres

■ = Structure



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.



936,582

Albuquerque Metro Population



The Largest
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees

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 in the Southwest Mesa trade area is **\$67,216.**

SOUTHWEST MESA DEMOGRAPHICS



Total Population

118,412



Average HH Income

\$67,216



Daytime Employment

17,533

2022 Forecasted by Esri

