

FOR SALE OR LEASE

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

Retail Pad Sites Available

LOCATED IN AN UNDERSERVED
RETAIL TRADE AREA



SALE PRICE

- \$8.00 - \$20.00/SF

LEASE RATE

- See Advisor

AVAILABLE

- Land: ±1.0 - ±10.76 Acres

IDO ZONING MX-L

PROPERTY HIGHLIGHTS

- Close to Atrisco Heritage High School (±2,600 students)
- Great visibility on 98th St. with full access points
- More than 32,900 cars per day at intersection
- Highly-traveled corridor to and from I-40
- All utilities servicing the property
- Customized pad sizes available

got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunnvista.com    



FOR MORE INFORMATION:

Jim Hakeem
jim@sunnvista.com
505 878 0006

Randall Parish
randall@sunnvista.com
505 338 4110

FOR SALE OR LEASE

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

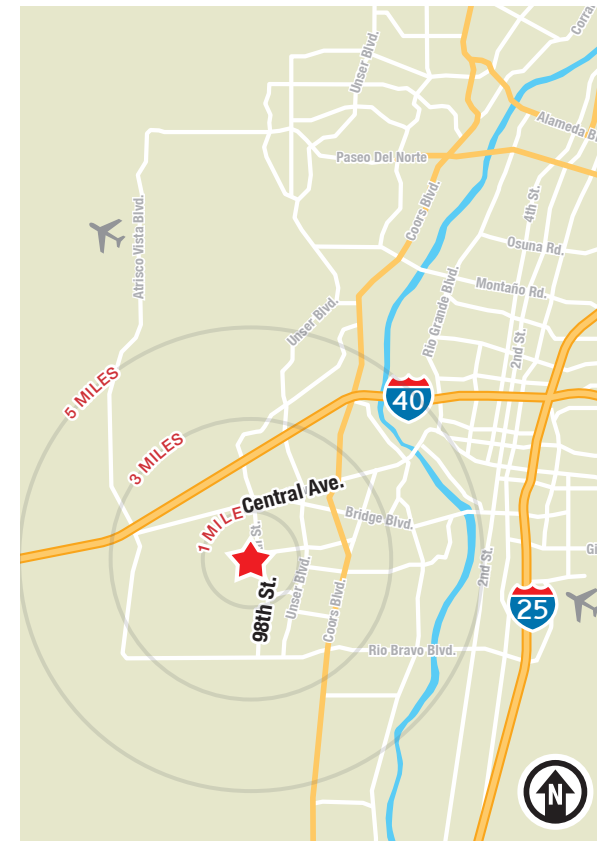
Retail Pad Sites Available

LOCATED IN AN UNDERSERVED RETAIL TRADE AREA



2020 Demographics	1 mile	3 mile	5 mile
Total Population	25,410	87,474	154,657
Average HH Income	\$58,590	\$58,361	\$61,456
Daytime Employment	1,125	9,828	24,322

2020 Forecasted by Esri



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Jim Hakeem
jim@sunvista.com
 505 878 0006

Randall Parish
randall@sunvista.com
 505 338 4110

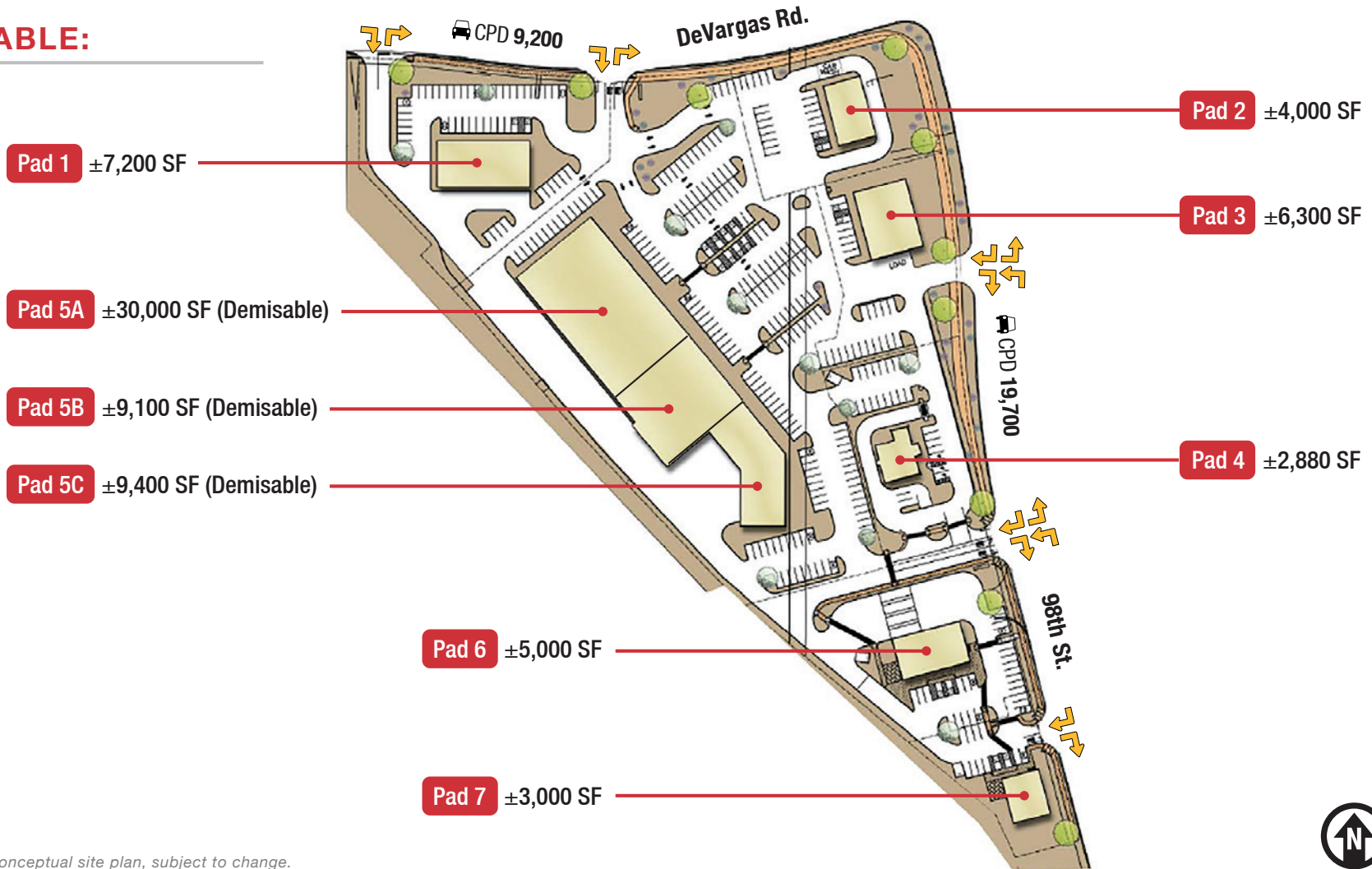
FOR SALE OR LEASE

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

Retail Pad Sites Available

LOCATED IN AN UNDERSERVED
RETAIL TRADE AREA

AVAILABLE:



Conceptual site plan, subject to change.

NAI SunVista 505 878 0001 suvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Jim Hakeem
jim@sunvista.com
505 878 0006

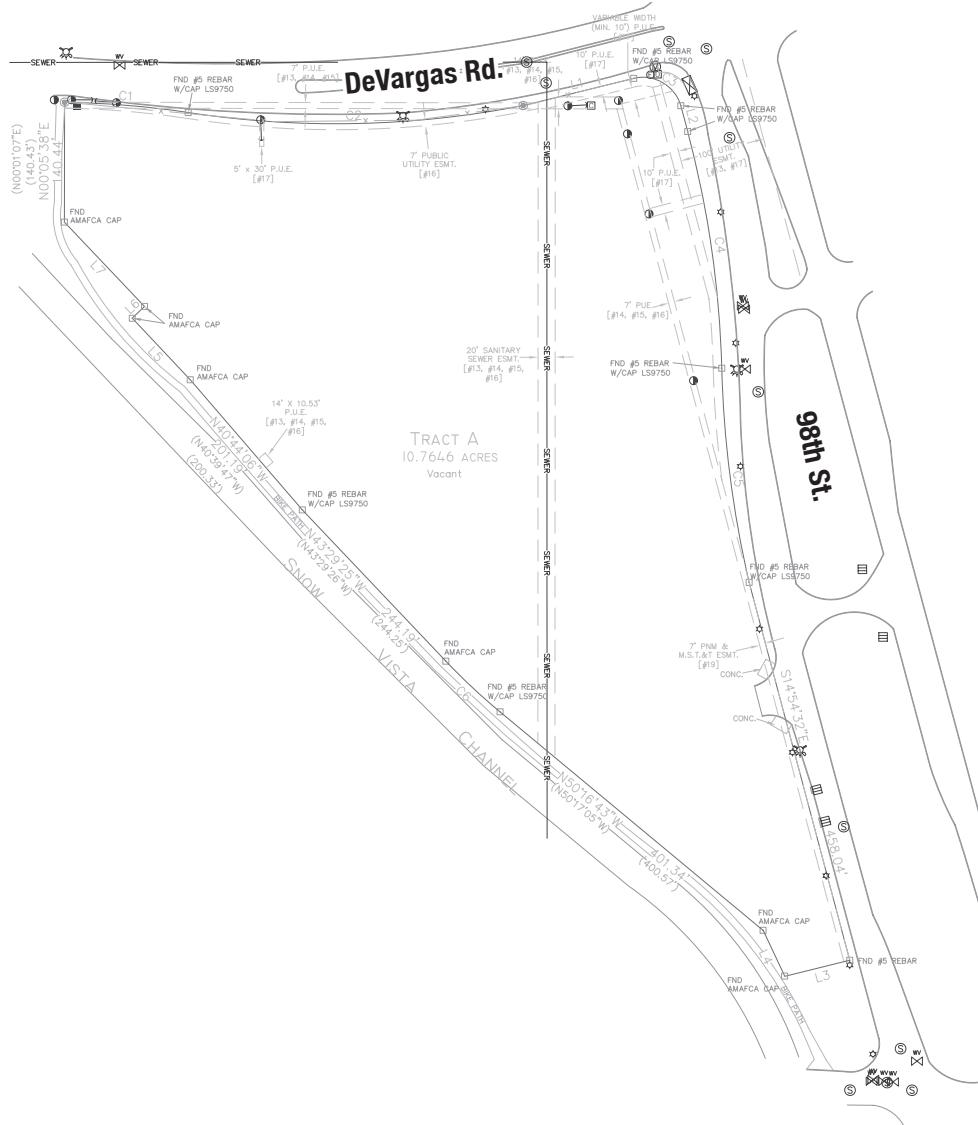
Randall Parish
randall@sunvista.com
505 338 4110

FOR SALE OR LEASE

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

Retail Pad Sites Available

LOCATED IN AN UNDERSERVED
RETAIL TRADE AREA



AVAILABLE:

±10.7646 Acres

NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Jim Hakeem
jim@sunvista.com
505 878 0006

Randall Parish
randall@sunvista.com
505 338 4110

Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

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.

City of Albuquerque by the Numbers (ESRI 2020 Demographics)



657,634
City Population



265,025
Households



\$74,179
Avg. Household Income



\$43,386
Md. Disposable Income



23,692
Total Businesses



321,452
Total Employees



939,316
Albuquerque Metro Population

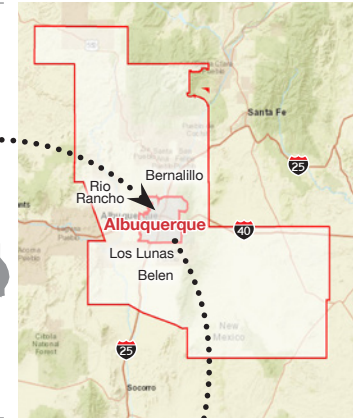


The Largest
City in the State

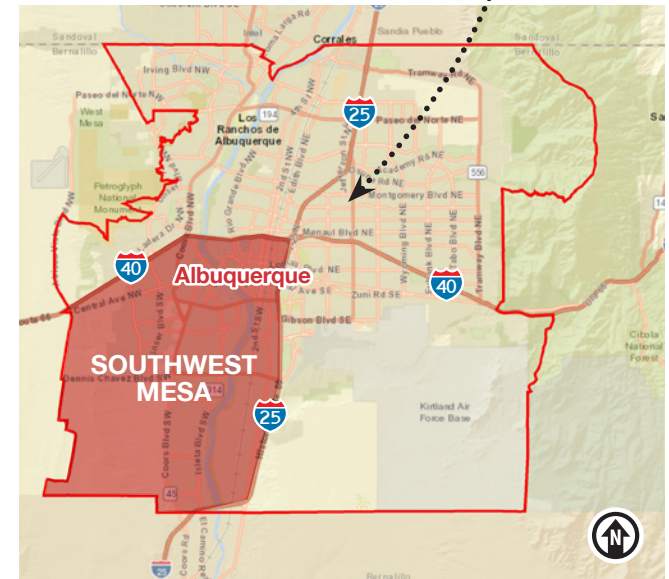
NEW MEXICO



ALBUQUERQUE METRO



ALBUQUERQUE CITY



SOUTHWEST MESA TRADE AREA ANALYSIS

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 **\$61,456**.

NAI SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Jim Hakeem
jim@sunvista.com
505 878 0006

Randall Parish
randall@sunvista.com
505 338 4110