

For Sale

Retail Corner in High-Growth Area

JOIN *Walgreens* WITH RETAIL AND OTHER MIXED-DEVELOPMENT USES

NWQ 98th St. & Gibson Blvd. SW | Albuquerque, NM 87121



SALE PRICE \$9.00/SF

AVAILABLE Land: ±22.144 Acres

IDO ZONING NR-C, Commercial

PROPERTY HIGHLIGHTS

- Ideal for pad site users
- Site can be re-platted
- Ground Lease or Build-to-Suit also available
- Great infill site surrounded by established residential density
- Drive-thru's and liquor sales are permissive

NAI SunVista

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FOR MORE INFORMATION:

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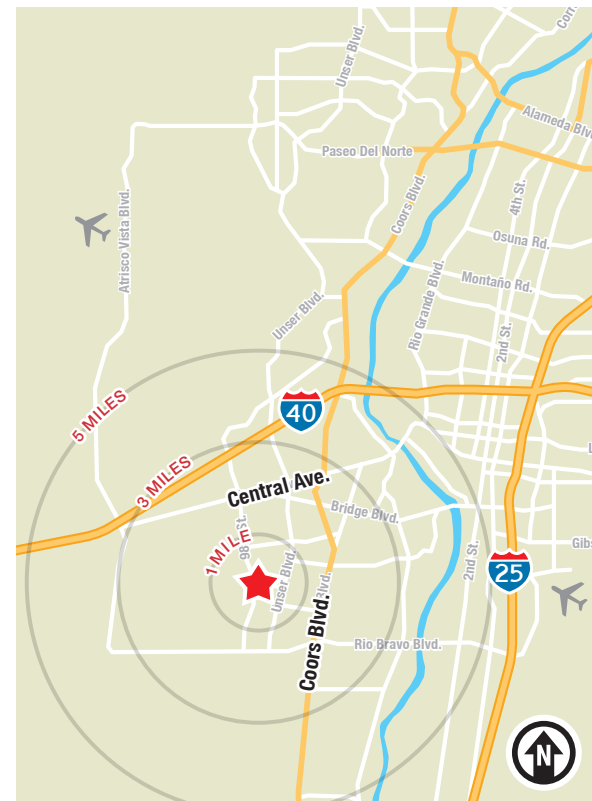
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LOCATION



2020 Demographics	1 mile	3 mile	5 mile
Total Population	23,582	82,126	149,418
Average HH Income	\$59,205	\$57,328	\$61,083
Daytime Employment	684	7,582	20,380

2020 Forecasted by Esri



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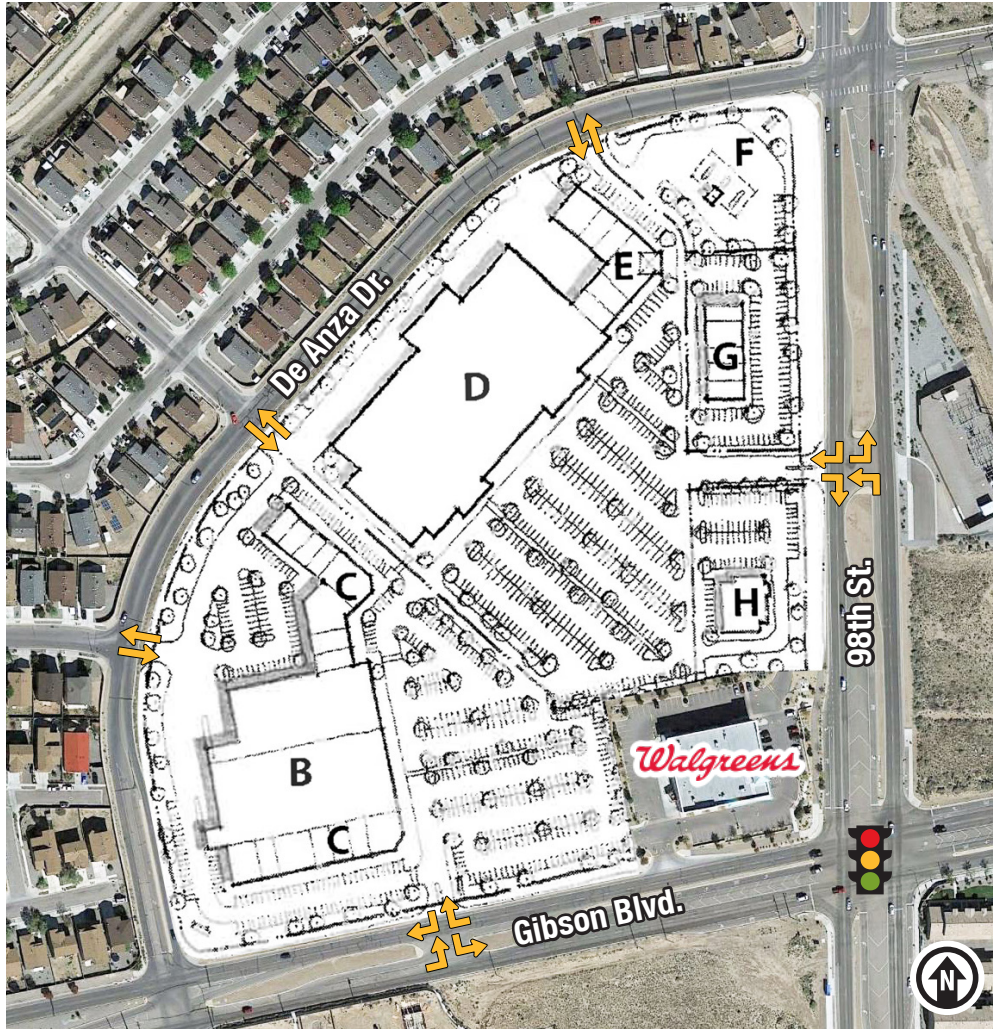
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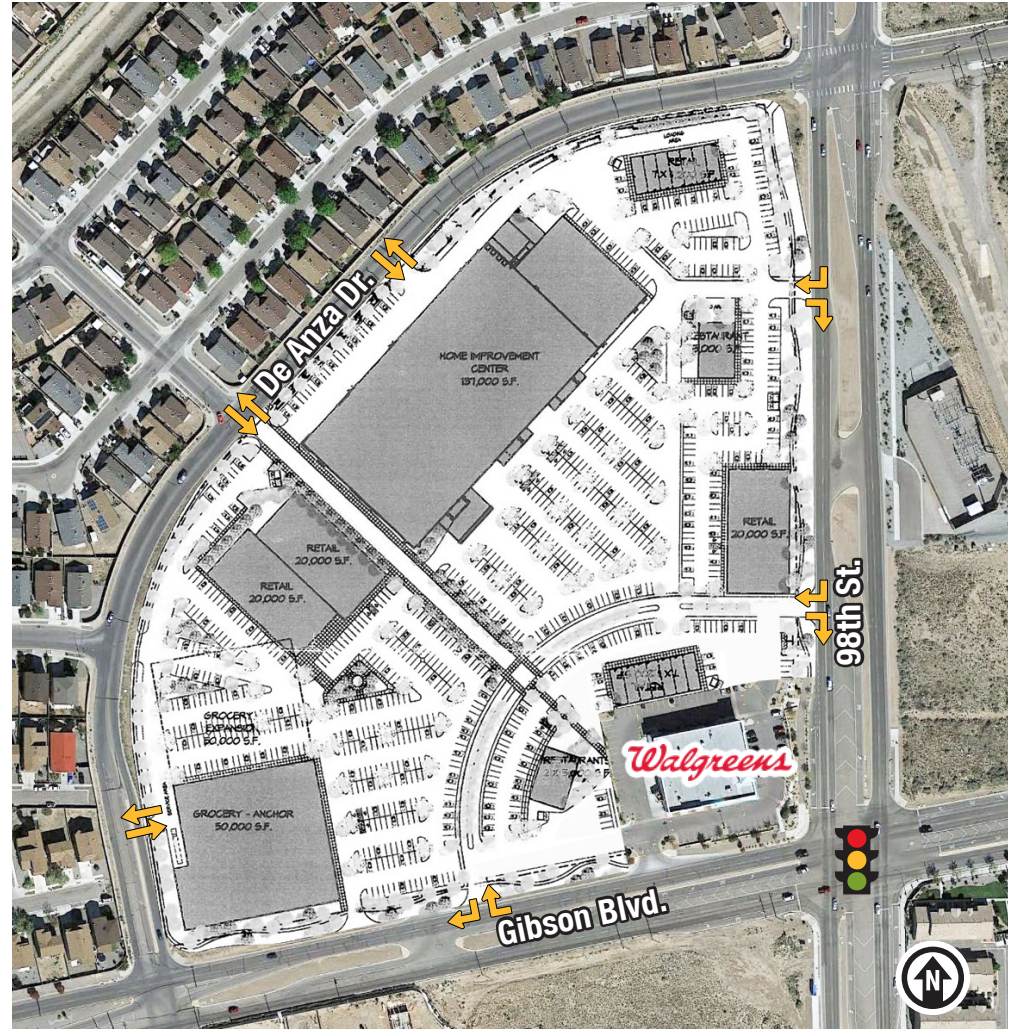
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SITE PLANS



CONCEPTUAL SITE PLAN 1



CONCEPTUAL SITE PLAN 2

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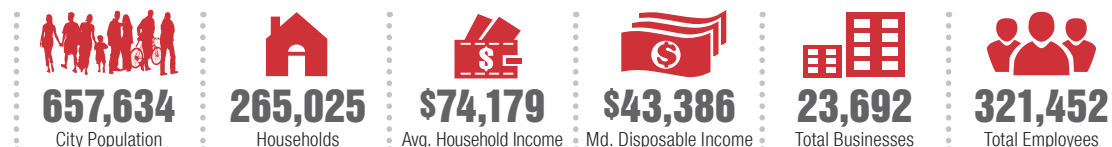
Albuquerque

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)

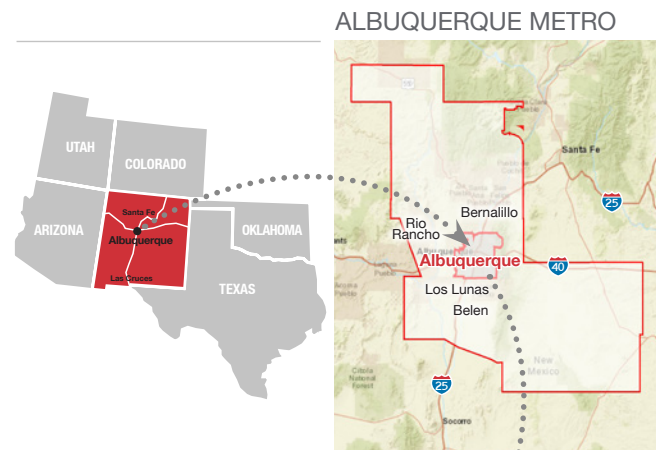


939,316

Albuquerque
Metro
Population

#1

**The
Largest**
City in
the State



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.



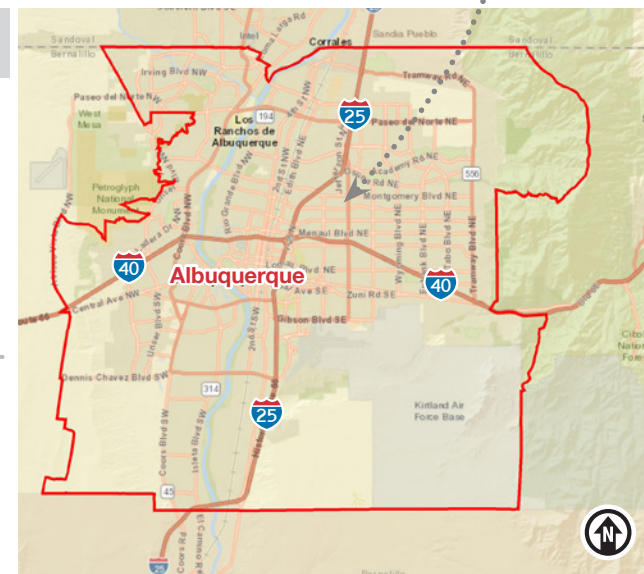
The Southwest Mesa has **9 SF of retail/capita** compared to the city average of 45 SF.



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 **\$61,083.**



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