

**For
Lease**



Established University Restaurant

ICONIC ROUTE 66 LOCATION ACROSS FROM UNM



±1,680 SF Available

2108 Central Ave. SE | Albuquerque, NM 87106

NAISunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

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PROPERTY

AVAILABLE

±1,680 SF

LEASE RATE

\$21.00/SF + \$4.00/SF NNN
(\$3,500/Mo.)

HIGHLIGHTS

- Located directly across from UNM entrance
- Over 19,000 Cars Per Day
- Dedicated Parking Area adjacent to entrance
- Shared patio space
- Full restaurant infrastructure including hood, 3-compartment sink(s), ovens
- See advisors for purchase of in-place FF&E

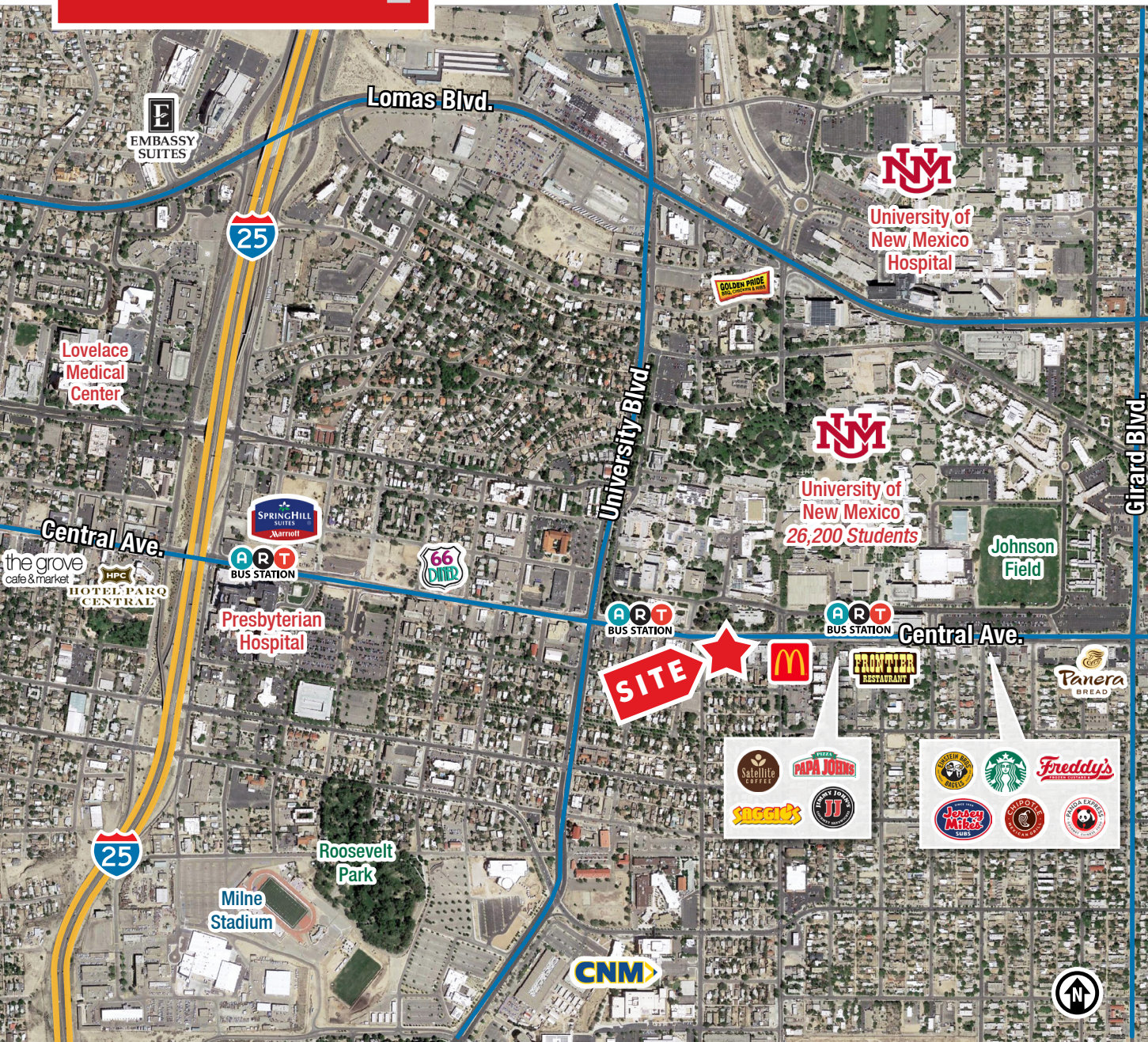
▪ **ZONING** [MX-M](#)

LOCATION

SWQ Central Ave &
Yale Blvd. SE

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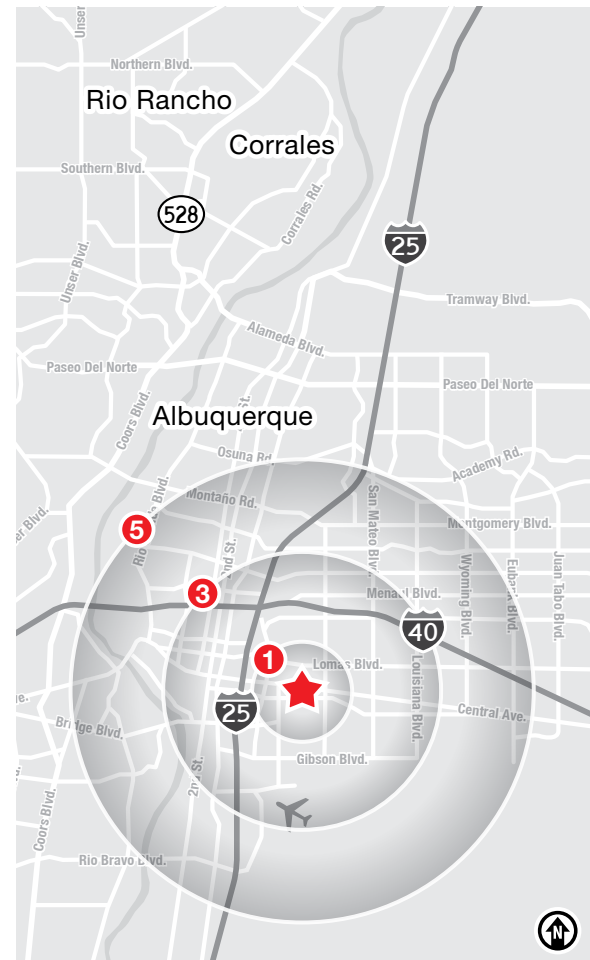
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,747	91,029	229,296
Average HH Income	\$69,979	\$77,560	\$76,669
Daytime Employment	18,327	105,819	184,651

2025 Forecasted by Esri



NAI SunVista

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