

**For Sale
or Lease**

Retail Pad Sites Available

LOCATED IN AN UNDERSERVED RETAIL TRADE AREA

SWC 98th St. & Sage Rd. SW | Albuquerque, NM 87121



AVAILABLE

Lot 1A: ±1.927 Acres
Lot 1C: ±1.263 Acres
Lot 1E: ±1.134 Acres



SALE PRICE

\$19.00 - \$23.00/SF



LEASE RATE

See Advisors

IDO ZONING [NR-C](#)

HIGHLIGHTS

- Located in a rapidly-growing, underserved trade area
- Close to Atrisco Heritage High School
- Great visibility on 98th St. with full access points
- More than 36,000 cars per day at intersection
- Highly-traveled corridor to and from I-40
- All utilities servicing the property

For Sale or Lease

RETAIL PAD SITES AVAILABLE

SWC 98th St. & Sage Rd. SW | Albuquerque, NM 87121



#1 in
New Mexico

#10 in the
United States

1.6M Visits 12/23-11/24
#1/9 in NM | #10/678 in US

AVAILABLE

Lot 1A
±1.927 Ac.

AVAILABLE

Lot 1C
±1.263 Ac.

SOLD

Self-Storage Facility
Coming Soon

SOLD

QSR Coming Soon

SOLD

AVAILABLE

Lot 1E
±1.134 Ac.

NAI SunVista

505 878 0001 | sunvista.com | [f](https://www.facebook.com/sunvista) [i](https://www.instagram.com/sunvista) [in](https://www.linkedin.com/company/sunvista) [y](https://www.youtube.com/channel/UCqj8K8K8K8K8K8K8K8K8K8K)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Jim Hakeem
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Randall Parish
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505 338 4110

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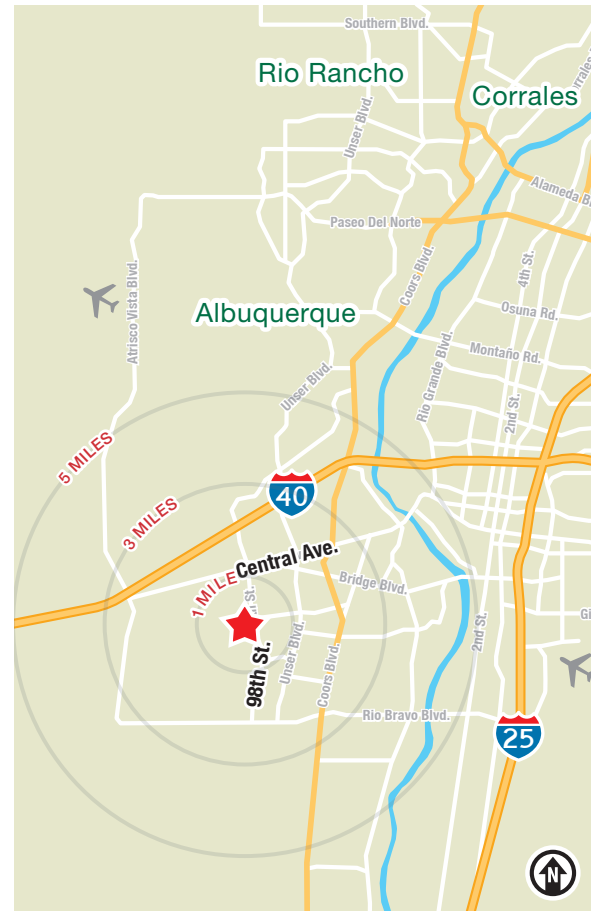
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	23,775	86,585	152,490
Average HH Income	\$76,433	\$72,928	\$77,312
Daytime Employment	1,023	10,673	27,372

2024 Forecasted by Esri



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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.



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564,818
City Population



240,894
Households



\$93,257
Avg. Household Income



\$54,893
Md. Disposable Income



22,362
Total Businesses



296,914
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 within a five-mile radius of the site is **\$77,312**

SOUTHWEST MESA DEMOGRAPHICS



**Total
Population** 117,682



**Average
HH Income** \$70,556



**Daytime
Employment** 18,256

2024 Forecasted by Esri

