

For Lease

Sage Marketplace Retail/Office

AT A BUSY INTERSECTION IN A GROWING TRADE AREA



JOIN NATIONAL
RETAILERS:



9550 Sage Rd. SW | Suite A104 | Albuquerque, NM 87121

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±1,869 SF Available

Danaë Fernández

danae@sunvista.com | 505 604 8766

Randall Parish

randall@sunvista.com | 505 338 4110

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PROPERTY

AVAILABLE

Suite A104: ±1,869 SF

LEASE RATE

See Advisor

HIGHLIGHTS

- Neighborhood Walmart -anchored center
- Other co-tenants include:
 - Anytime Fitness
 - Domino's
 - Family Dollar
 - H&R Block
- Open, flexible layout ideal for retail or office use with one restroom and a small office
- Multiple access points from Sage Rd. and 98th St.
- Excellent visibility with traffic counts of ±32,000 at intersection
- Building and pylon signage available
- Conveniently located two miles south of I-40

ZONING MX-L 

LOCATION

SEQ 98th St. & Sage Rd. SW



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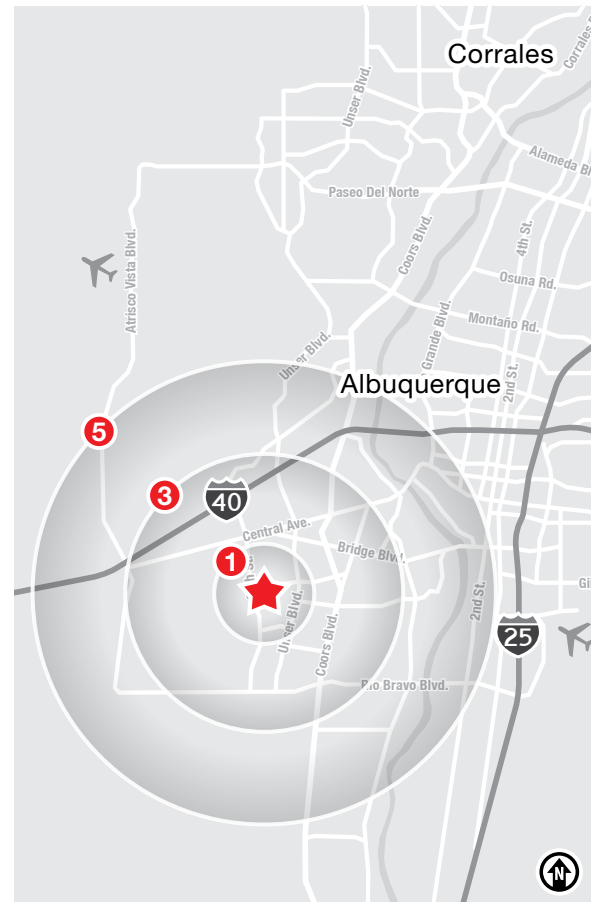


LOCATION

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

HUB Zone [MORE INFO](#)



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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 **\$78,689**.

SW MESA DEMOGRAPHICS

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

2025 Forecasted by Esri

