

**For
Sale**



Retail Corner For Redevelopment

PRIME HARD CORNER WITH EXCELLENT VISIBILITY

**Little
Caesars**
Tenampa
Restaurant
Wings Gone
Wild

**BURGER
KING**

**Auto
Zone**

98th St. NW

CPD 38,800

CPD 10,100

CPD 29,750

CPD 14,700

Central Ave. SW

±1.4 Acres

**±1.4 Acres Available
\$945,000 (\$15.49/SF)**

SEC 98th St. & Central Ave. SW | Albuquerque, NM 87121

NALSunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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For Sale

SEC 98th St. & Central Ave. SW | Albuquerque, NM 87121



PROPERTY

AVAILABLE

Land: ±1.4 Acres

SALE PRICE

\$945,000 (\$15.49/SF)

RARE ZONING

- [MX-M](#) 
- Hard-to-find zoning that allows for many uses including drive-thru

HIGHLIGHTS

- Hard corner with excellent visibility
- 53,500 cars per day at intersection
- Co-area tenancy with national brands
- 1/2 mile from I-40
- On a major west side corridor
- Fundamental and rapidly-growing trade area
- Utilities to the property

For Sale

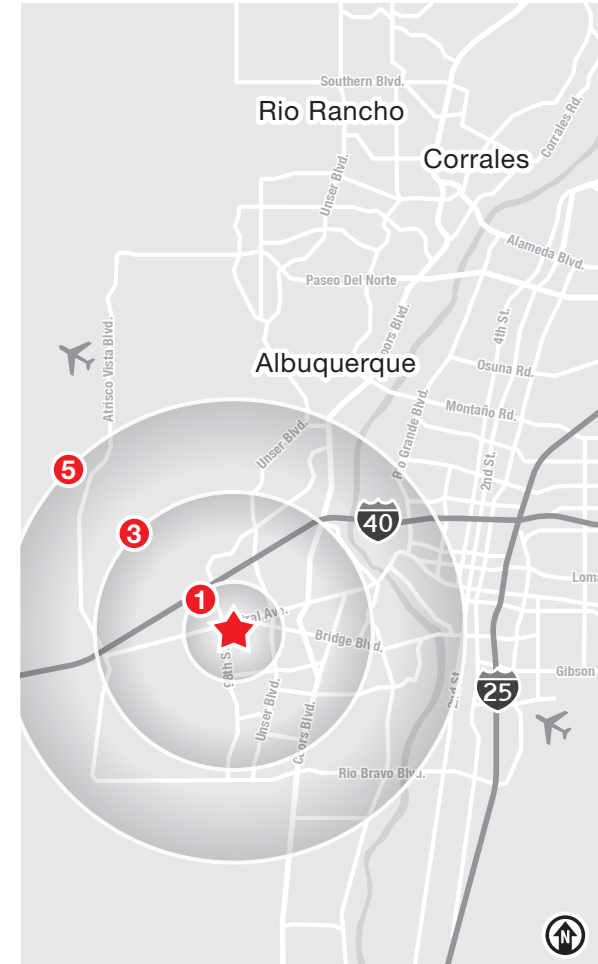
SEC 98th St. & Central Ave. SW | Albuquerque, NM 87121



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,295	99,027	164,879
Average HH Income	\$79,654	\$80,753	\$80,784
Daytime Employment	1,528	13,044	34,491

2025 Forecasted by Esri



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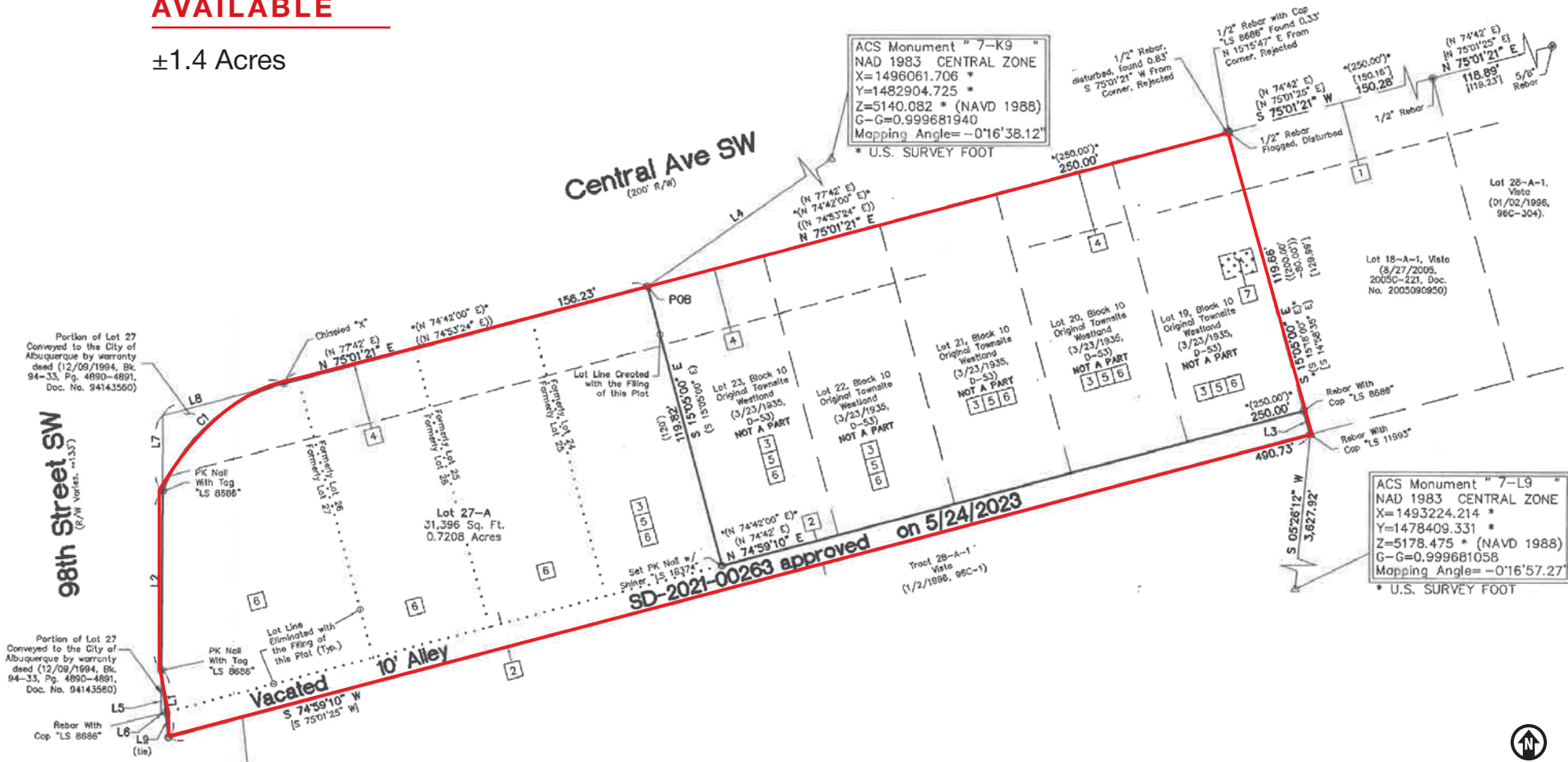
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SITE SURVEY

AVAILABLE

±1.4 Acres



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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 **\$80,784**.

SW MESA DEMOGRAPHICS

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

2025 Forecasted by Esri

