

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:  $\pm 0.79$  Acres



**LEASE RATE**  
See Advisor

## IDO ZONING

- MX-M

## HIGHLIGHTS

- Full access from 98th St.
- $\pm 40,000$  cars per day
- $\pm 162'$  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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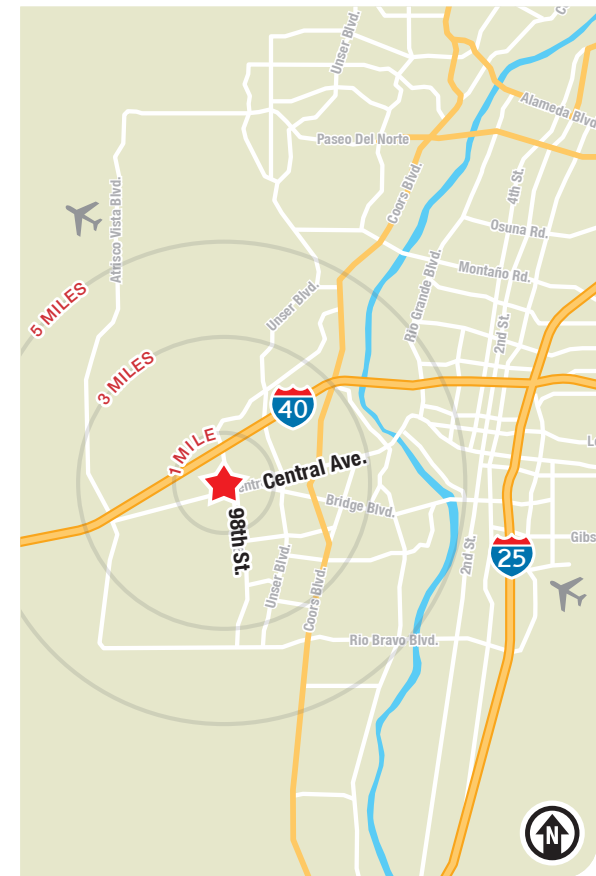
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### LOCATION

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



**NAI** SunVista

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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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505 998 1648



# 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)

  
**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

  
**936,582**  
Albuquerque Metro Population






  
**The Largest**  
City in the State



#### 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*

#### 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.