

**For Lease ]**

# High-Visibility University Retail

ACROSS FROM JOHNSON FIELD & REDONDO VILLAGE



2720 Central Ave. SE | Suite E | Albuquerque, NM 87106

**NAI SunVista ] Got Space™**

**±1,206 SF Available**

**Ethan Melvin**

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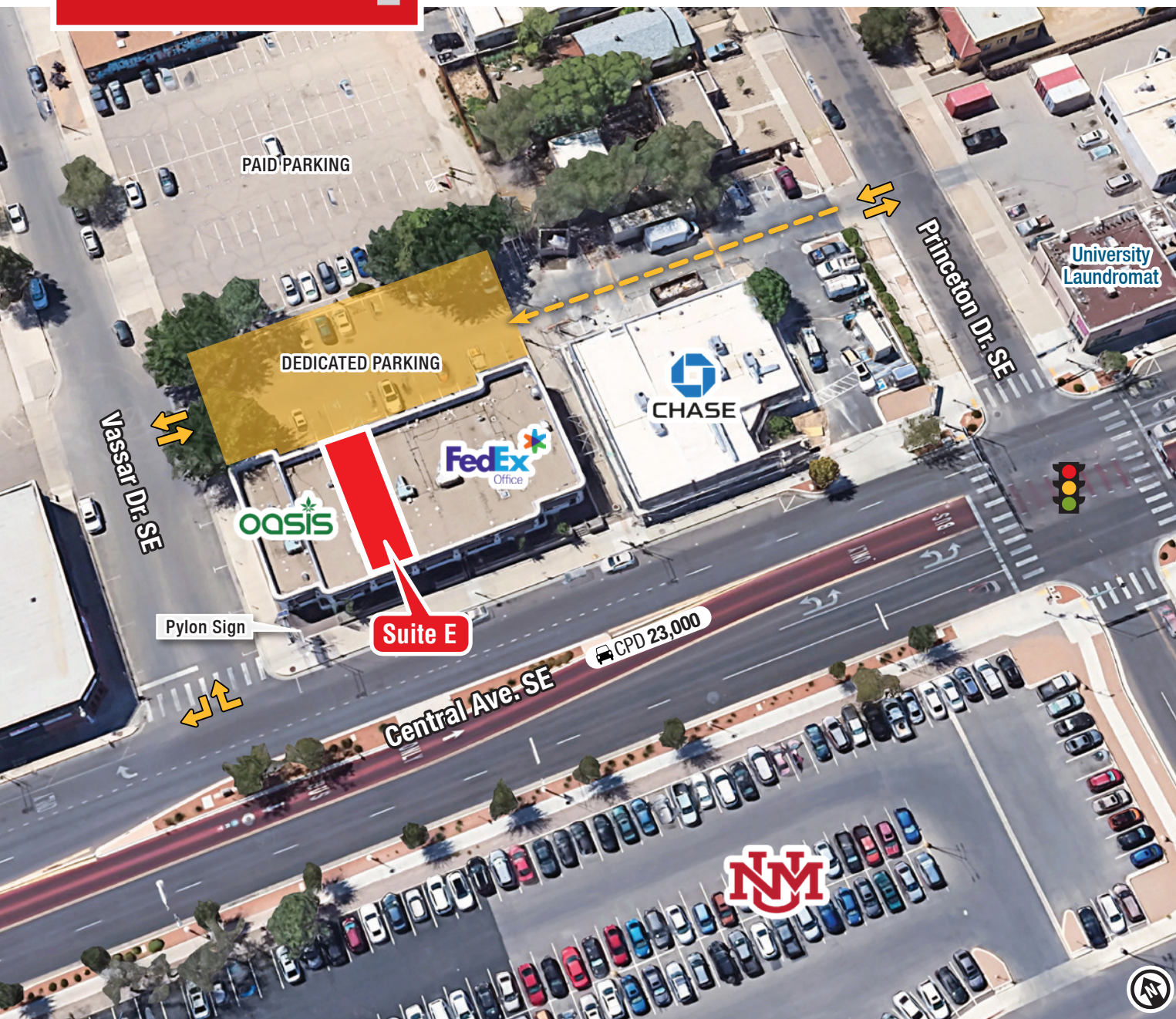
**John Algermissen CCIM**

johna@sunvista.com | 505 998 5734



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## PROPERTY

### AVAILABLE

Suite E:  $\pm 1,206$  SF

### LEASE RATE

\$19.00/SF + \$3.37/SF NNN  
(\$2,248/Month)

### HIGHLIGHTS

- Strong exposure to Central Ave. and over 23,000 cars per day
- Walking distance to UNM
- Prominent pylon signage along Central Ave.
- Dedicated parking lot with  $\pm 30$  spaces
- Access from the signalized intersection of Central & Princeton
- Adjacent to many national and local retailers

### IDO ZONING

- **MX-M** 

### LOCATION

SWQ Central Ave. &  
Girard Blvd. SE



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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,044	98,404	228,777
Average HH Income	\$85,109	\$73,772	\$75,268
Daytime Employment	14,592	112,383	195,865

2024 Forecasted by Esri

## HUB Zone



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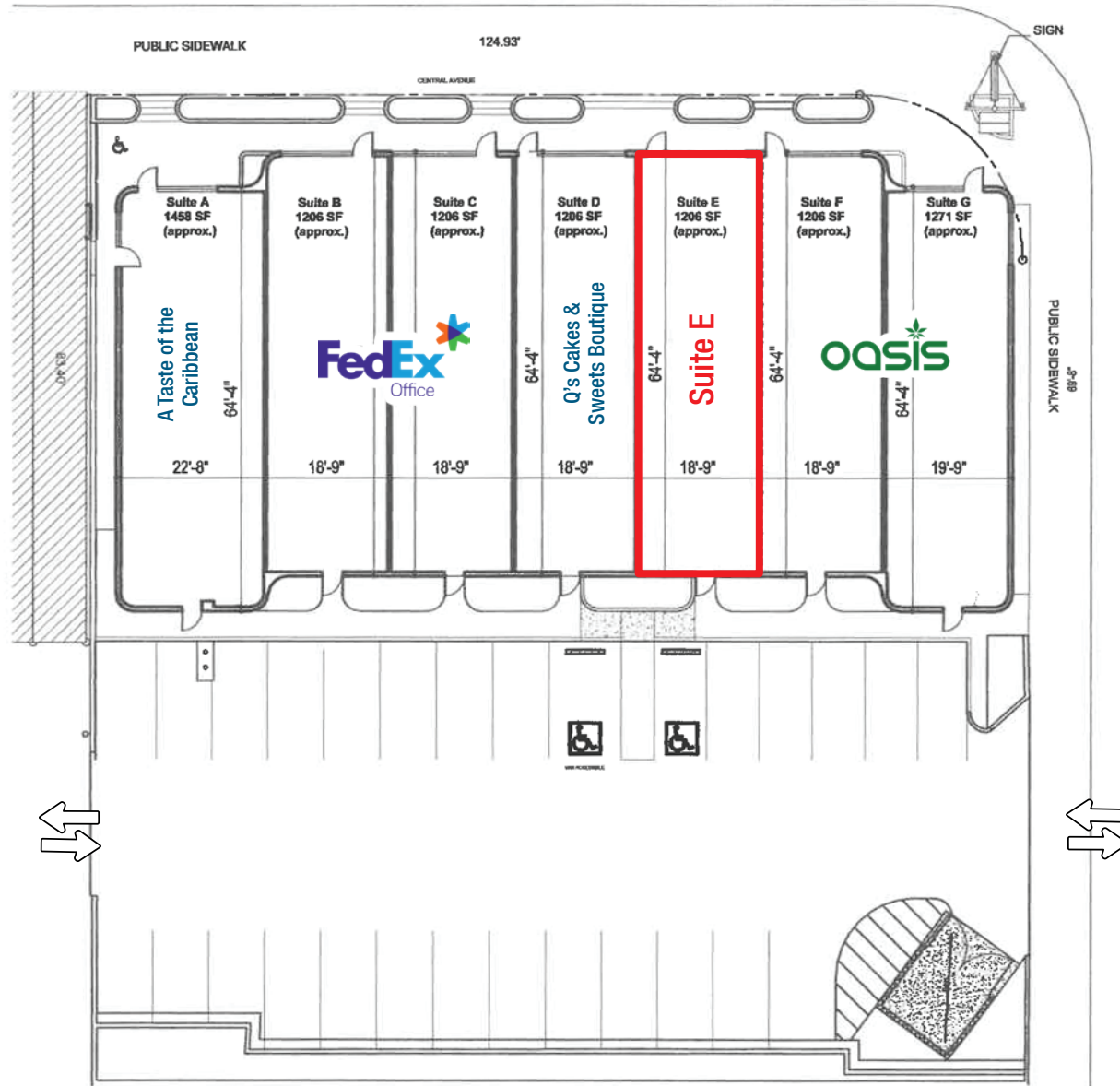


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## SITE PLAN

Central Ave. SE



**AVAILABLE**

Suite E: ±1,206 SF

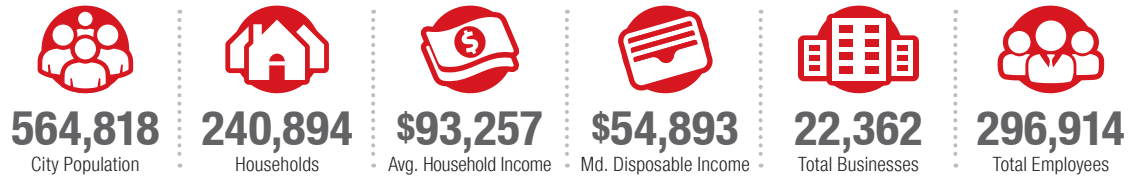
# Albuquerque

## 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.