

**For Sale**



# Retail Power Center Site

IN AN UNDERSERVED, HIGH-GROWTH TRADE AREA

**JOIN WALGREENS, ALLSUP'S AND FUTURE QSR**

Westgate  
Community Park

**SITE | ±22.144 Ac.**

**Top 2% Drug  
Stores in US  
#6/36 Walgreens  
in Metro  
580.6K Visits  
Annually**

**UNDER CONTRACT**  
QSR Coming  
Soon

**#1/12 Allsup's  
in Metro  
Top 19% Conv.  
Stores in US  
364.7K Visits  
Annually**

**NM HOSPITAL**  
Under Construction

**ALLSUP'S**

**±22.144 Ac. Available**

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

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**NASunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Land: ±22.144 Acres

### SALE PRICE

\$9.00/SF

ZONING **NR-C** 

### HIGHLIGHTS

- Proven junior box and pad site retail success in the trade area
- Very underserved retail opportunity in growing trade area
- Dense 5-mile radius population:
  - Number of households is 3 to 13% higher than the national average
  - Persons per household is 10 to 20% higher than the national average
- Serves the largest high school in the metro area
- Traffic counts do not reflect new signalized intersection
- Many off-sites already in place
- Drive-thru's and liquor sales are permissive



Conceptual site plan, subject to change.

**For Sale**

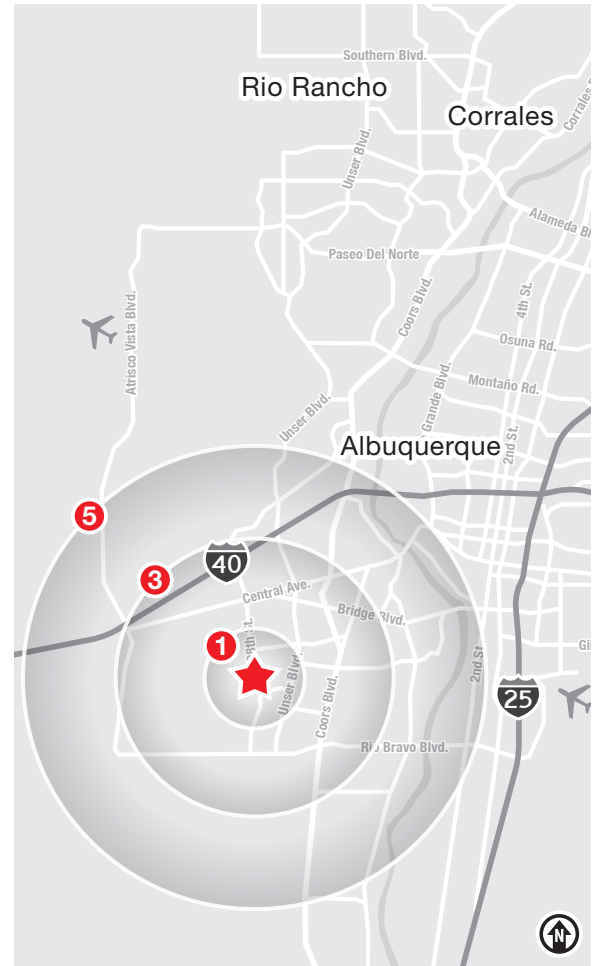
NWQ 98th St. & Gibson Blvd. SW | Albuquerque, NM 87121



**LOCATION**

Demographics	1 Mile	3 Mile	5 Mile
Total Population	24,051	81,848	146,600
Average HH Income	\$71,402	\$74,849	\$78,780
Daytime Employment	770	8,297	23,412

2025 Forecasted by Esri



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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



**The  
Largest**  
City in the State

#### 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

#### SW MESA DEMOGRAPHICS



Total  
Population

117,932



Average  
HH Income

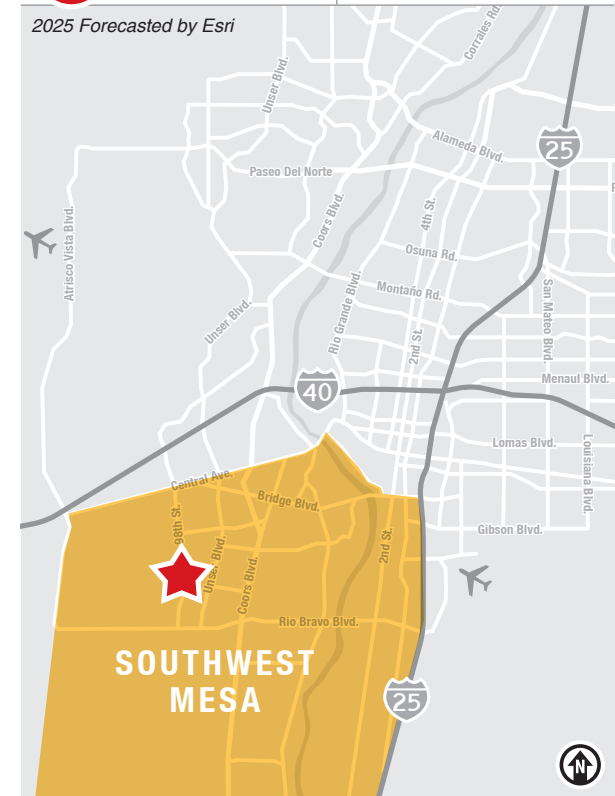
\$72,662



Daytime  
Employment

16,917

2025 Forecasted by Esri



### 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 **\$78,780.**