

# 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

±1,869 SF Available

**NAI SunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

**Alexis Lovato**

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

## PROPERTY

### AVAILABLE

Suite A104: ±1,869 SF

### LEASE RATE

Competitive Rate –  
Motivated Landlord

### 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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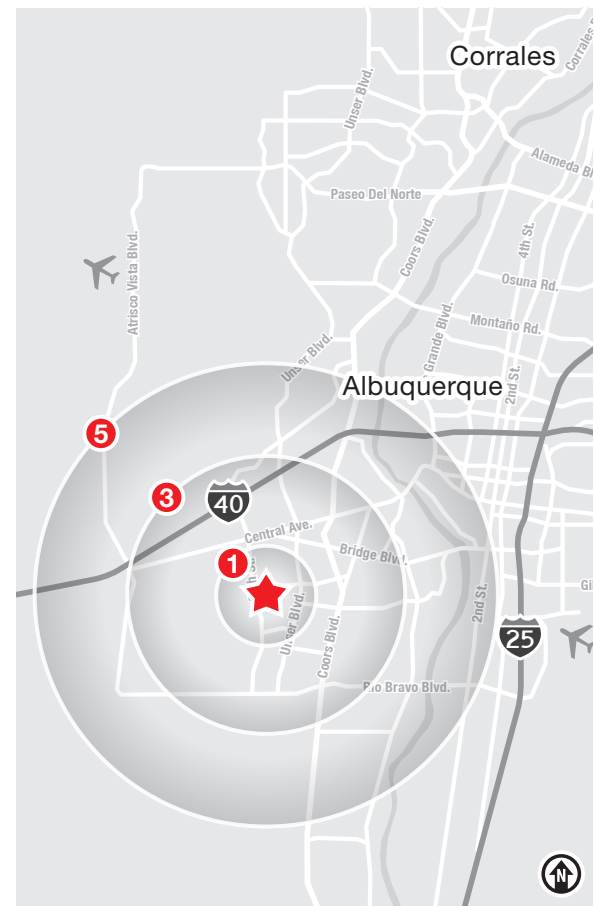


## LOCATION

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](#)



# 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

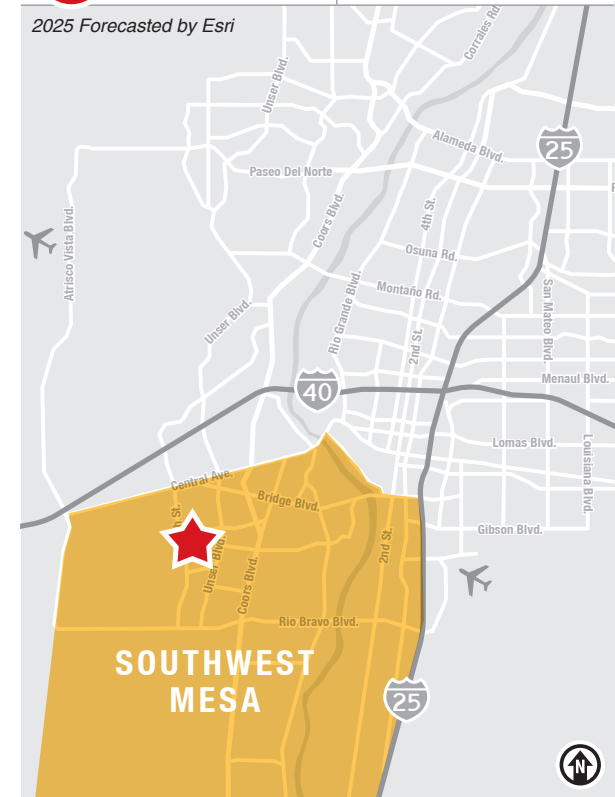
\$72,662



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 **\$78,689**.