For Sale

Retail Power Center Site

IN AN UNDERSERVED, HIGH-GROWTH TRADE AREA



±22.144 Ac. Available

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

Keith Meyer CCIM
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NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

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



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.

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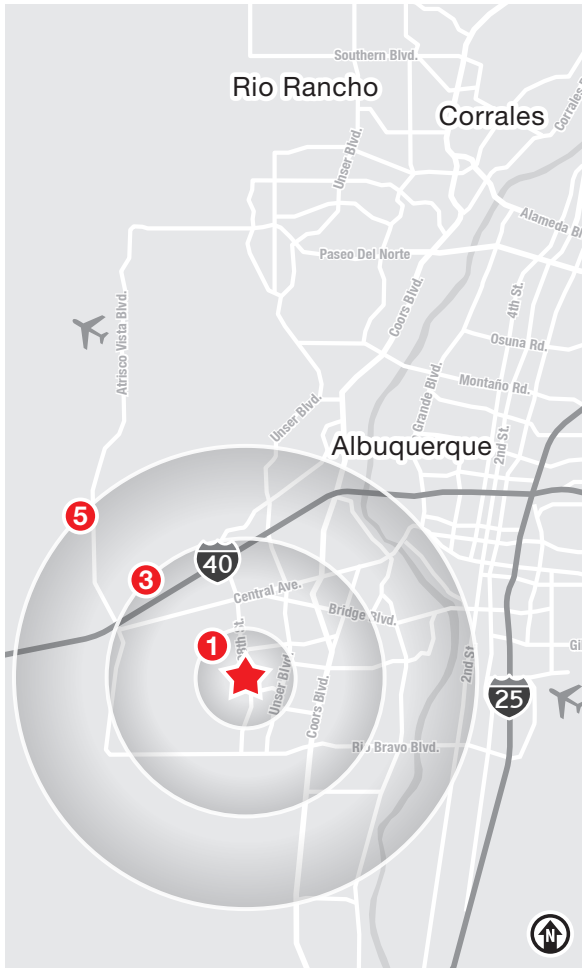
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	23,031	81,736	146,966
Average HH Income	$76,771	$77,047	$82,207
Daytime Employment	736	8,353	23,027

2026 Forecasted by Esri



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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.

939,327
Albuquerque Metro Population

ALBUQUERQUE BY THE NUMBERS *(ESRI 2026 Demographics)*

568,556
City Population

242,757
Households

$101,287
Avg. Household Income

$59,375
Md. Disposable Income

21,689
Total Businesses

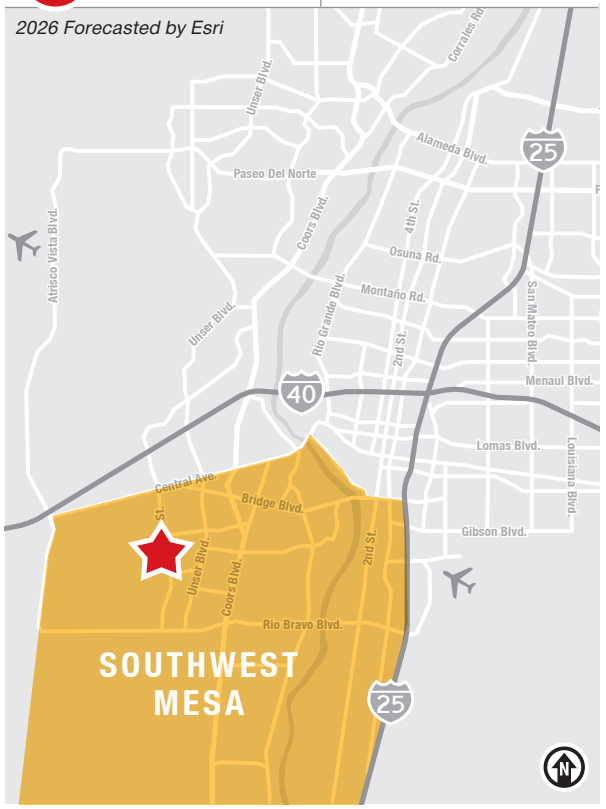
277,623
Total Employees

1
The Largest
City in the State

SW MESA DEMOGRAPHICS

Total Population	117,688
Average HH Income	$75,651
Daytime Employment	16,463

2026 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 **$82,207.**

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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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