

## Industrial Zoned Land for Sale or Lease

98th and Central Ave. NW  
Albuquerque, NM 87121



**Sale Price: \$390,000**  
**(\$6.50/SF)**

**Lease Rate: Negotiable**

**Frontage: +/- 300**  
**Land: +/- 1.376 Acres**  
**60,000 SF total**  
**Zoning: SU-2-IP**

### Features:

- Easy access to I40 & 98th street
- Rapidly growing trade area
- Excellent access and frontage to Central Ave. and Volcano Rd.
- 6x 10,000 SF Lots (50' x 200')
- Perfect for development or investment
- Short term lease available
- Owner Financing Available

Trade Area

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Trade Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population (2015 Estimate)	14,386	93,602	167,392
Avg HH Income (2015)	\$55,528	\$55,494	\$55,609



Absolute Investment Realty has been selected to exclusively represent the owner in the sale of land on 98<sup>th</sup> and Central Ave. NW. The property is located at the gateway of the underserved South West Mesa population. Positioned on the major arterial to the signalized intersection of Central Ave. and 98<sup>th</sup> trade area, which includes a centrally located multi-tenant shopping center in one of the fastest growing areas in Albuquerque.

Current area tenants include, McDonald's, Auto Zone, Mesquite Market, Valero, a Microtel by Wyndham, and Rout 66 Self Storage.

Strong fast food and convenience store location with utilities to the site and a signalized intersection.

The area is part of the West Route 66 Sector Development Plan. SU-PDA Planned Development Area (City of Albuquerque)



# Albuquerque, New Mexico MSA

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## Albuquerque

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Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.

### Albuquerque MSA Demographics

Population (2015 Estimate)	907,679
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$65,193