

For
Sale

Retail Corner For Sale

PRIME HARD CORNER WITH EXCELLENT VISIBILITY



SEC 98th St. & Central Ave. SW | Albuquerque, NM 87121

NAISunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

Jim Hakeem

jim@suvista.com | 505 878 0006

Ethan Melvin

ethan@suvista.com | 505 235 9347

For Sale

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PROPERTY

AVAILABLE

Land: ±1.4 Acres

SALE PRICE

\$895,000

RARE ZONING

- MX-M 
- Hard-to-find zoning that allows for many uses including drive-thru

HIGHLIGHTS

- Hard corner with excellent visibility
- 53,500 cars per day at intersection
- Co-area tenancy with national brands
- 1/2 mile from I-40
- On a major west side corridor
- Fundamental and rapidly-growing trade area
- Utilities to the property

For Sale

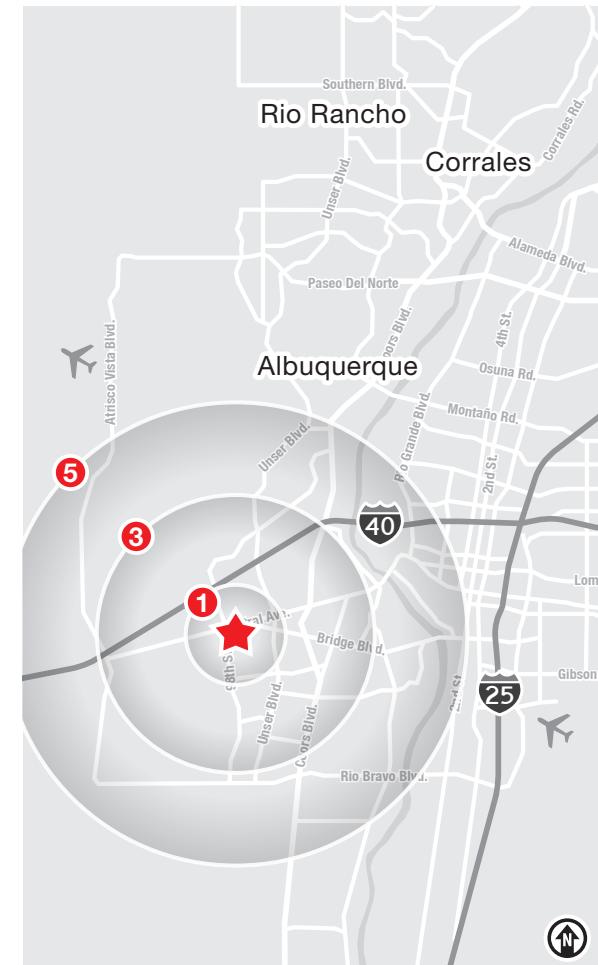
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,295	99,027	164,879
Average HH Income	\$79,654	\$80,753	\$80,784
Daytime Employment	1,528	13,044	34,491

2025 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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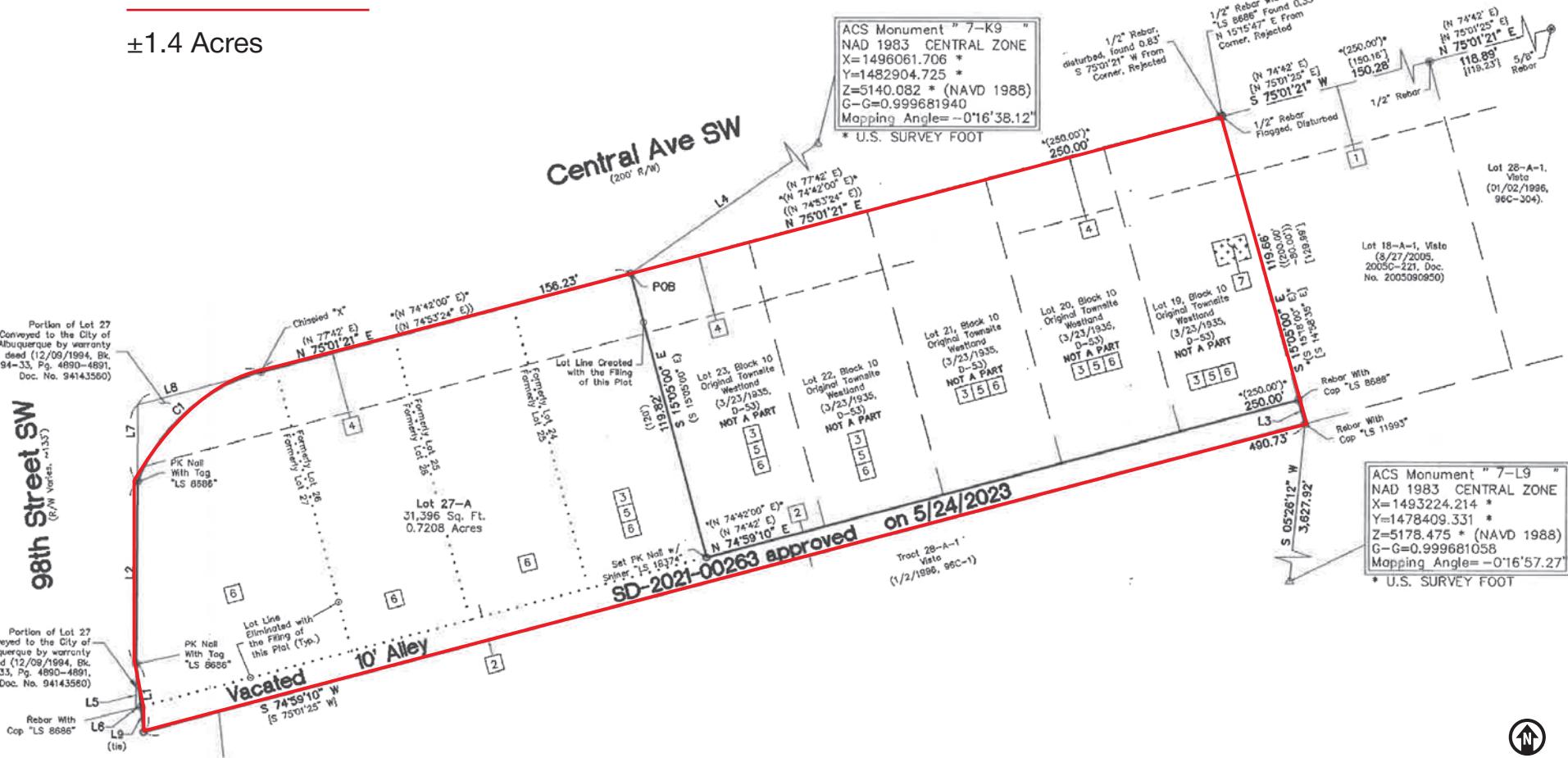
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SITE SURVEY

AVAILABLE

±1.4 Acres



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA

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 2025 Demographics)



932,477
Albuquerque
Metro
Population



1
The
Largest
City in the State

The Southwest Mesa is a High-Growth, Underserved Trade Area

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 **\$80,784**.

SW MESA DEMOGRAPHICS

	Total Population	117,932
	Average HH Income	\$72,662
	Daytime Employment	16,917

2025 Forecasted by Esri

