



For Sublease

5201 Central Ave NE
Albuquerque, NM 87108

Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Chase Ruffin
Senior Associate Broker
+1 505 880 7087
chase.ruffin@colliers.com
Lic. No. 52041

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

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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

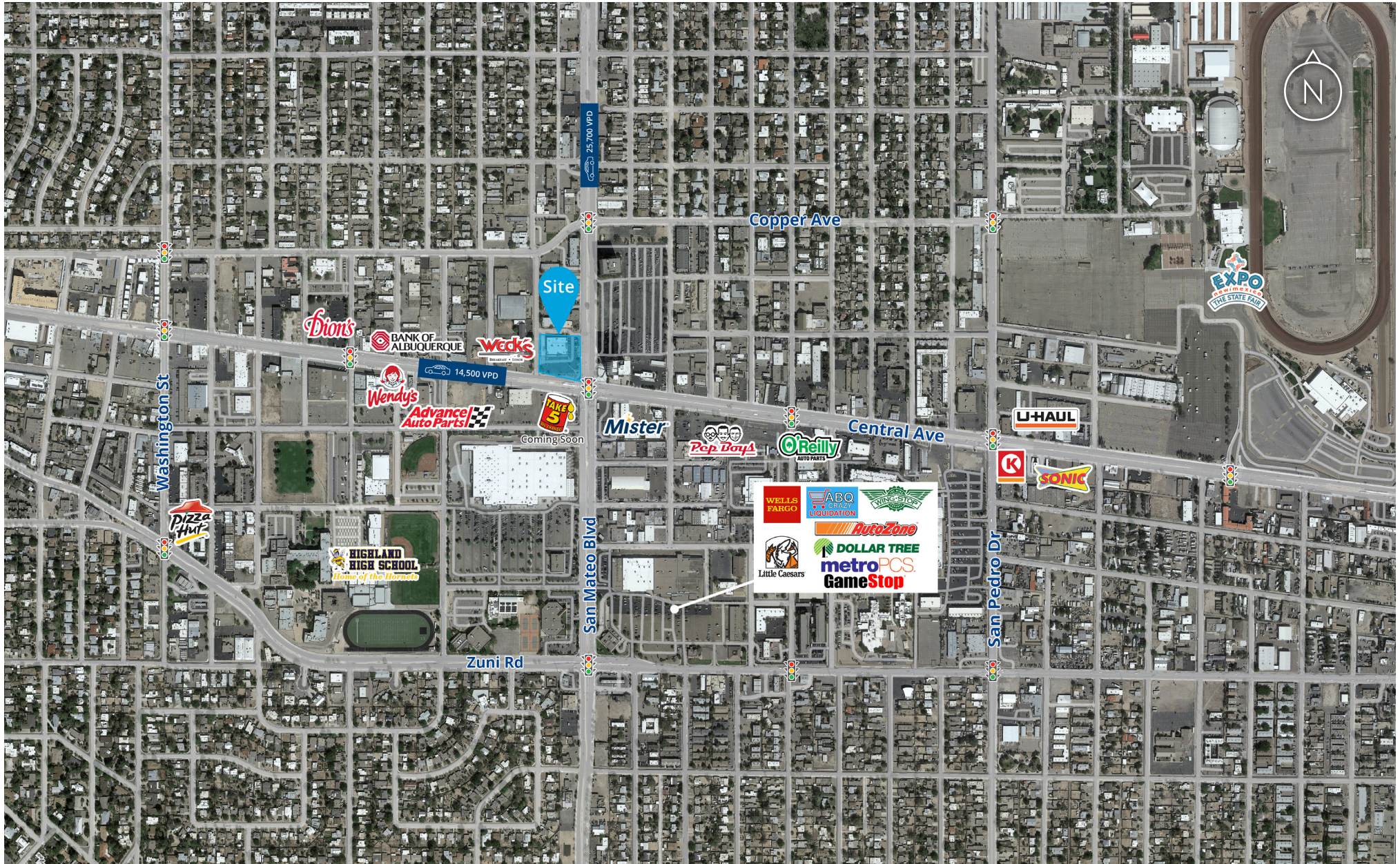
Features

- 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

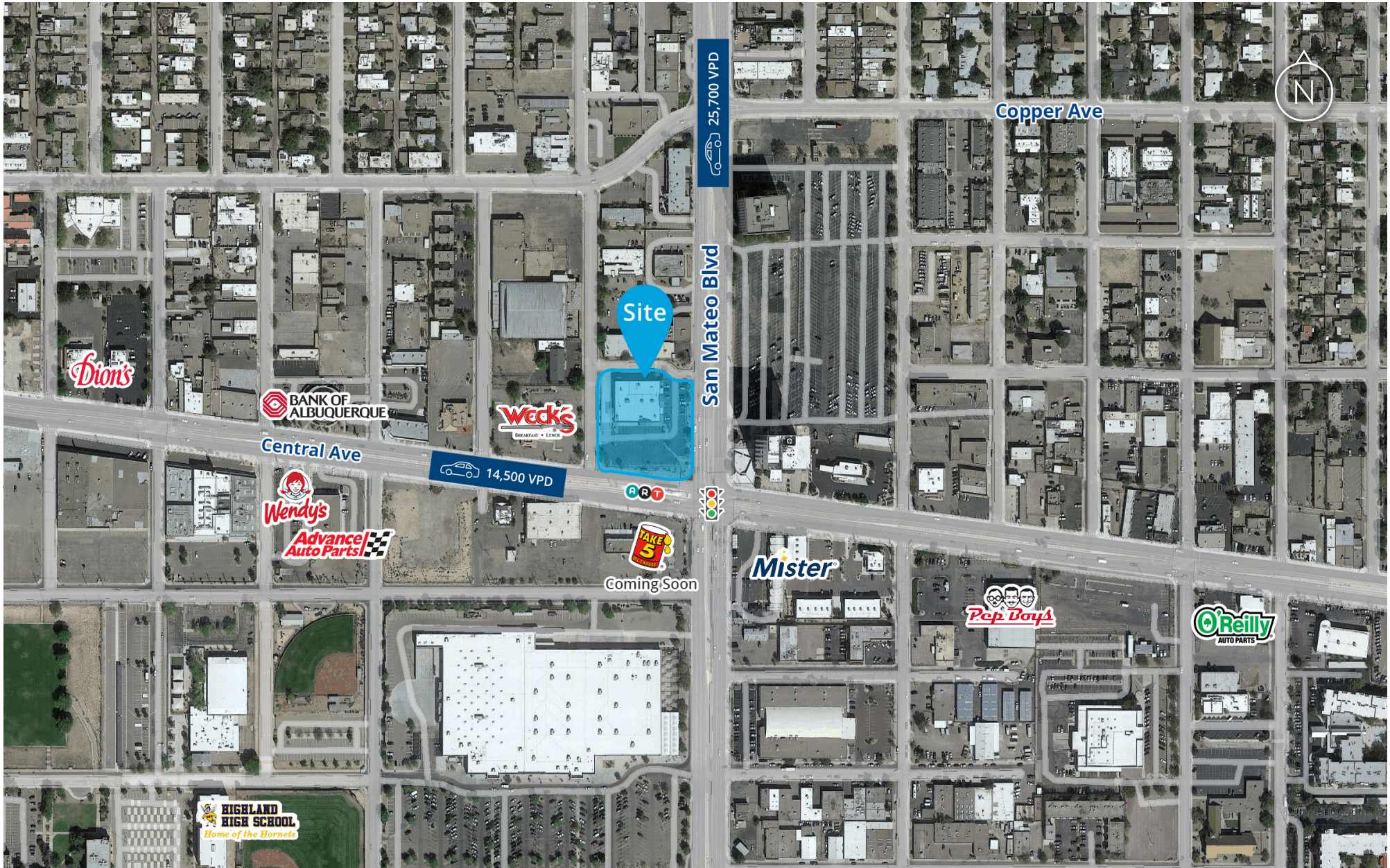


Trade Area Aerial

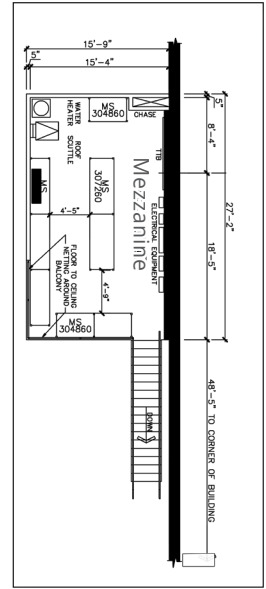
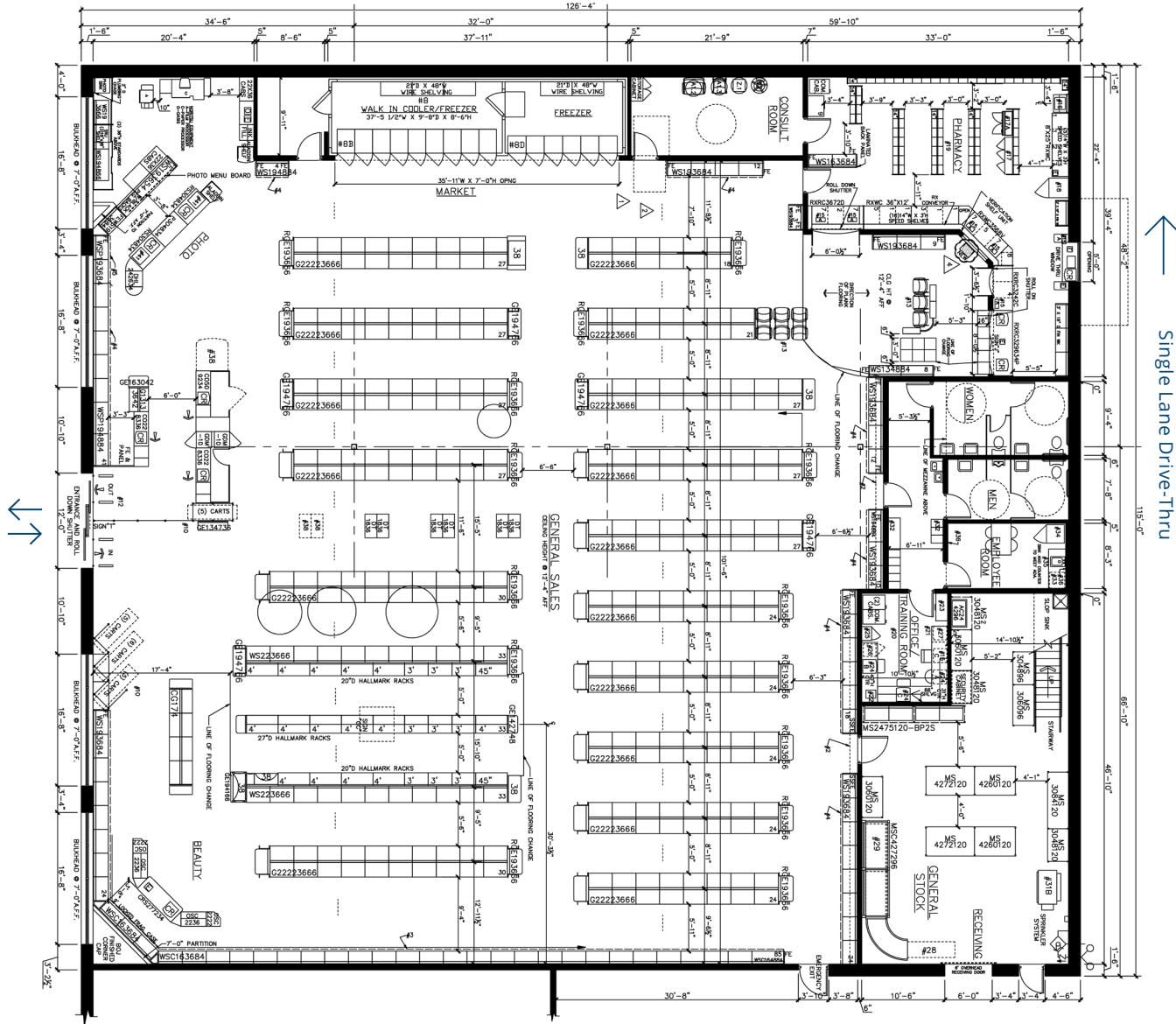


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Intersection Aerial



Floor Plan

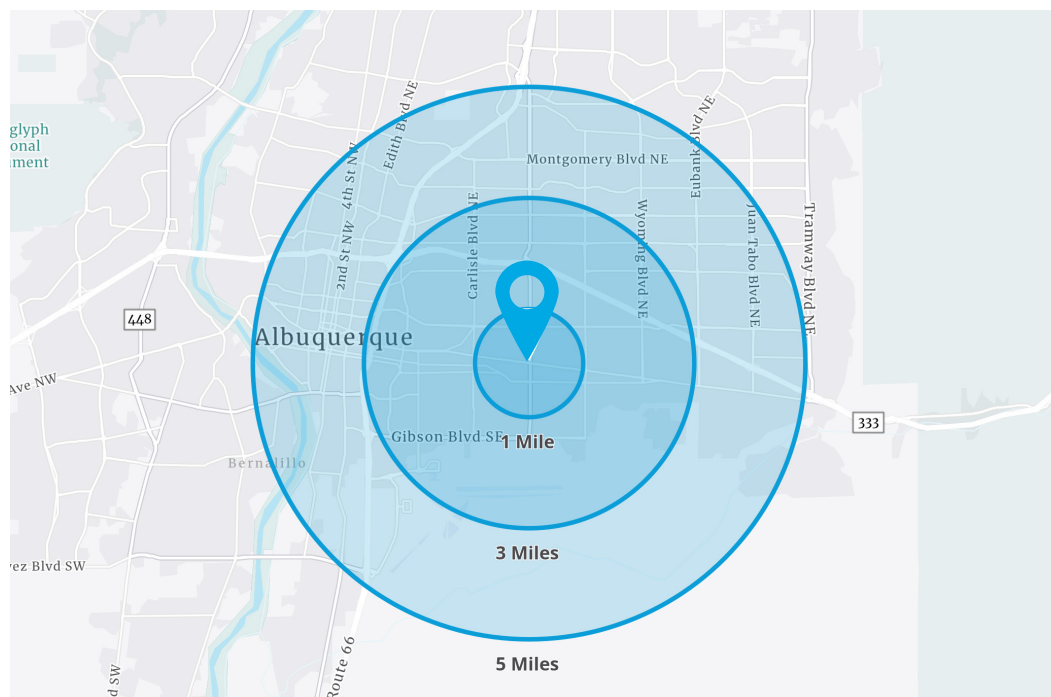


Single Lane Drive-Thru



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

An aerial photograph of a city, likely Albuquerque, showing a mix of residential and commercial buildings. A prominent blue location pin is placed on a large, light-colored commercial building in the center of the frame. The background shows a vast urban area extending to the horizon under a clear sky.

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