

For Sale, Lease
or Build-to-Suit

Development with Retail Pad Sites

JOIN **WHATABURGER** **SONIC** **DUTCH BROS** AND MORE...

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

SWQ I-40 & 98th St. NW



PRICE/RATE See Advisors

AVAILABLE

- Retail Pad Sites: ± 0.66 - ± 1.44 Ac.
- Industrial/Multifamily Sites: ± 2.03 - ± 4.35 Acres

IDO ZONING NR-BP

PROPERTY 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



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones.



This property is located in an Opportunity Zone A new way to finance in under-served areas.

FOR MORE INFORMATION:

NA SunVista

got space

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Alex Pulliam
alex@sunvista.com
505 350 5729

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0001

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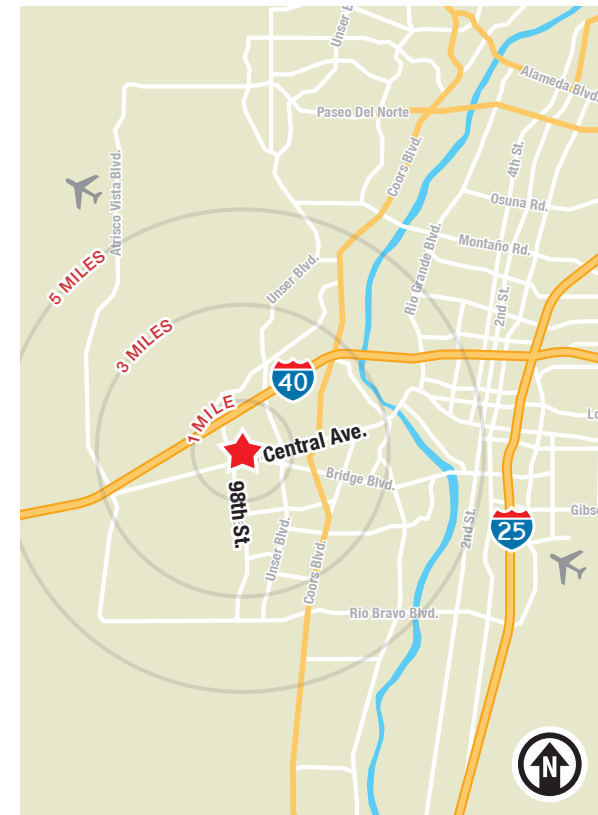
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,379	96,754	169,723
Average HH Income	\$58,544	\$65,457	\$66,027
Daytime Employment	1,686	11,003	33,613

2021 Forecasted by Esri



NAI SunVista 505 878 0001 sunvista.com

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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TRADE AREA



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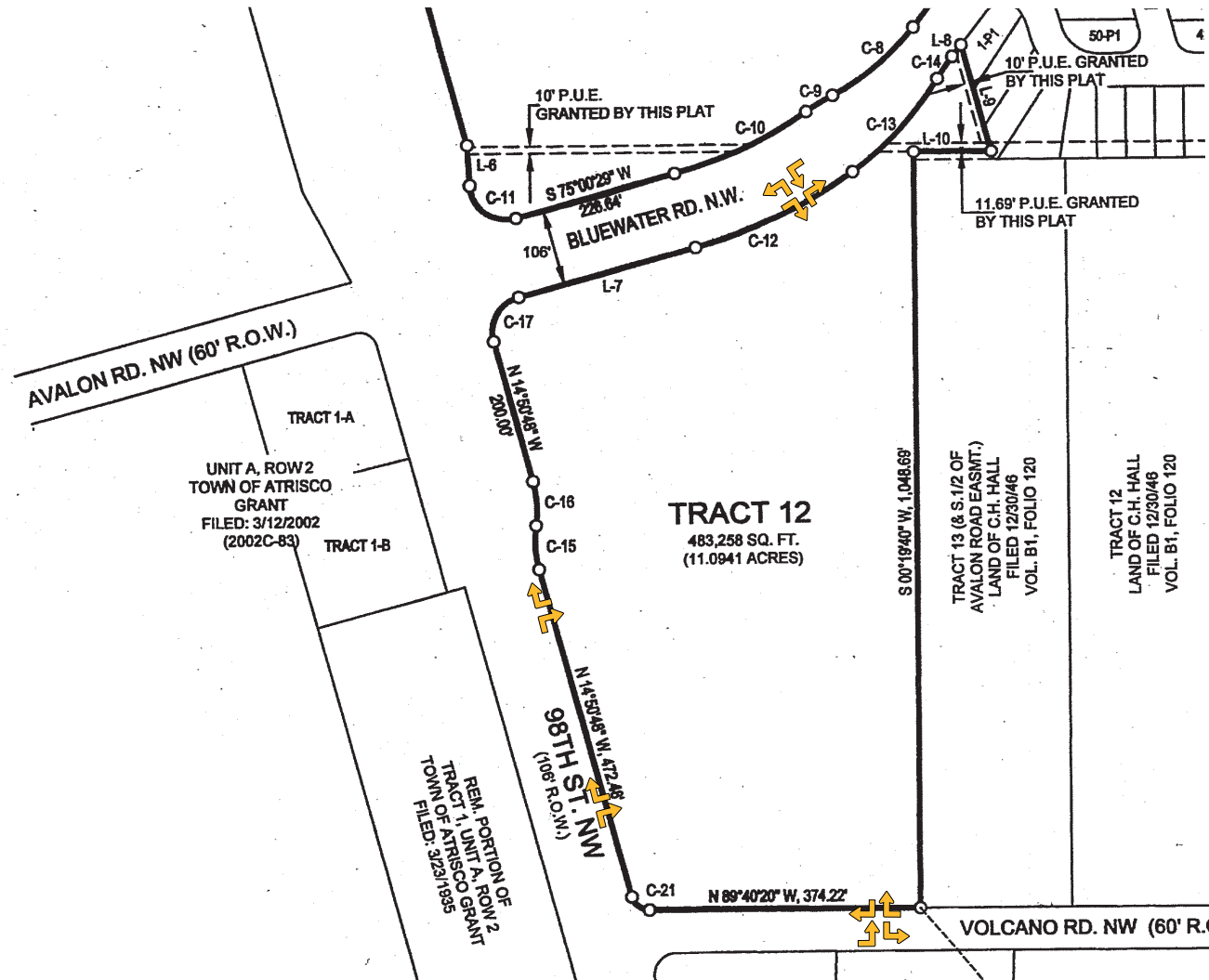
JOIN **WHATABURGER**   **Dutch Bros** AND MORE...

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SITE SURVEY

TRACT 12

±11.1 Acres



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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 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees



936,582

Albuquerque Metro Population

#1

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*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are nearly 2,000 licensed hospital beds in metro area



EDUCATION | SKILLED WORKFORCE

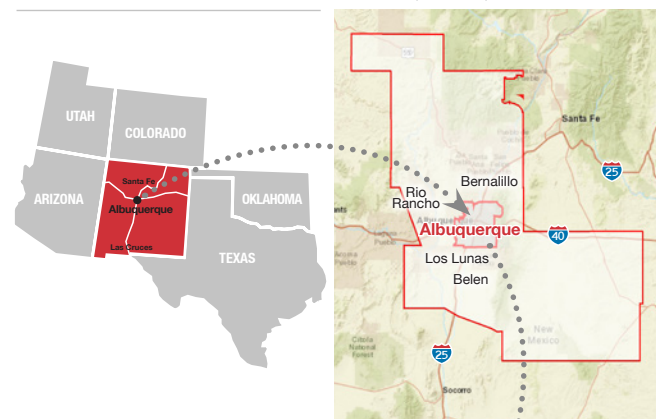
Ranks top in nation for cities with the most college graduates, nearly 70,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



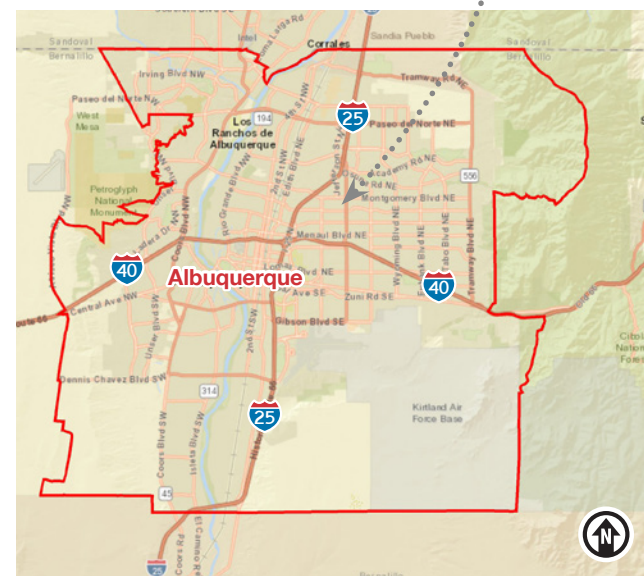
COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

ALBUQUERQUE METRO



ALBUQUERQUE CITY



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