

**For
Lease**



Showroom/Service/Maintenance Facility

FREESTANDING WITH FRONTAGE ON CENTRAL AVE.



**±10,440 SF on ±1.10 Ac.
Available**

12020 Central Ave. SE | Albuquerque, NM 87123

NAI SunVista  **Got Space™**

Riley McKee CCIM, SIOR
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Alex Pulliam
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PROPERTY

AVAILABLE

Building: $\pm 10,440$ SF
Land: ± 1.10 Acres

LEASE RATE

\$10,000/Month + NNN

HIGHLIGHTS

- $\pm 5,040$ SF showroom/retail area
 - 2 - 12' high x 20' wide overhead doors
 - Clear span
- $\pm 2,100$ SF office area
 - $\pm 2,100$ SF mezzanine above office area (not included in total SF)
- $\pm 3,300$ SF maintenance shop
 - 6 - 12' high overhead doors
 - 3 - drive through bays
- Fully-paved lot
- Large pylon sign
- Ample parking
- Quick access to I-40 via Juan Tabo Blvd.
- Fully fenced property

ZONING [MX-L](#)

LOCATION

SEQ Central Ave. &
Juan Tabo Blvd.

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NAISunVista

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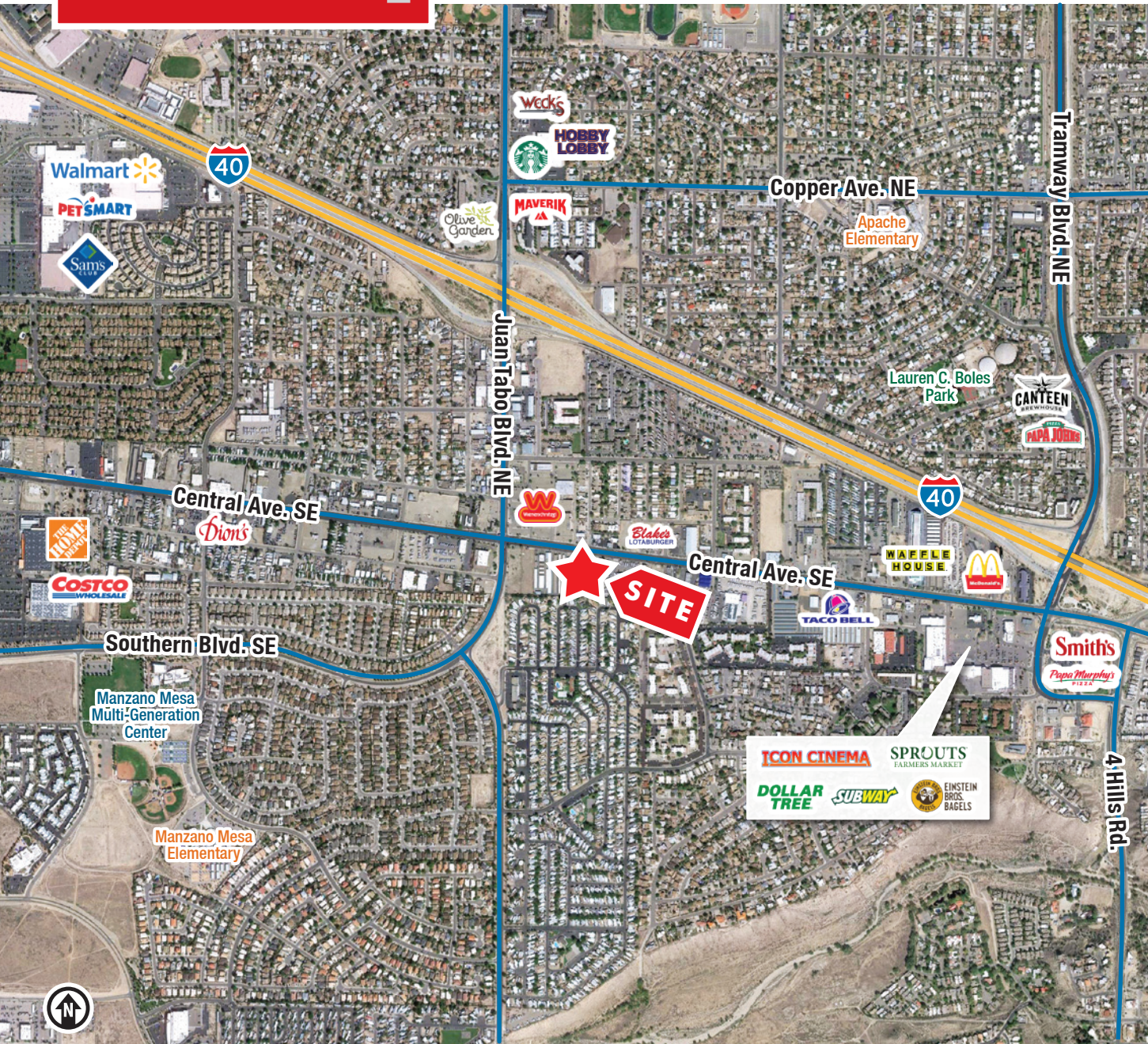
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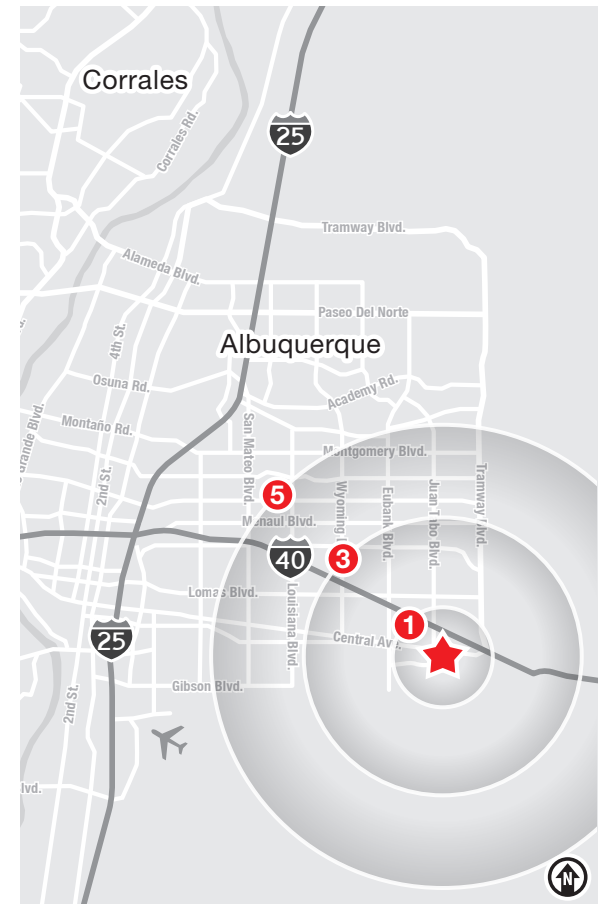


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	19,772	92,367	180,464
Average HH Income	\$76,096	\$86,446	\$86,663
Daytime Employment	3,601	35,784	81,125

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



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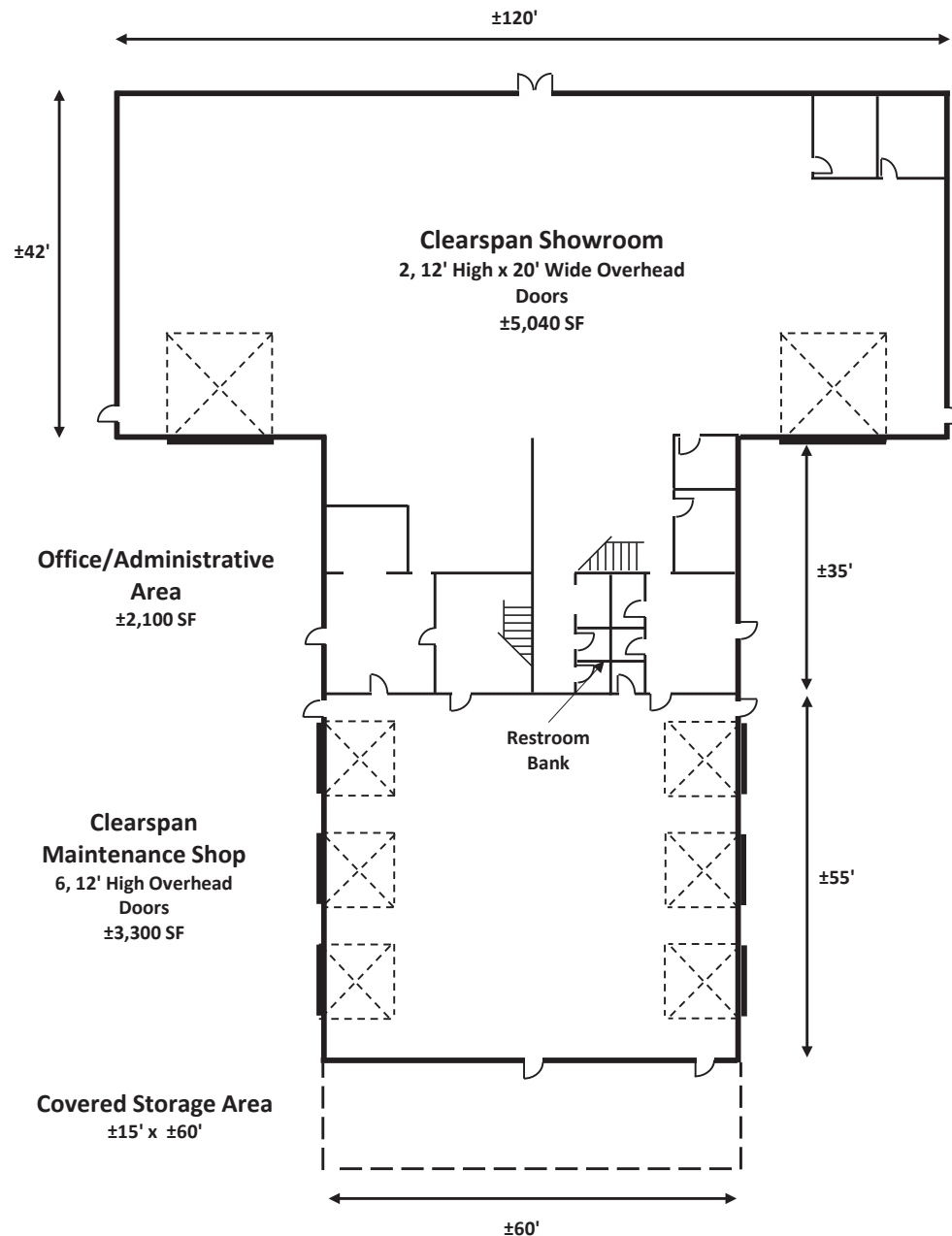
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FLOOR PLAN



AVAILABLE

±10,440 SF

- ±5,040 SF showroom/retail area
 - 2 - 12' high x 20' wide overhead doors
 - Clear span
- ±2,100 SF office area
 - ±2,100 SF mezzanine above office area (not included in total SF)
- ±3,300 SF maintenance shop
 - 6 - 12' high overhead doors
 - 3 - drive through bays

Floor plan not to scale.



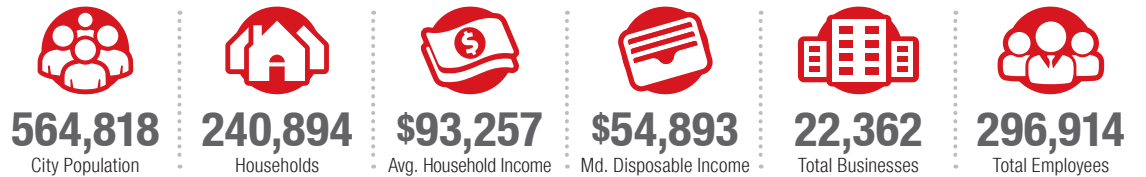
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



926,835
Albuquerque Metro Population



The Largest
City in the State



TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.