

For Sale or Lease

Retail Pad Sites Available

LOCATED IN AN UNDERSERVED RETAIL TRADE AREA



AVAILABLE

Lot 1A: ±1.927 Acres
Lot 1E: ±1.134 Acres

SALE PRICE

\$19.00 - \$23.00/SF

LEASE RATE

See Advisors

ZONING [NR-C](#)

HIGHLIGHTS

- Located in a rapidly-growing, underserved trade area
- Close to Atrisco Heritage High School
- Great visibility on 98th St. with full access points
- More than 39,000 cars per day at intersection
- Highly-traveled corridor to and from I-40
- All utilities servicing the property

**±1.134 - 1.927 Acres
Available**

Jim Hakeem

jim@sunvista.com | 505 878 0006

Randall Parish

randall@sunvista.com | 505 338 4110

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

NAISunVista **Got Space**

Opening the Door to Commercial Real Estate Excellence

**For Sale
or Lease**

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



**#1 in
New Mexico**

**#5 in the
United States**

1.7 Million Visits Annually
#1/9 in NM | #5/670 in US

AVAILABLE

**Lot 1A
AREA ±1.927
83,952 SQ. FT.**

SOLD

SOLD

QSR Coming Soon

AVAILABLE

**Lot 1E
AREA ±1.134
85,752 SQ. FT.**

**ExtraSpace
Storage**

SOLD

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Jim Hakeem
jim@sunvista.com
505 878 0006

Randall Parish
randall@sunvista.com
505 338 4110

**For Sale
or Lease**

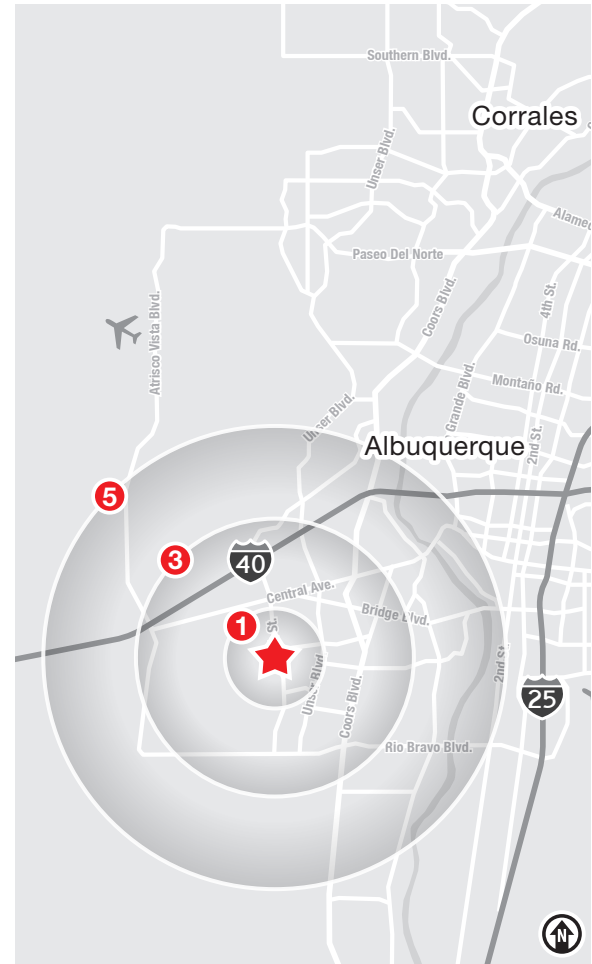
SWC 98th St. & Sage Rd. SW | Albuquerque, NM 87121



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	24,110	90,547	157,337
Average HH Income	\$74,889	\$75,090	\$78,689
Daytime Employment	1,095	11,858	29,530

2025 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Jim Hakeem
jim@sunvista.com
505 878 0006

Randall Parish
randall@sunvista.com
505 338 4110

Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA

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.


932,477
Albuquerque
Metro
Population

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)

 **566,057** City Population

 **241,738** Households

 **\$95,396** Avg. Household Income

 **\$56,388** Md. Disposable Income

 **21,751** Total Businesses

 **277,887** Total Employees

 **The Largest**
City in the State

The Southwest Mesa is a High-Growth, Underserved Trade Area

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 **\$78,689**.

SW MESA DEMOGRAPHICS

 Total Population	117,932
 Average HH Income	\$72,662
 Daytime Employment	16,917

2025 Forecasted by Esri

