

The Shops @ 98th

110 98 St NW | Albuquerque, NM 87121



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Courtney Tinnin

Associate

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Alex Zannes

Associate

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505-292-9607

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Property Details



Availability

Suite 110-A ± 1,250 sf
Suite A4 ± 1,641 sf
Suite A9 ± 1,218 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 Dollar Tree has **296.3K Annual Visits**



According to Placer.ai, this Starbucks has **341.7K 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 A9
± 1,218 sf

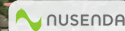
Suite A4
± 1,641 sf

Suite 110-A
± 1,250 sf

CALIBER COLLISION



FAMILY CHOICE



Central Ave
13,600 VPD



Pylon Sign



98th St

37,000 VPD



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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

37,000 VPD
98th St

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



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Market Aerial



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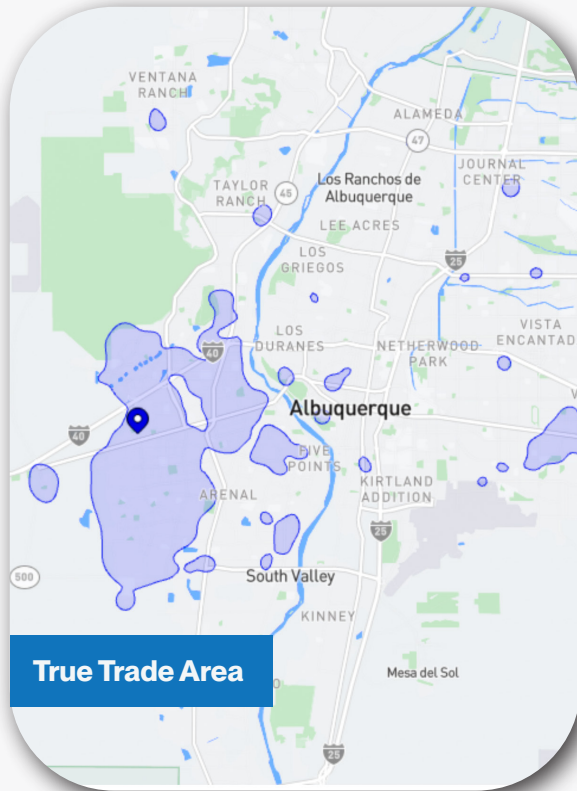
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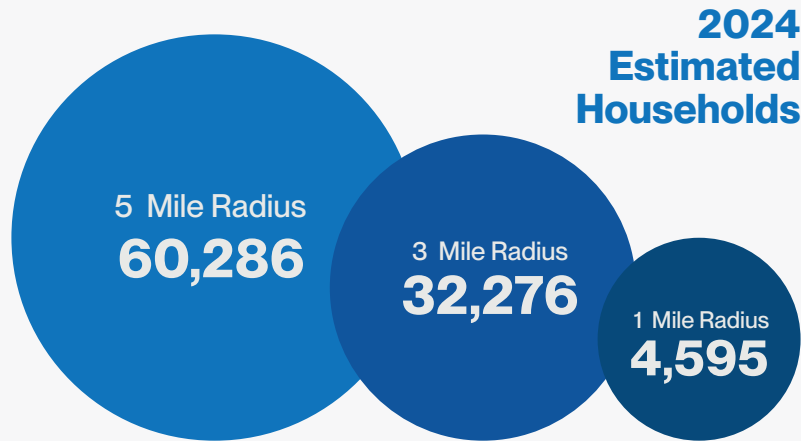
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Market Overview

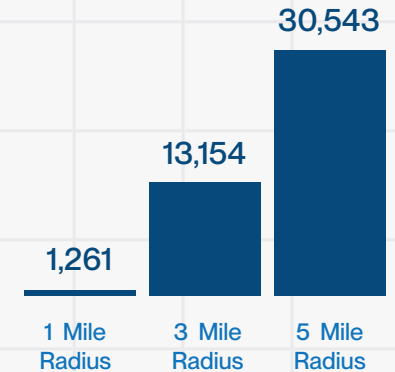


Average Household Income

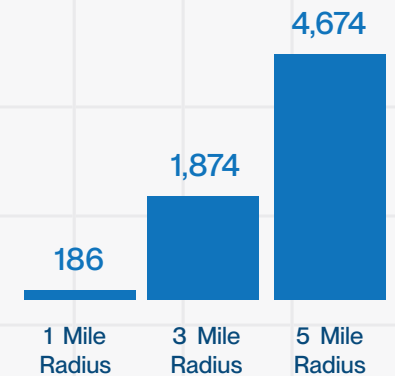
74K



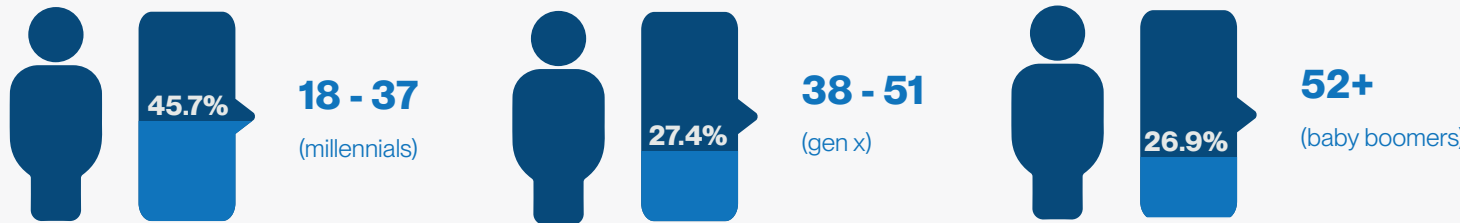
2024 Estimated Total Employees



2024 Estimated Total Businesses



Age



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