

FOR LEASE OR BUILD-TO-SUIT

DRIVE-THRU PAD SITES ON CENTRAL AVE

SWQ Central Ave & Unser Blvd
Albuquerque, NM 87121

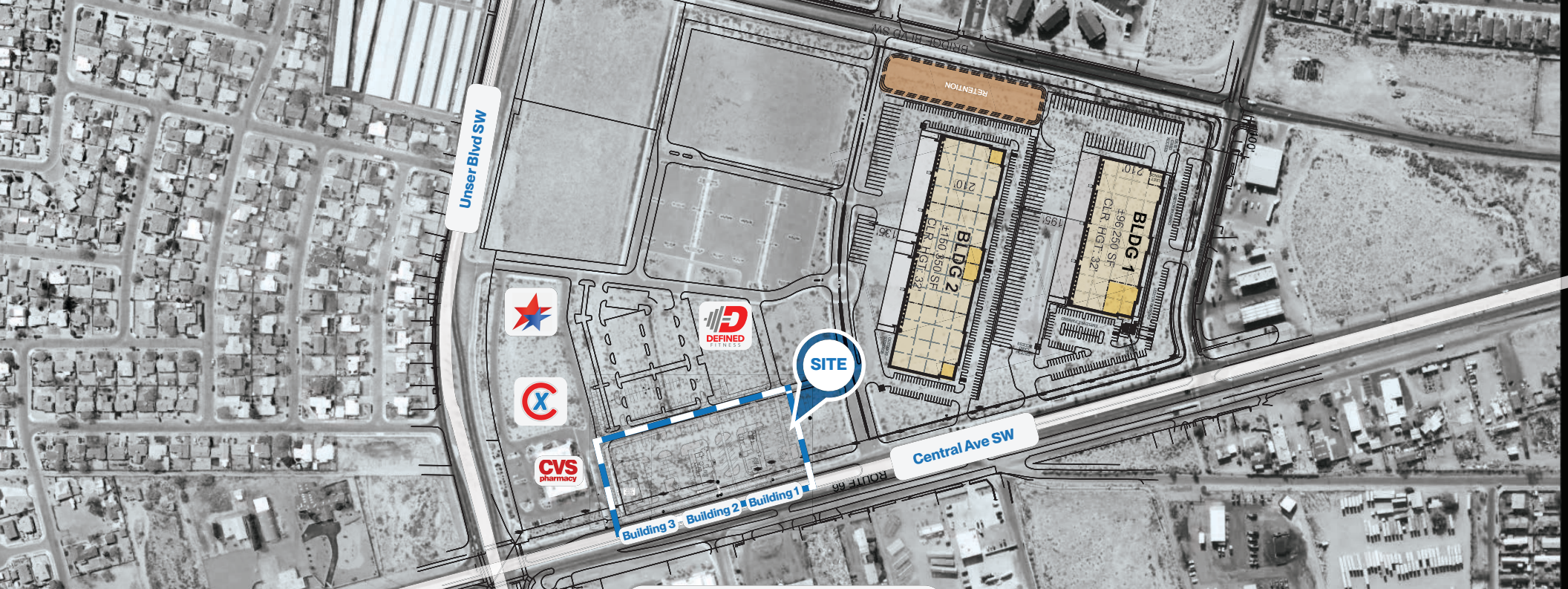


CLAYTON KING
505-263-8531
clayton@kingcapitalcre.com

LIA ARMSTRONG
505-401-8929
lia@kingcapitalcre.com



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.



Conceptual Drive-Thru Renderings



PROPERTY DETAILS



Address:
SWC Central Ave & Unser Blvd
Albuquerque, NM 87121



Building Size:
Building 1 - 4,227 SF
Building 2 - 3,270 SF
Building 3 - 3,115 SF



Zoning:
MX-M



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PROPERTY BENEFITS

- ▲ At the hard corner of Central Blvd and Unser Blvd
- ▲ Over 2,000 feet of frontage on Central Ave
- ▲ 3 lighted intersections on Central Ave with additional access on 3 streets - Unser Blvd, 86th St, and Bridge Blvd
- ▲ Drive-Thru permissible
- ▲ Central Ave. is a heavily traveled street and is only one of seven Rio Grande River crossings
- ▲ Large daytime population with Los Volcanes and WestPointe 40 industrial parks only 1/2 mile away
- ▲ Residential dense neighborhood with new master-planned communities just north of I-40



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UPPER PETROGLYPH INDUSTRIAL PARK

TRES VOLCANES COMMUNITY COLLABORATIVE SCHOOL

NUSENDA COMMUNITY STADIUM

WESTPOINTE 40

LOS VOLCANES INDUSTRIAL PARK

CENTRAL AVE
118TH INDUSTRIAL PARK

98TH ST

UNSER BLVD

COORS BLVD

SITE

amazon

TEMPUR

Shamrock Foods

FedEx
Federal Express

40

10,400 VPD

39,500 VPD

37,000 VPD

68,500 VPD

93,600 VPD

34,200 VPD

49,000 VPD

20,900 VPD

26,800 VPD

13,600 VPD

18,700 VPD

40 167,200 VPD

57,200 VPD

Blake's LOTABURGER
Starbucks
Panera BREAD
Chick-fil-A

planet fitness

McDonald's
SONIC

THE HOME DEPOT

Walmart

Applebee's
Bank of America
VALERO
Firestone
SHERWIN WILLIAMS
Joey Mix
WINGS TOP

Walmart

Starbucks
TACO BELL
BURGER KING
NextGare URGENT CARE

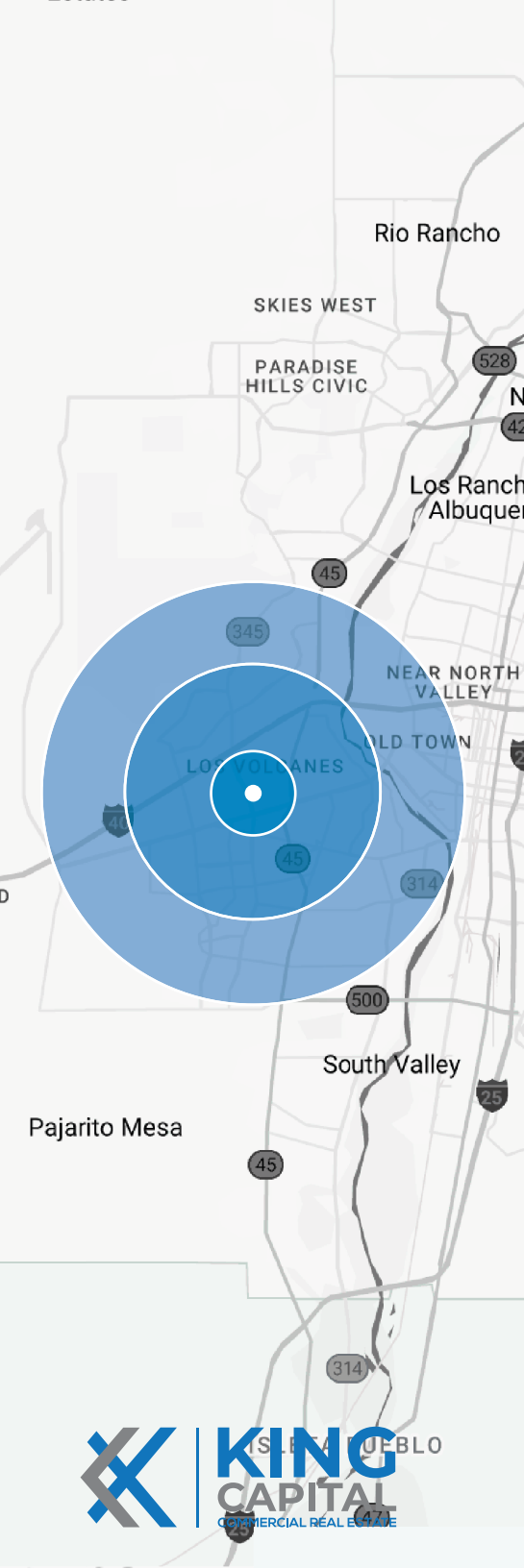
FALLAS
Freddie's
Dion's
Albertsons
metro
FAMILY DOLLAR
Walgreens

FLYING J

Mister CAR WASH
Little Caesars
metro

DOLLAR TREE
T-Mobile
Starbucks
cricket
SWEET

Albertsons
Wendy's
TACO BELL
KFC



POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	14,953	108,926	188,805
2028 Projected Population	14,899	108,152	188,070
Projected Annual Growth 2023 to 2028	--	-0.1%	--
Historical Annual Growth 2020 to 2023	0.4%	0.3%	0.3%

HOUSEHOLDS

2023 Estimated Households	4,944	36,820	69,837
2028 Projected Households	4,991	37,005	70,410
Projected Annual Growth 2023 to 2028	0.2%	0.1%	0.2%
Historical Annual Growth 2010 to 2023	0.8%	0.6%	0.7%

RACE AND ETHNICITY

2023 Estimated White	37.4%	39.4%	42.7%
2023 Estimated Black or African American	4.6%	3.7%	3.5%
2023 Estimated Asian or Pacific Islander	1.5%	1.5%	1.6%
2023 Estimated American Indian or Native Alaskan	4.8%	4.1%	4.0%
2023 Estimated Other Races	51.7%	51.3%	48.1%
2023 Estimated Hispanic	75.8%	73.9%	69.9%

INCOME

2023 Estimated Average Household Income	\$78,955	\$82,532	\$82,766
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BUSINESS

2023 Estimated Total Businesses	306	2,173	7,492
2023 Estimated Total Employees	2,697	15,119	58,770