

Last Chance, Only One Pad Site Left!

JOIN **WHATABURGER** **SONIC** **DUTCH BROS** **STRIPES BURRITO CO.** **CALIBER COLLISION**

For Sale, Lease
or Build-to-Suit



SEC 98th St. & Bluewater Rd. NW
Albuquerque, NM 87121



AVAILABLE
Retail Pad Site: ±1.24 Acres



PRICE/RATE
See Advisors

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LOCATION

AVAILABLE

Lot 4: ±1.24 Acres

IDO ZONING

▪ **NR-BP** 

HIGHLIGHTS

- Join QSRs in a growing mixed-use trade area with documented high-volume retail sales
- Almost 40,000 cars per day
- More than 900 linear feet of frontage on 98th St.
- Approved for two direct curb cuts on 98th St.*
- Approved for drive-thru*
- Interstate exit activity and growing traffic patterns
- Bluewater Rd. and traffic signal improvements in place

*Subject to final plat submittal



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DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	11,950		95,639		165,931	
Households	3,902		32,659		61,464	
Families	2,828		23,315		39,965	
Average Household Size	3.06		2.93		2.69	
Owner Occupied Housing Units	2,995		25,645		45,696	
Renter Occupied Housing Units	907		7,014		15,768	
Median Age	31.0		34.1		36.2	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	388	9.9%	3,133	9.6%	6,551	10.7%
\$15,000 - \$24,999	432	11.1%	2,509	7.7%	5,600	9.1%
\$25,000 - \$34,999	448	11.5%	2,641	8.1%	5,247	8.5%
\$35,000 - \$49,999	432	11.1%	4,297	13.2%	7,943	12.9%
\$50,000 - \$74,999	664	17.0%	5,866	18.0%	10,438	17.0%
\$75,000 - \$99,999	446	11.4%	5,366	16.4%	9,451	15.4%
\$100,000 - \$149,999	675	17.3%	6,019	18.4%	10,308	16.8%
\$150,000 - \$199,999	211	5.4%	1,597	4.9%	3,284	5.3%
\$200,000+	205	5.3%	1,231	3.8%	2,643	4.3%
Median Household Income	\$57,309		\$63,726		\$60,595	
Average Household Income	\$79,788		\$79,602		\$79,436	
Per Capita Income	\$25,825		\$27,186		\$29,365	

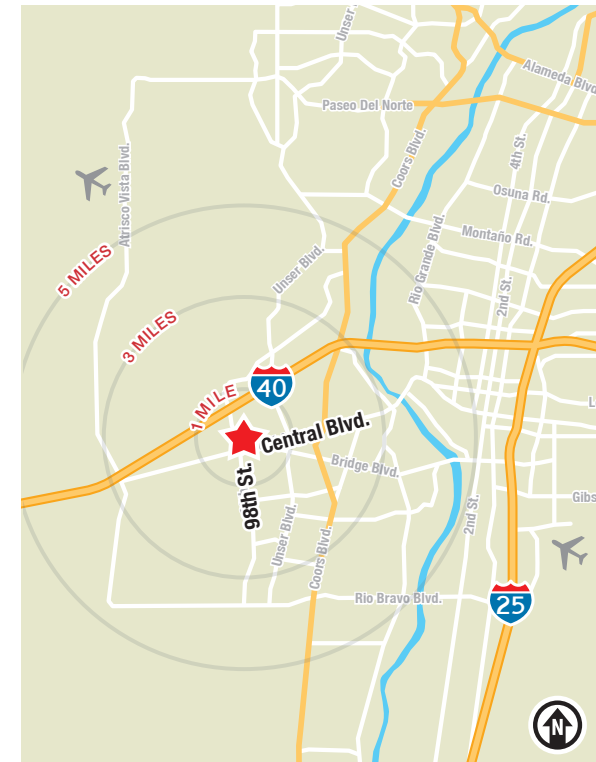
DEMO SNAP SHOT

	1 mile	3 mile	5 mile
Total Population	11,950	95,639	165,931
Average HH Income	\$79,788	\$79,602	\$79,436
Daytime Employment	1,701	12,290	37,463

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



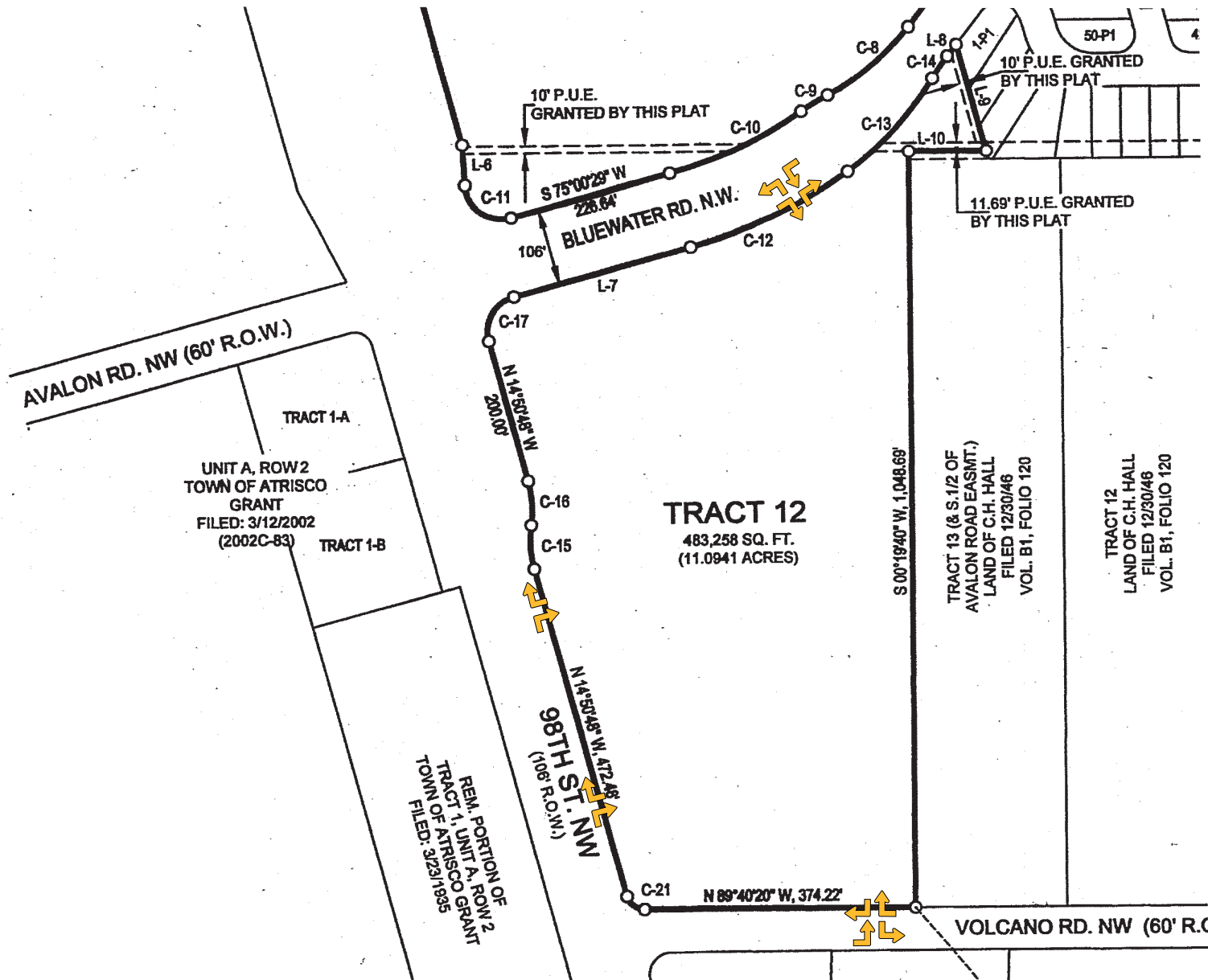
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SITE SURVEY

Tract 12: ±11.1 Acres



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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 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


926,835
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 WESTSIDE

-  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.