

Hard Corner Pad Site | GL or BTS

9900 Avalon Road NW | Albuquerque, New Mexico 87121



Avalon Road NW

39,900 VPD

98th Street NW



- +/- .7845 AC hard corner pad site in a growing mixed-use trade area with documented high-volume retail sales
- Full-access at lighted intersection
- Primary corner within 0.5 miles from Interstate 40, Albuquerque's main East/West thoroughfare
- Located on the going-home side of 98th Street and Avalon Road
- Tenants in the immediate trade area include Jack in the Box, Paradise Liquors, Wingstop, McDonald's, Starbucks, Church's Chicken, Dollar Tree, Burger King, Maverick, Sonic, Dutch Bros, Whataburger and many more
- Zoned MX-M
- Exceptional frontage along 98th Street with visibility to over 39,000 VPD
- Subject property is well-positioned within a growing, dense residential area



AERIAL



AERIAL



DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 9900 Avalon Rd NW, Albuquerque, NM 87121

CITY, STATE
Albuquerque, NM

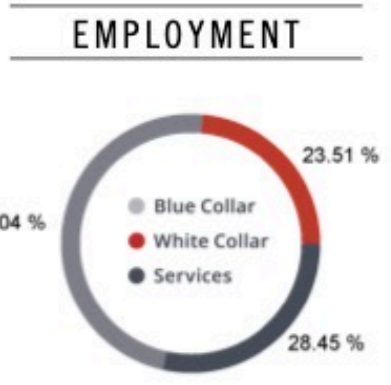
POPULATION
153,747

AVG. HH SIZE
2.65

MEDIAN HH INCOME
\$45,498

HOME OWNERSHIP

Renters:	15,452
Owners:	38,199



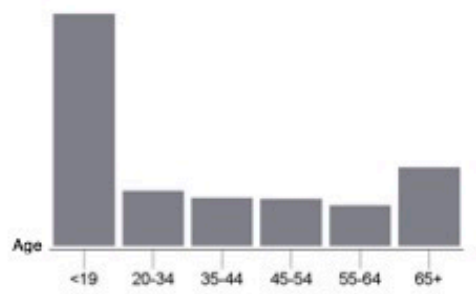
44.67 % **Employed**
2.32 % **Unemployed**

EDUCATION

High School Grad:	32.46 %
Some College:	22.05 %
Associates:	4.79 %
Bachelors:	18.13 %

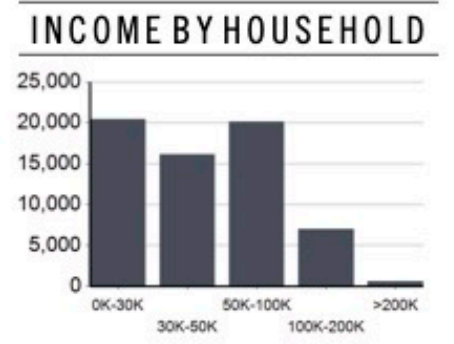
GENDER & AGE

49.78 % 50.22 %



RACE & ETHNICITY

White:	33.97 %
Asian:	0.36 %
Native American:	1.71 %
Pacific Islanders:	0.02 %
African-American:	1.19 %
Hispanic:	44.07 %
Two or More Races:	18.67 %



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