

For Ground
Lease

98th St. Pad Site Available

ON THE "GOING HOME" SIDE OF A GROWING RETAIL CORRIDOR

241 98th St. NW | Albuquerque, NM 87121

NWQ 98th St. & Central Ave. NW



AVAILABLE
Land: ±0.79 Acres



LEASE RATE
See Advisor

IDO ZONING

- MX-M

HIGHLIGHTS

- Full access from 98th St.
- ±40,000 cars per day
- ±162' linear feet of frontage on 98th St.
- Join QSRs in a growing mixed-use trade area with documented high-volume retail sales
- Interstate exit activity and growing traffic patterns
- Non-exclusive shared parking
- Vehicular access

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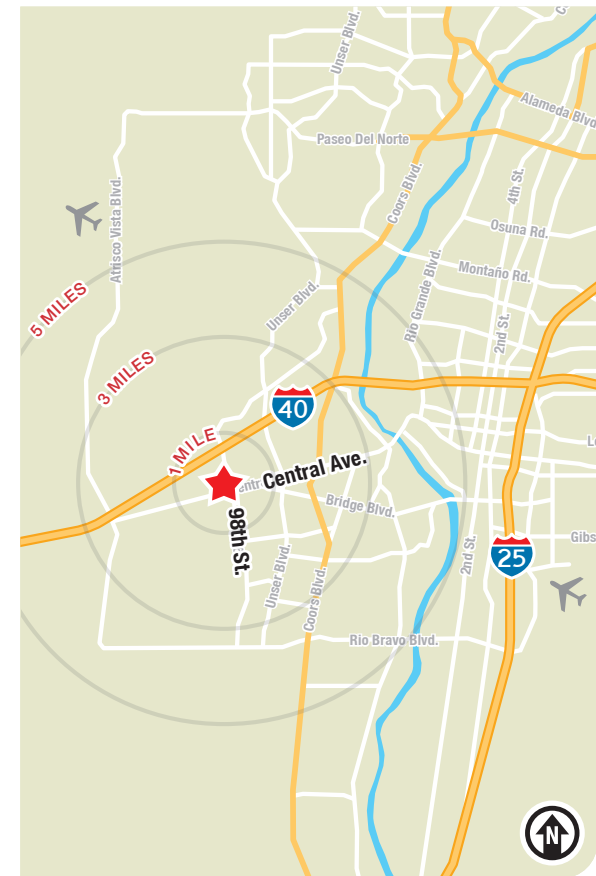
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,379	96,754	169,723
Average HH Income	\$58,544	\$65,457	\$66,027
Daytime Employment	1,686	11,003	33,613

2021 Forecasted by Esri



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TRADE AREA



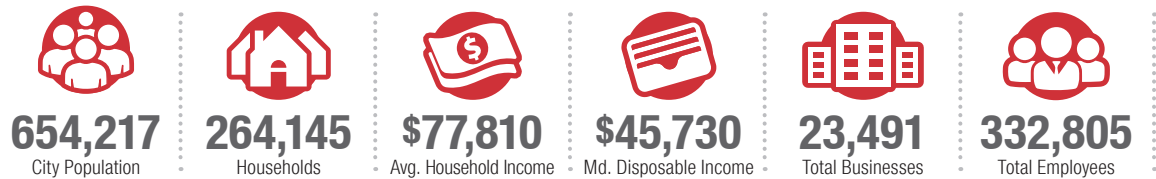
Albuquerque

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



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*








936,582
Albuquerque Metro Population



The Largest
City in the State



IT'S HARD TO BEAT ALBUQUERQUE'S WEST SIDE

-  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.