

RETAIL FOR LEASE

600 Central Avenue SE | ALBUQUERQUE, NM 87102

E. DOWNTOWN RETAIL FOR LEASE

On Central, Two Blocks West of I-25



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Metro Commercial
REALTY. INC.

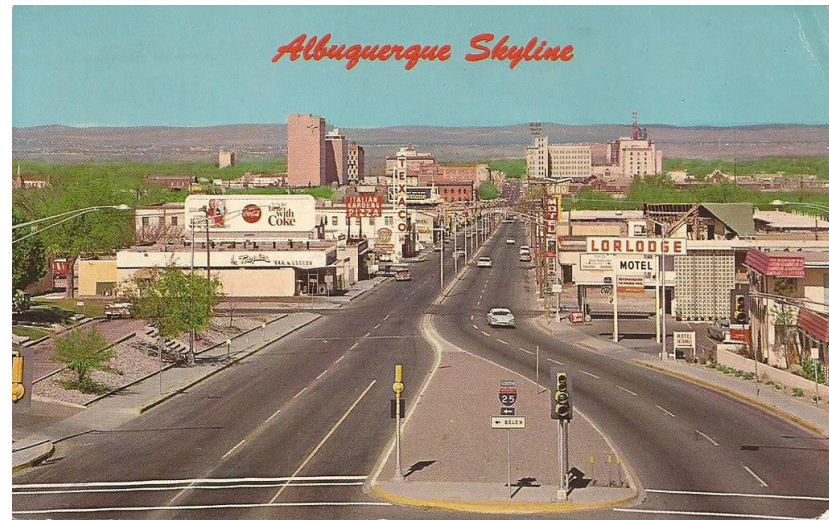
East Downtown Neighborhood

Edo (East Downtown) is a unique neighborhood and business corridor that's working to support change and growth for Albuquerque. Centered between Downtown Albuquerque and UNM/Nob Hill, 600 Central is within blocks of the City Center and Convention Center and is central to new residential developments, hospital facilities and new hospitality developments, within an 8-block area, with many planned, future developments. Virtually the center of our City, this neighborhood supports tourism, convention trade, business growth and specialized retail services.

Location Highlights:

- There is a growing number of diversified hospitality facilities for visitors to the neighborhood which include the 172-room Hilton, the 130-room Marriot, and the Hotel Parq Central (HPC) among others, all within blocks of 600 Central.
- Central Avenue supports safe pedestrian walkways and parking areas.
- Quick and easy access to the Albuquerque International Sunport, as well as convenient access to train and bus transportation.
- Central Avenue is a transit corridor with a Rapid Transit Bus station adjacent to the property.
- 600 Central is within close proximity and has convenient access to UNM, CNM, Presbyterian Hospital, Lovelace Medical Center, Court Houses, and a number of restaurants, bars, and other nearby amenities.

The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ABOUT THE PROPERTY

600 Central Ave. SE | ALBUQUERQUE, NM 87102

Property Highlights:

- Home to a variety of restaurant, retail, exercise and office tenants, 600 Central SE is the centerpiece of the EDo corridor between I-25 and Broadway Blvd.
- The building location is best known, for over the past 20 years as the home of The Grove Café and Market, a restaurant that operates solely for breakfast and lunch with exquisite flavors, and reviews.
- Other retail tenants include Duke City Games and ATI Physical Therapy.
- Since covid, the building has continued to recreate itself in both design, function and security.
- Restoration, storefront reglazing, window shutters and a multitude of other improvements keeps this property in prime condition for all its tenants and their customers.
- The building is approximately 25,000 sf in total size and has approximately 40 full-size, on-site parking spaces for the retail areas of the building.
- New signage pylons at Walter and High Street (2022) provide signage and identification for the property and its prime retail users.
- Additional lighted blade signage over each Central Avenue business provides each business the maximum exposure from pedestrian and vehicular traffic along Historic Route 66.



AVAILABLE SPACES

600 Central Ave. SE | ALBUQUERQUE, NM 87102

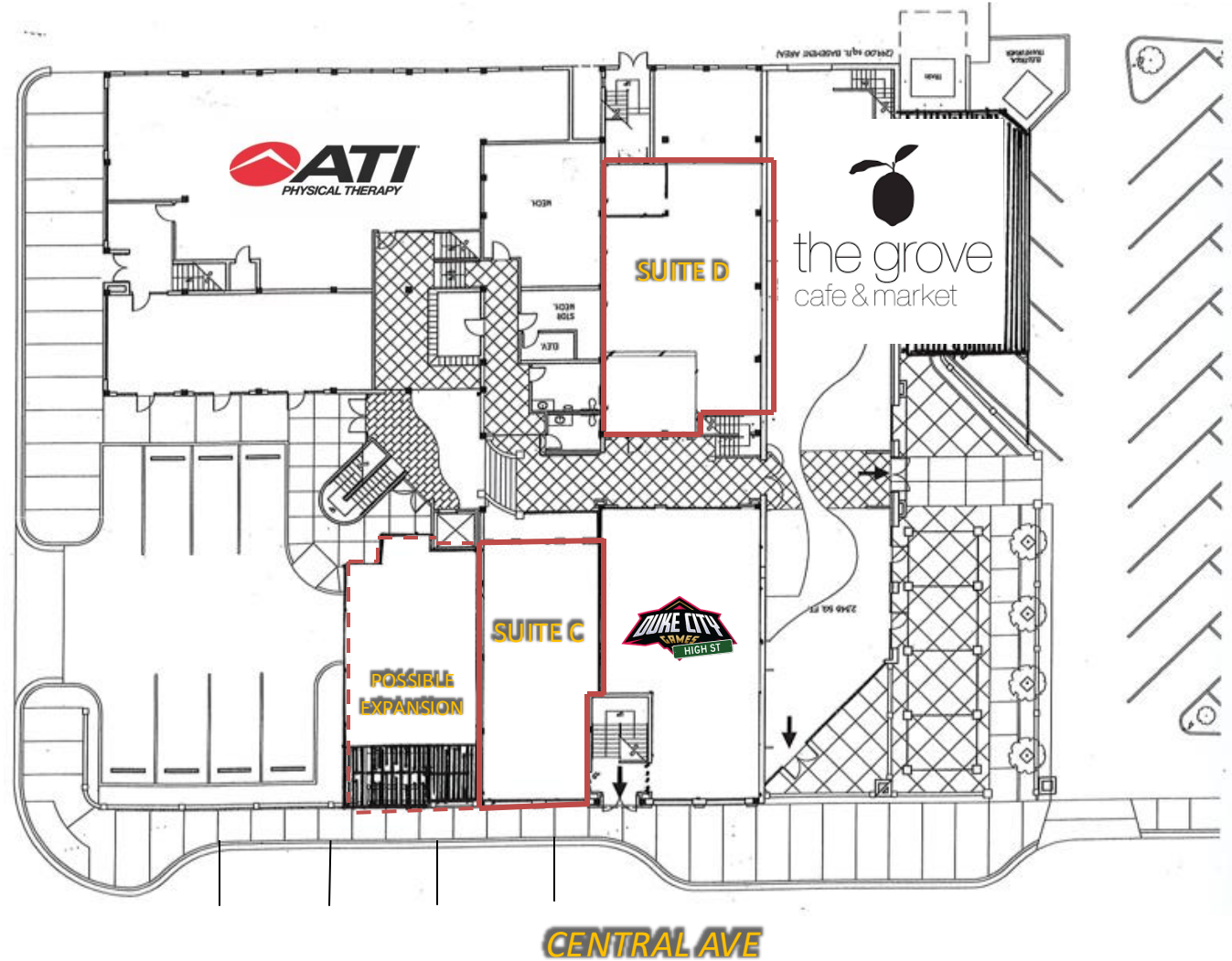
SUITE D

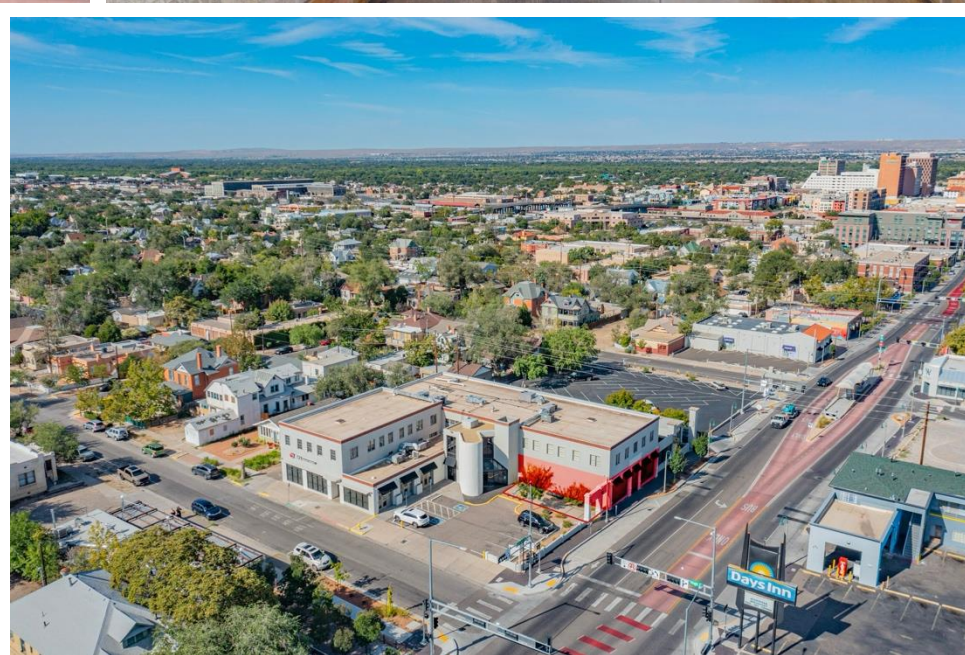
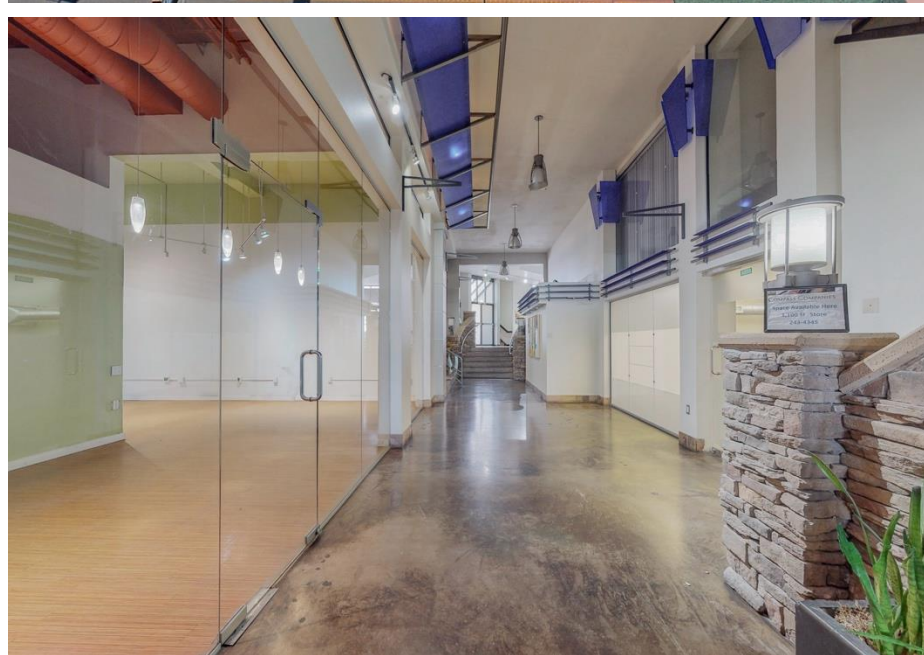
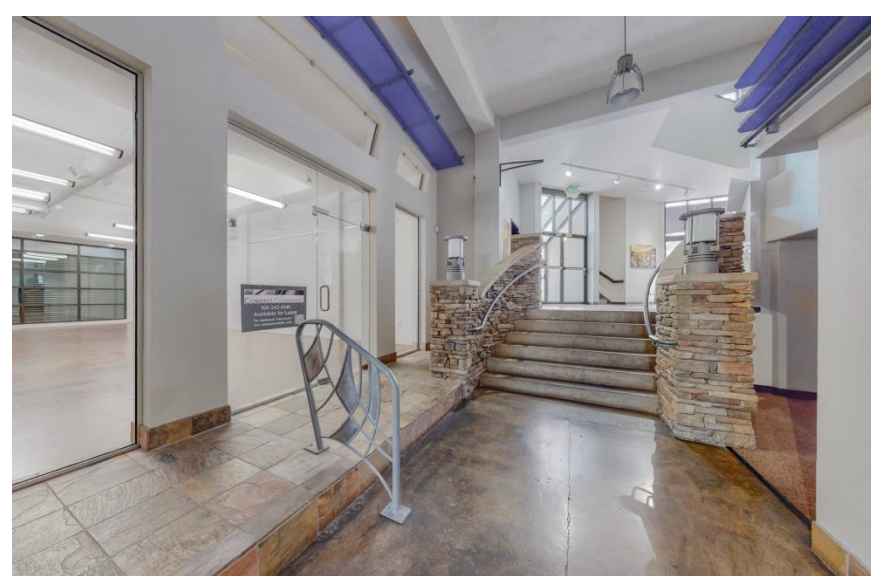
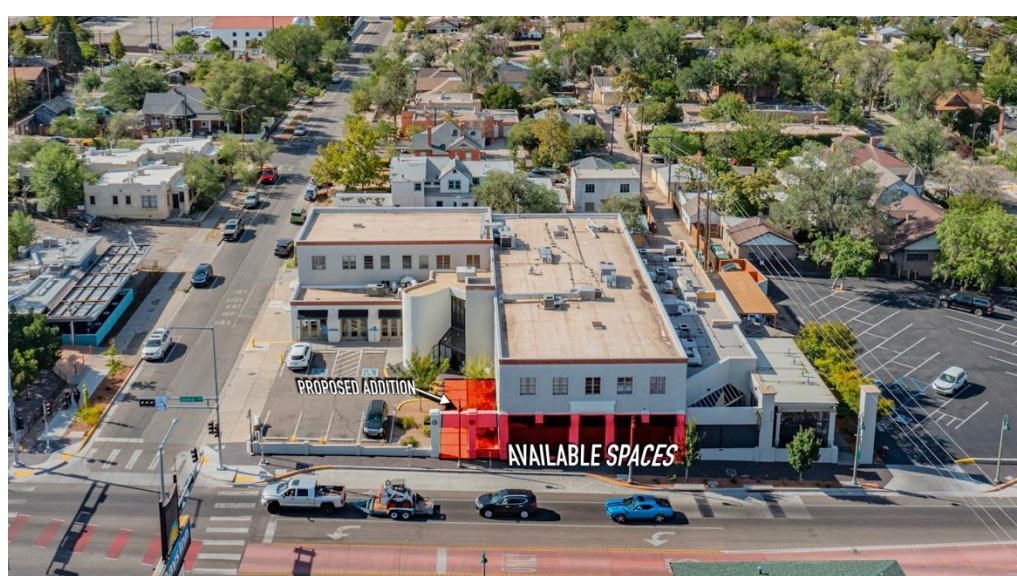
- SIZE: 1,260 ± sf (former nail salon)
- RATE: See Broker



SUITE C

- SIZE: 1,150 ± sf
- RATE: See Broker
- Potential to expand building or patio space to the East.





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ZONING: MX-L (Low Intensity Zone District)



DEMOGRAPHICS (3-Mile)

