Former Bosque Brewing - UNM

106 GIRARD BLVD NE, ALBUQUERQUE, NM

FOR LEASE



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

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

106 Girard Blvd NE | For Lease

Property Profile

Details

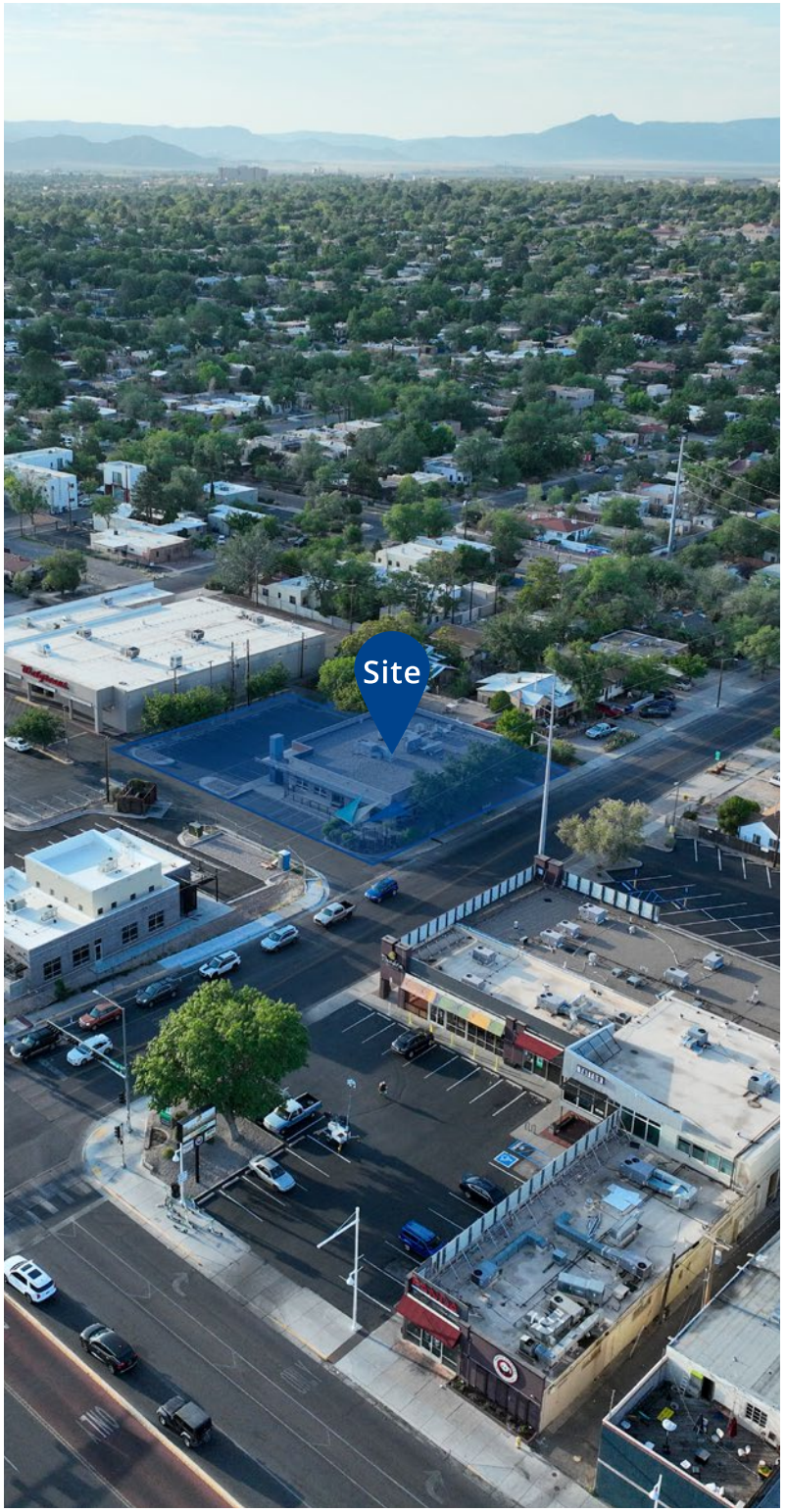
Lease Rate	$21.00 PSF + NNN
NNN	$5.50 PSF
Space Available	± 5,840 SF
Lot Size	0.38 AC
Submarket	University
Zoning	MX-M

Features

- Turn-key restaurant with patio
- Located in the historic Central Ave (Route 66) corridor
- High visibility with strong street presence along Girard Ave
- Surrounded by dense residential and local businesses
- Walking distance to UNM, Nob Hill, Popejoy, area hospitals, and numerous dining, drink and entertainment destinations
- Prominent signage opportunities

Area Tenants

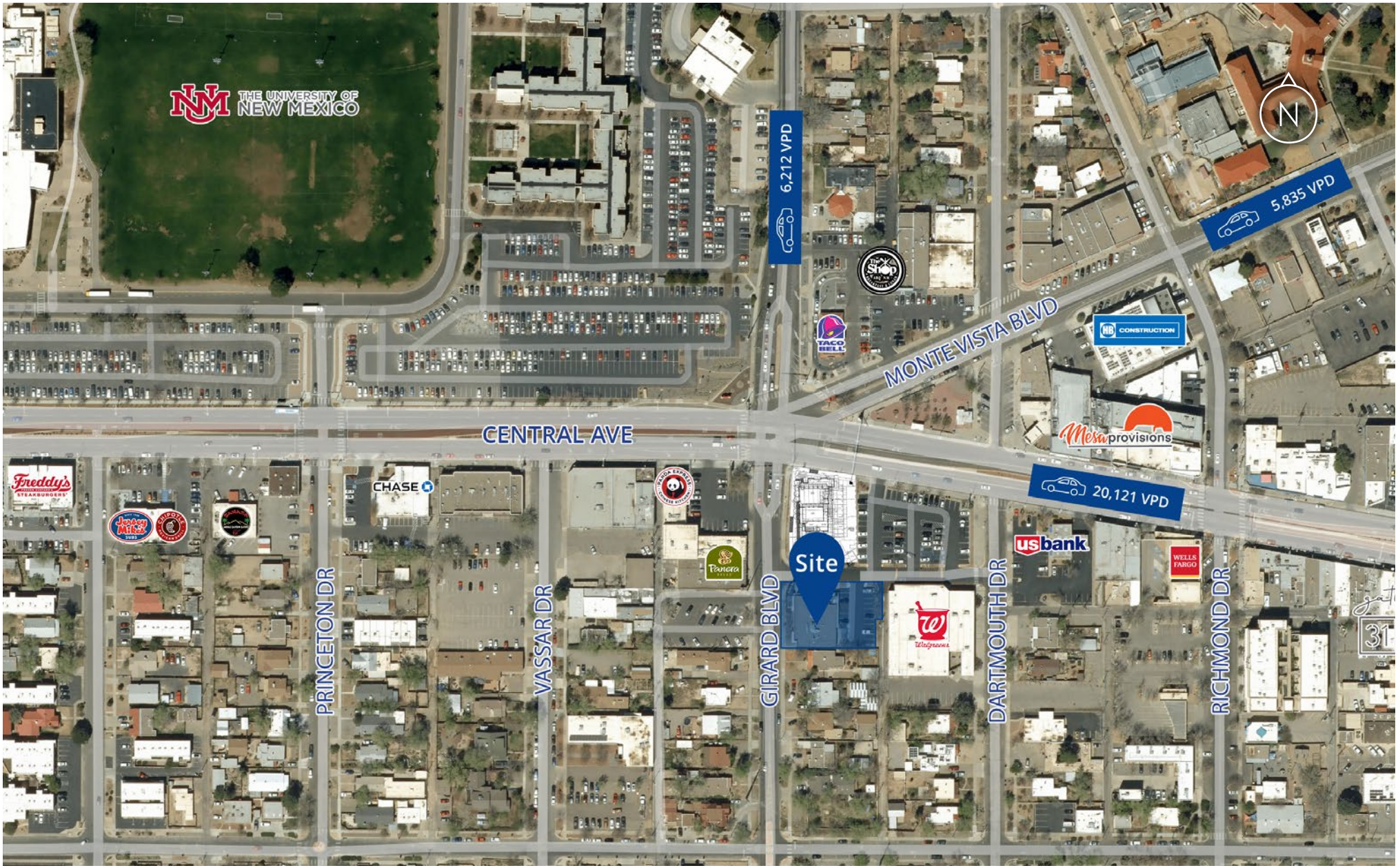




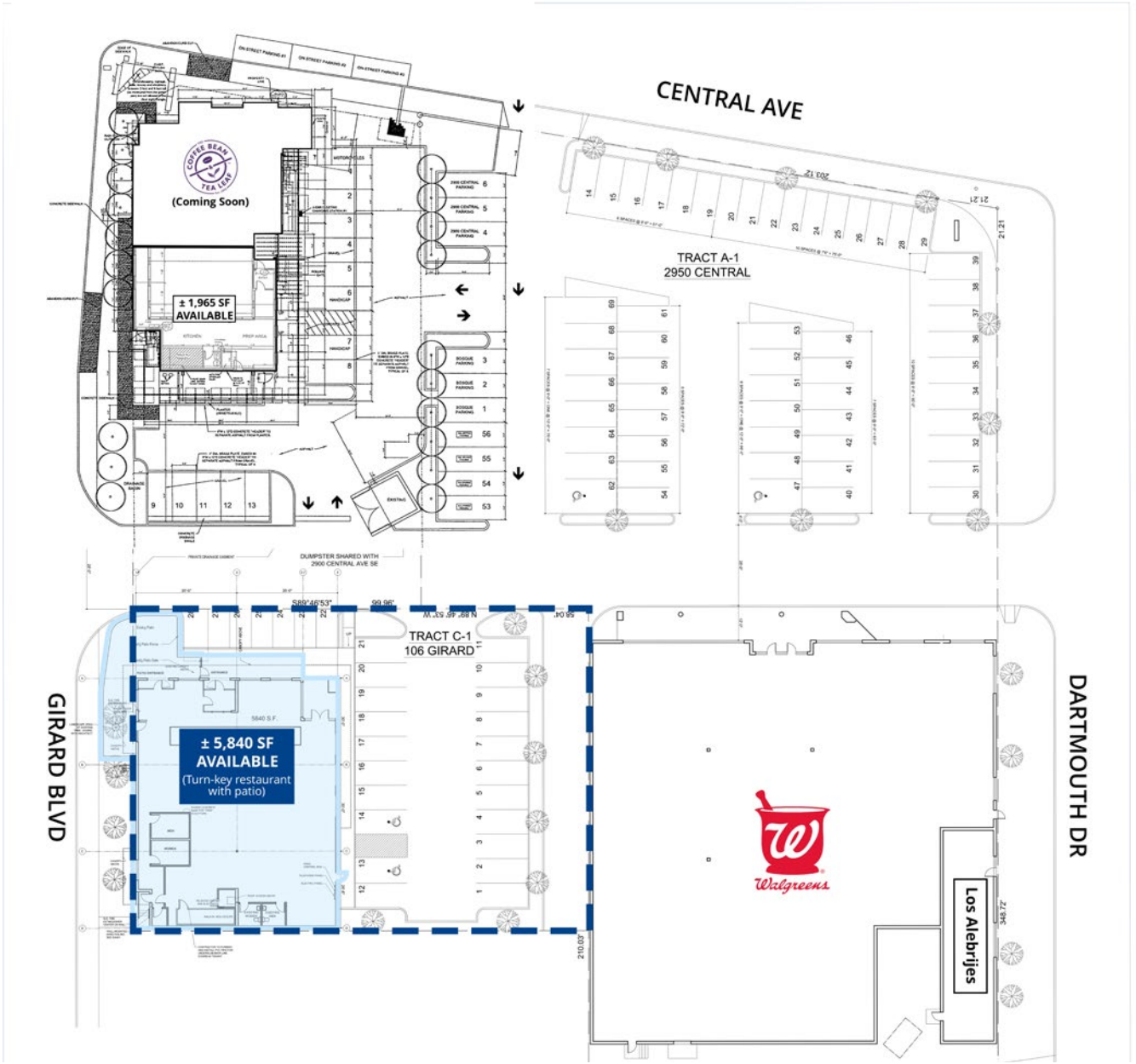
Trade Area Aerial



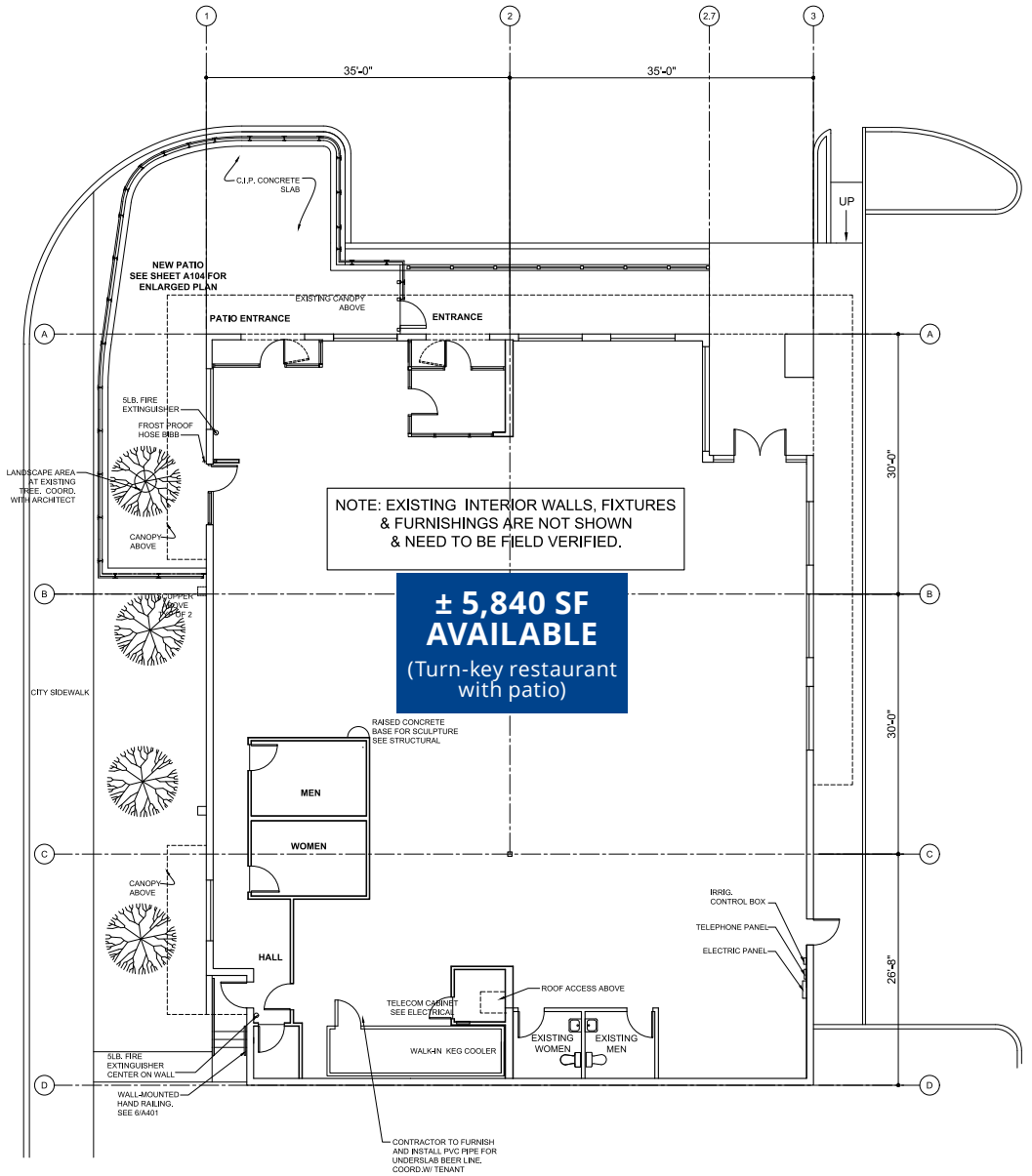
Intersection Aerial



Site Plan


CENTRAL AVE
(Coming Soon)
± 1,965 SF AVAILABLE
TRACT A-1
2950 CENTRAL
DUMPSTER SHARED WITH 2900 CENTRAL AVE SE
TRACT C-1
106 GIRARD
GIRARD BLVD
± 5,840 SF AVAILABLE
(Turn-key restaurant with patio)
Walgreens
Los Alebrijes
DARTMOUTH DR
N

Shell Floor Plan



Property Gallery





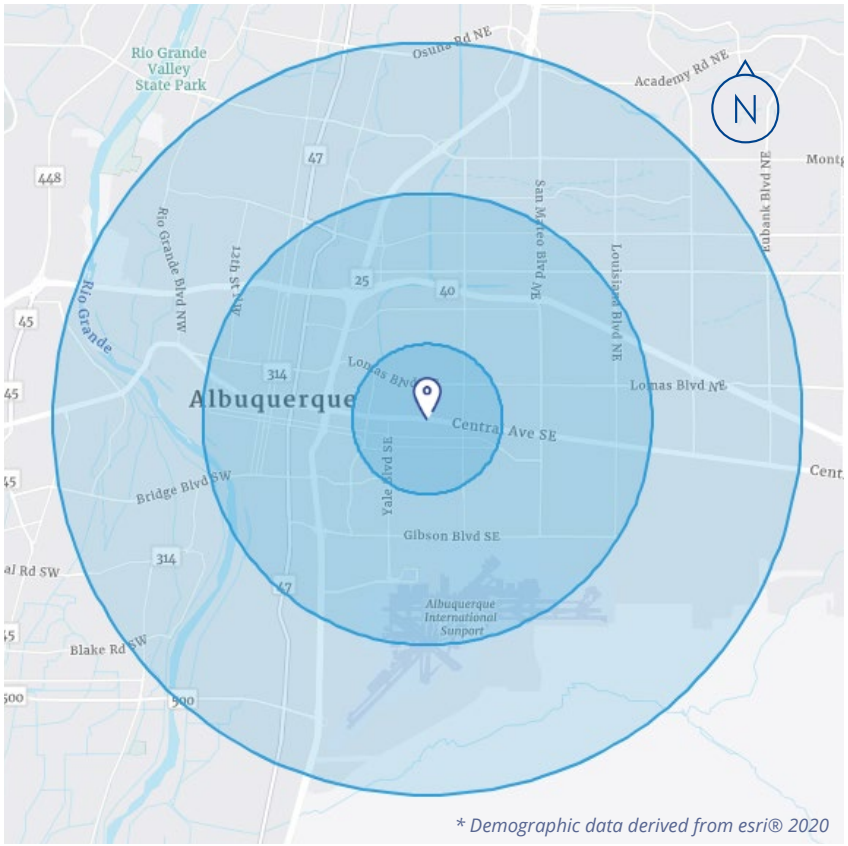








Demographics*

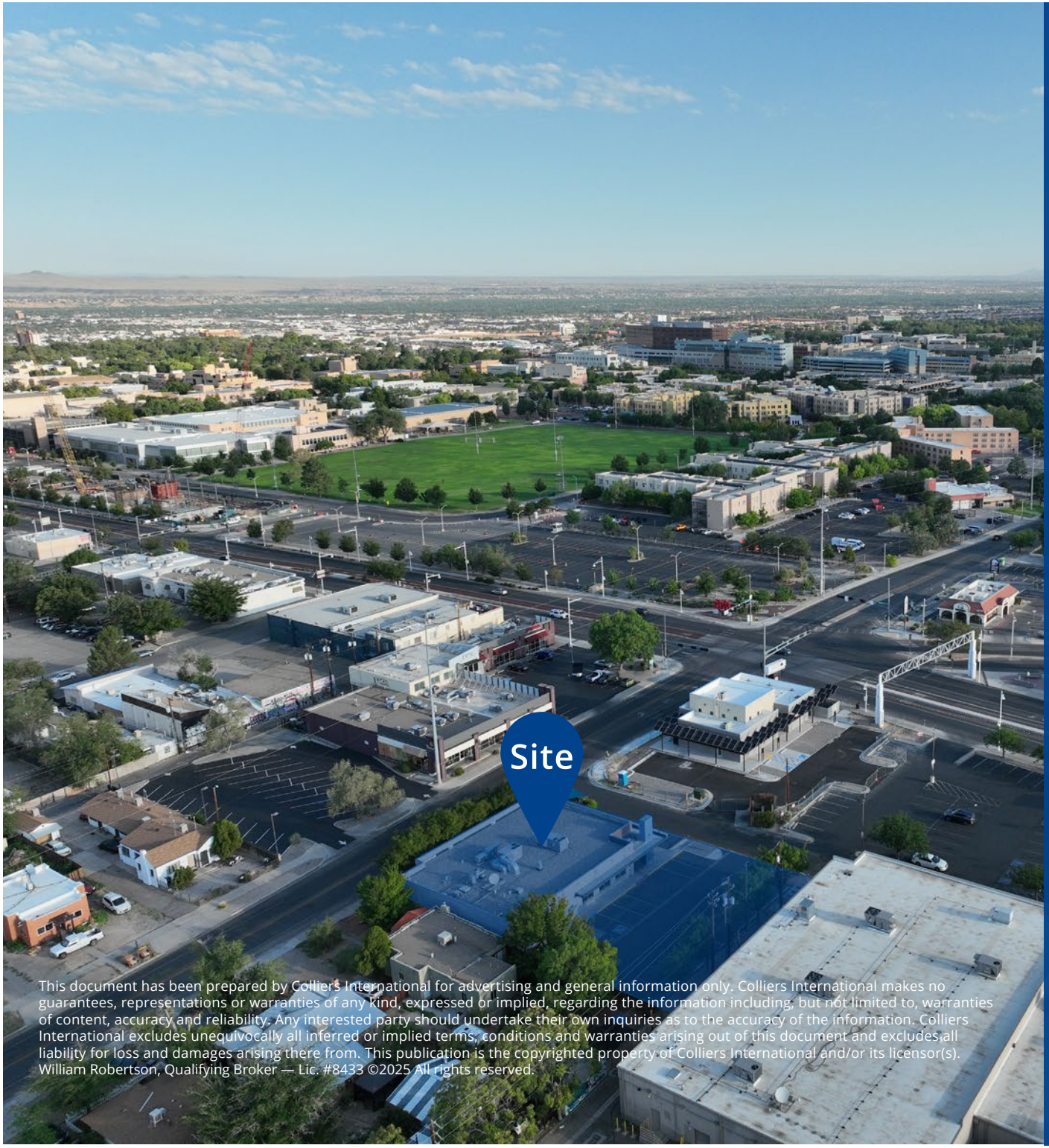


** Demographic data derived from esri® 2020*

	1 MILE	3 MILES	5 MILES
Population	16,593	99,565	228,206
Households	8,153	48,069	103,862
Median Age	34.4	38.5	39.1
Average HH Income	$92,711	$74,010	$77,527
Per Capita Income	$45,918	$35,920	$35,285
Daytime Population	20,242	168,464	328,090
College Education	71.3%	51.0%	48.0%

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