

# The Shops @ 98th

110 98 St NW | Albuquerque, NM 87121



**KING  
CAPITAL**  
COMMERCIAL REAL ESTATE

**For Lease**

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# Property Details



## Availability

Suite 110-A ± 1,250 sf  
Suite B4 ± 2,539 sf



## Lease Rate

See Broker



## Zoning

NR-C



According to Placer.ai, this shopping center, Shops @ 98th has **1.7M Annual Visits**



According to Placer.ai, this Starbucks has **341.7K Annual Visits**



According to Placer.ai, this Dollar Tree has **296.3K Annual Visits**



According to Placer.ai, this Church's Texas Chicken is **#2 in NM** and has **137.8K Annual Visits**

**Suite B4**  
± 2,539 sf

**Suite 110-A**  
± 1,250 sf



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



# Market Overview



## Property Benefits

- Located at the major intersection of 98th St and Central Ave
- Surrounded by both local and national co-tenancy (McDonald's, Starbucks, Dollar Tree, Church's Texas Chicken)
- Multiple access points from 98th St, Central Ave and Volcano Rd.
- Excellent visibility with 37,000VPD on 98th St and 13,600 VPD on Central Ave.
- According to Placer.ai, The Shops @ 98th sees over 1.7M visits annually.
- Within three miles, there are 32,276 households that this Shopping Center services.



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**Suite 110-A**  
± 1,250 sf



**Monument Signage**



**Adjacent to the #2 Church's  
Texas Chicken in New Mexico**



Central Ave 13,600 VPD

**Shops @ 98th**

**Near Busy Intersection  
on 98th St & Central Ave**



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# Market Aerial



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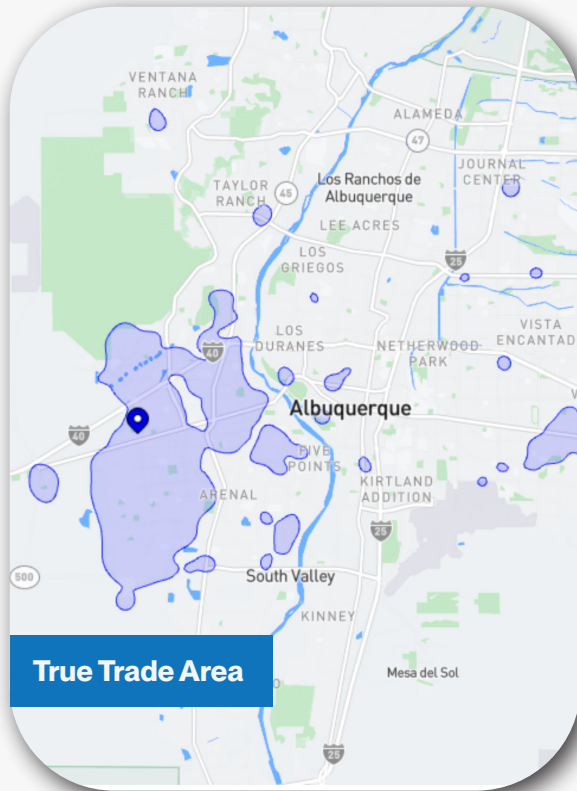
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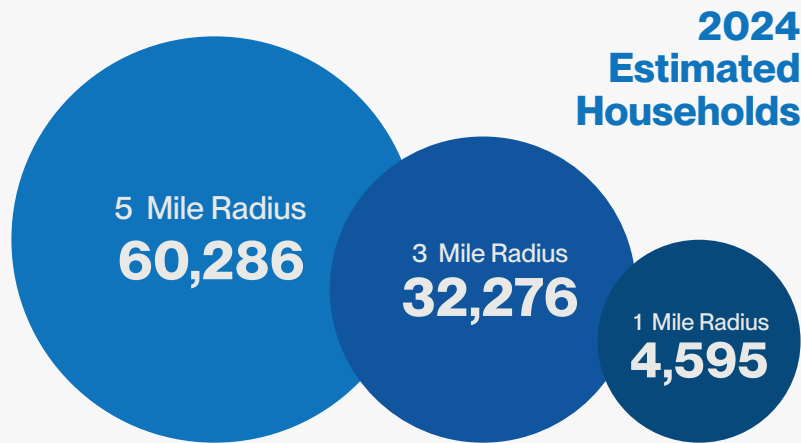


# Market Overview

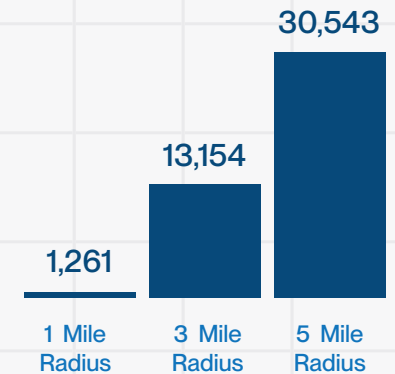


**Average Household Income**

**74K**



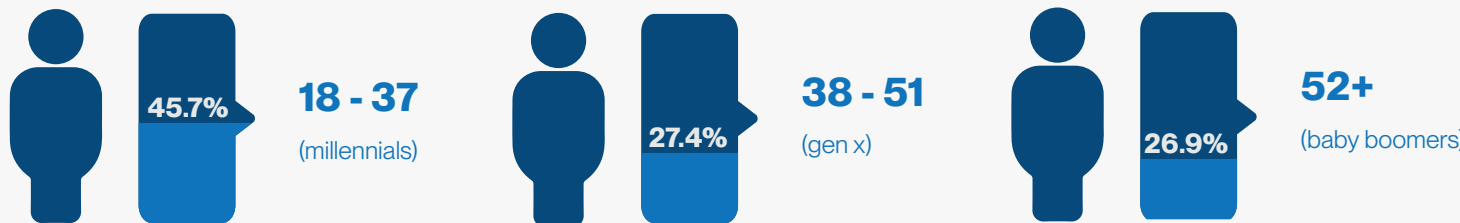
## 2024 Estimated Total Employees



## 2024 Estimated Total Businesses



## Age



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