



Colliers

For Sublease

5201 Central Ave NE
Albuquerque, NM 87108

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Property Profile

Details

Lease Rate	\$10.00 PSF
Lease Type	NNN
Available Space	± 14,204 SF
Lot Size	1.78 Acres
Submarket	University
Zoning	MX-M

Features

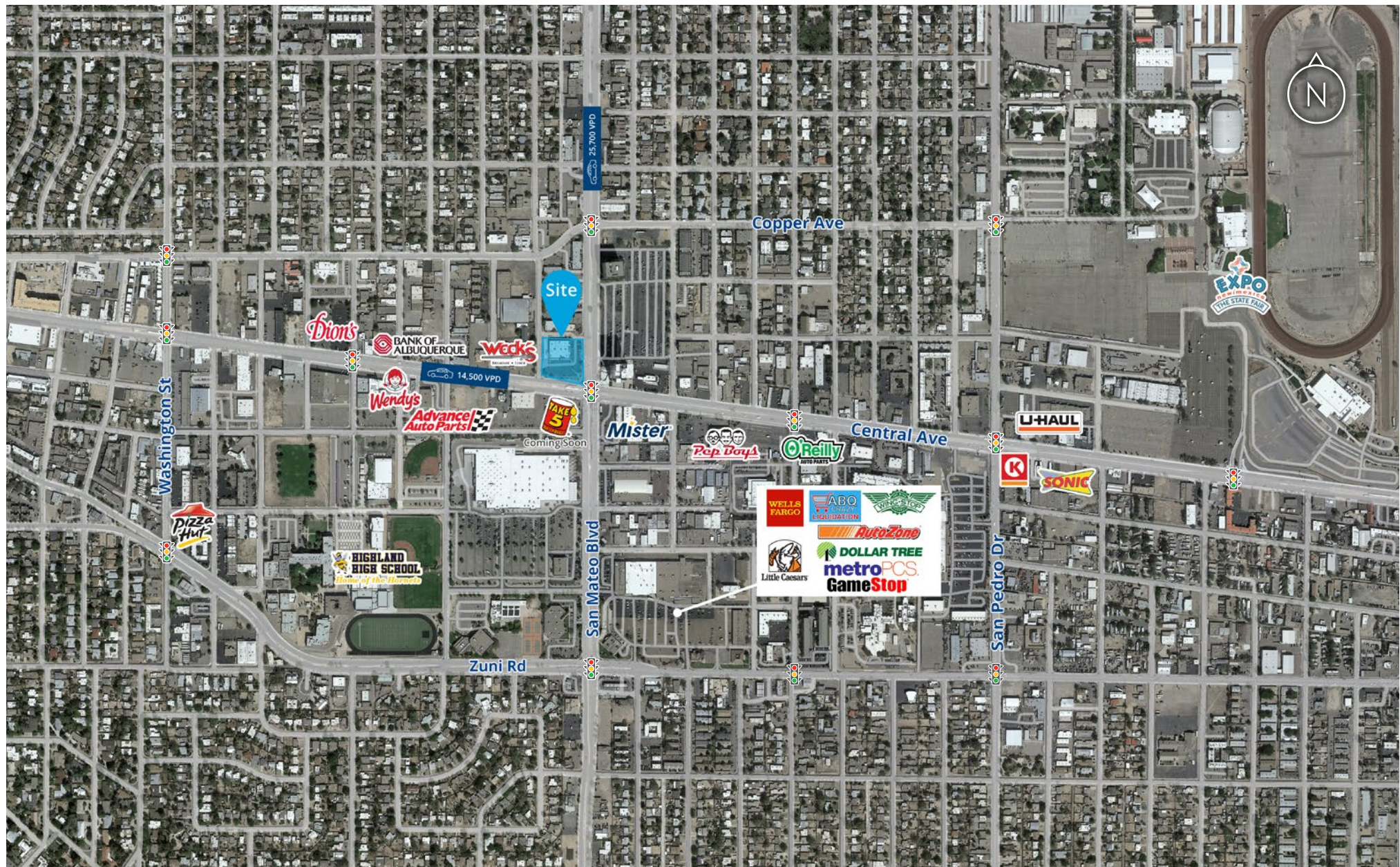
- Freestanding building in excellent condition
- Rare large format drive-thru availability along Central Ave
- Signalized hard corner at two major arterials
- Superior visibility and multiple full access points
- Excellent exposure with traffic counts in excess of 40,200 VPD
- Near the Louisiana Albuquerque Rapid Transit stop
- Sublease with Walgreens to expire on January 15, 2033
- All offers subject to Walgreens Real Estate Committee

Area Tenants



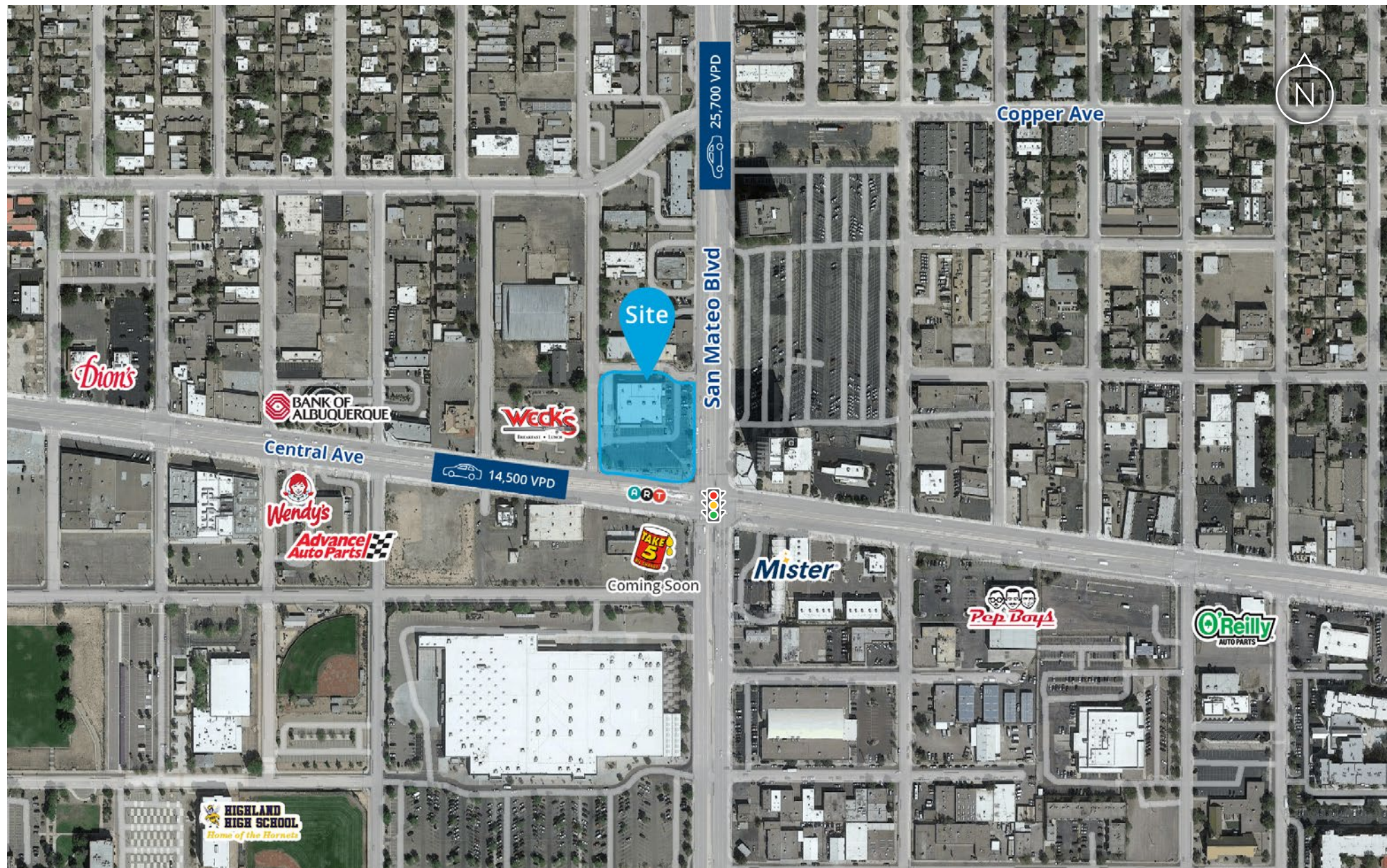
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Trade Area Aerial

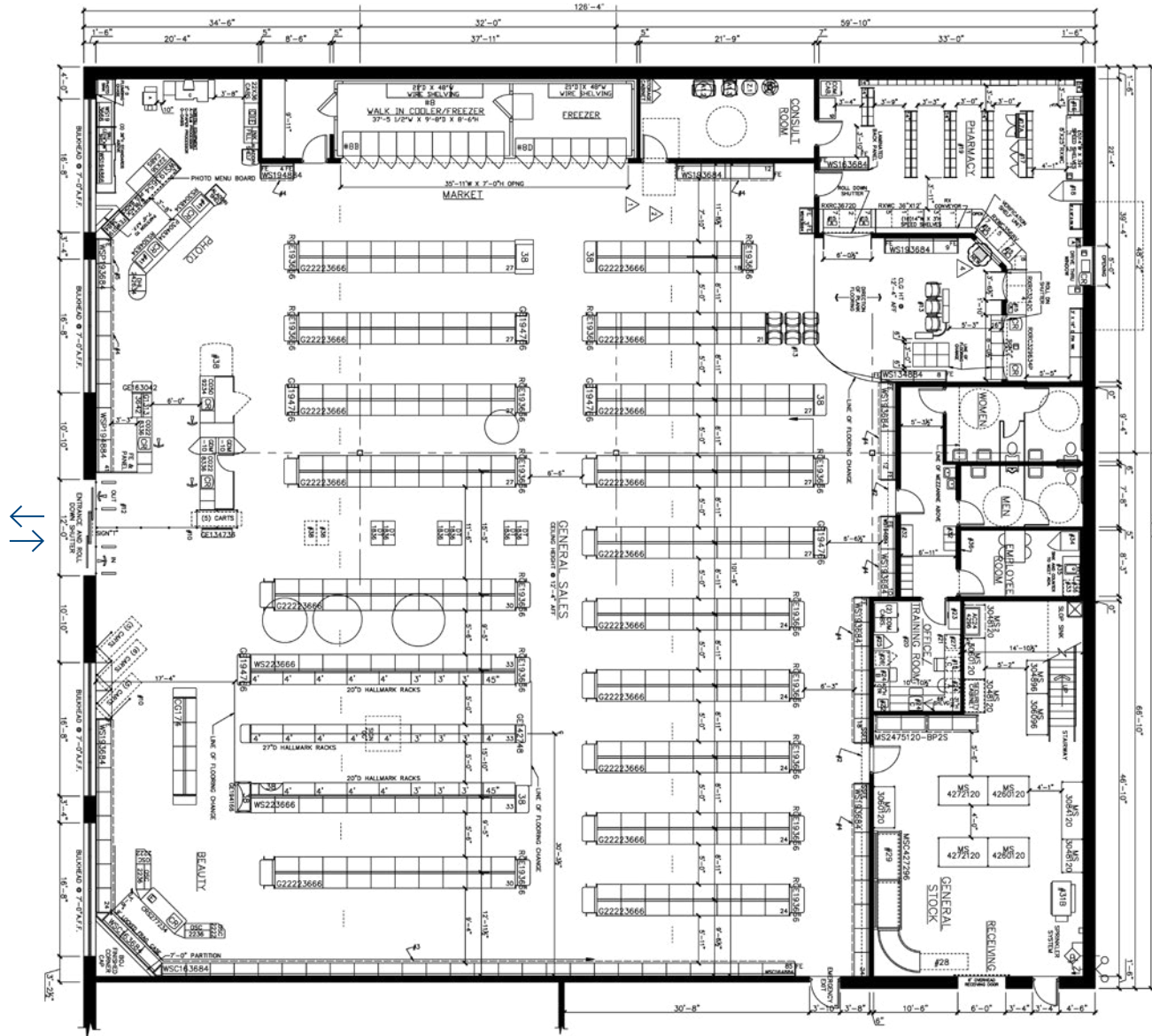


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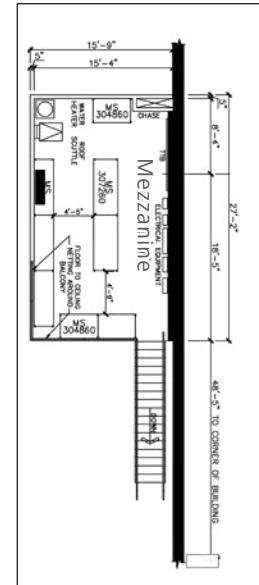
Intersection Aerial



Floor Plan

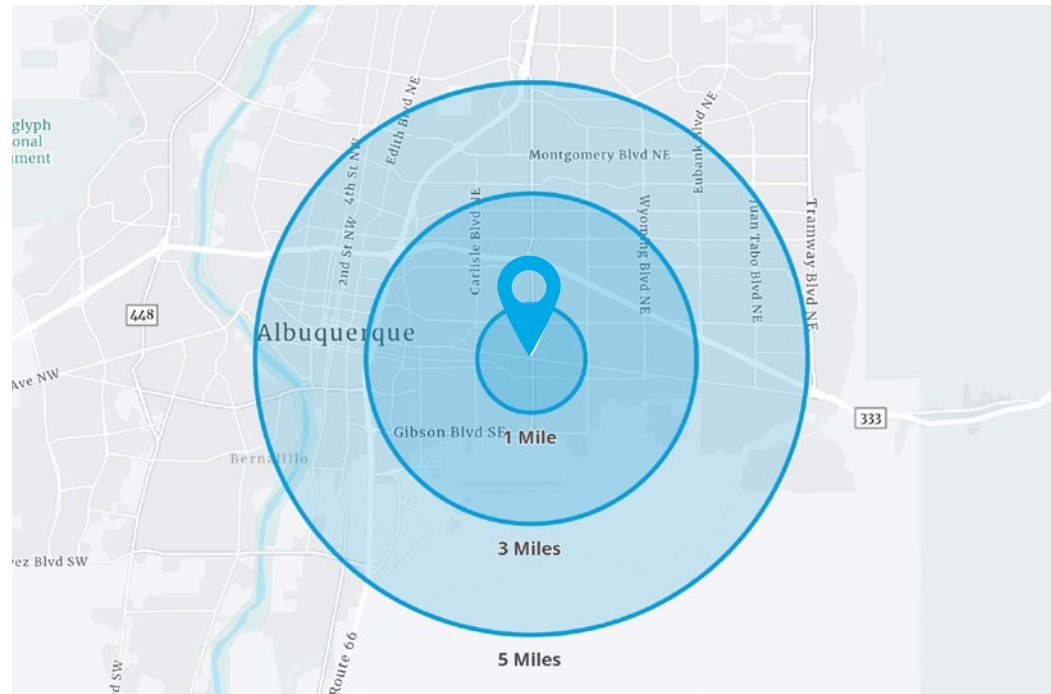


Single Lane Drive-Thru



Demographics*

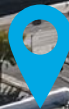
* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	15,180	105,563	245,530
Households	8,063	48,542	112,200
Median Age	41.8	35.8	37.2
Average HH Income	\$77,934	\$71,708	\$75,215
Per Capita Income	\$40,706	\$33,370	\$34,587
Daytime Population	16,896	147,372	344,692



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