# AFFORDABLE FIRST-GEN RETAIL SPACE

FOR LEASE | 5400 Central Ave SE, Albuquerque, NM 87108

ABSOLUTE
Investment Realty



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**LEASE PRICE**: $10.00 P/SF+NNN

| | |
|---|---|
| **BUILDING SIZE** | +/- 1,000 – 5,500 SF |
| **LAND SIZE** | +/- 1.61 Acres |
| **ZONING** | MX-M |

**FEATURES**

- Limited Time Discounted Lease Rate
- Easy Move-In
- TI Available
- Flexible Lease Structures – Rent Abatement, Custom Build-Outs
- New Construction Building
- Highly Visible Location to Establish Your Business
- High Traffic Flow from Central Ave & San Mateo Blvd
- Centralized Location in Growing Area

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joaquin@go-absolute.net

ALFREDO BARRENECHEA
(505)401-0135
alfredo@go-absolute.net

# DESCRIPTION




Absolute Investment Realty is pleased to present this excellent opportunity to establish your business in a highly visible first-generation retail space at a low barrier to entry lease rate. Located at the intersection of Central Ave. & San Mateo Blvd. at 5400 Central Ave SE, Albuquerque, NM 87108.

The property offers multiple available suites ranging from approximately 1,000 to 5,500 square feet, making it a flexible option for a variety of users. Tenants can benefit from a low barrier to entry through discounted lease rates and flexible lease structures, which may include free rent, tenant improvements, or suite build-outs depending on the deal.

The site also benefits from strong visibility and exposure along San Mateo Boulevard and Central Avenue, two of Albuquerque's major traffic corridors. With a 4.1:1,000 parking ratio, the property provides convenient on-site parking for employees, customers, and visitors.

Don't miss this one-of-a-kind opportunity to take advantage of this great space!

**VIEW WEBSITE >**

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# PROPERTY SUMMARY

| | |
|---|---|
| **PROPERTY ADDRESS** | 5400 Central Ave SE, Albuquerque, NM 87108 |
| **PROPERTY DESCRIPTION** | Retail, Office, Restaurant |
| **SUITES AVAILABLE** | 9 Total Suites Available – Ranging from +/- 1,100 SF - 5,500 SF. Suites can be combined for a larger space. |
| **PROPERTY SIZE** | +/- 1.61 AC |
| **TOTAL BUILDING SIZE** | +/- 1,100 – 5,500 SF |
| **ZONING** | MX-M (Mixed Use – Moderate Intensity)<br>More Info: City of Albuquerque IDO Zone Code MX-M |
| **ACCESS** | Two points of access from Central Ave & Madeira Dr. |
| **VISIBILITY** | Excellent Visibility from Central Ave. |
| **SIGNAGE** | Building and Pole Signage Available |

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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# AVAILIBILITY

## BUILDING A

| | |
|---|---|
| Suite A-102 | +/-1,000 SF |

## BUILDING B

| | |
|---|---|
| Suite B-101: | +/-1,100 SF |
| Suite B-102: | +/-1,100 SF |
| Suite B-103: | +/-1,100 SF |
| Suite B-104: | +/-1,100 SF |
| Suite B-105: | +/-1,100 SF |
| Total Combinable: | +/-5,500 SF |

## BUILDING C

| | |
|---|---|
| Suite C-103: | +/-1,100 |
| Suite C-104: | +/-1,100 |
| Suite C-105: | +/-1,100 |
| Total Combinable: | +/-3,300 SF |

| | |
|---|---|
| ACCESS | Two points of access from Central Ave & Madeira Dr, |
| LEASE RATE | $10.00 P/SF Temporary Reduced Rate |
| ZONING | MX-M |

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# UPCOMING DEVELOPMENTS


*San Mateo Towers Conceptual Rendering





*Albuquerque Fairgrounds Conceptual Rendering

Major redevelopments are scheduled to take place in the Central area around 2027-2028. Such as the San Mateo Towers, right across from Tradewinds. That will be converted into over 150+ affordable living units, estimated to be completed late 2027. The Albuquerque Fairgrounds are currently approved for a major redevelopment, completely reimagining the grounds. As the New Mexico State fair has consistently hit over 500,000+ attendees every year, the past three years. New Mexican state leaders are also pushing to redevelop a local Walmart at 301 San Mateo SE that has been recently closed. However, It is still in the bidding process.

ABQ Fairgrounds Development  San Mateo Towers  ABQ Walmart

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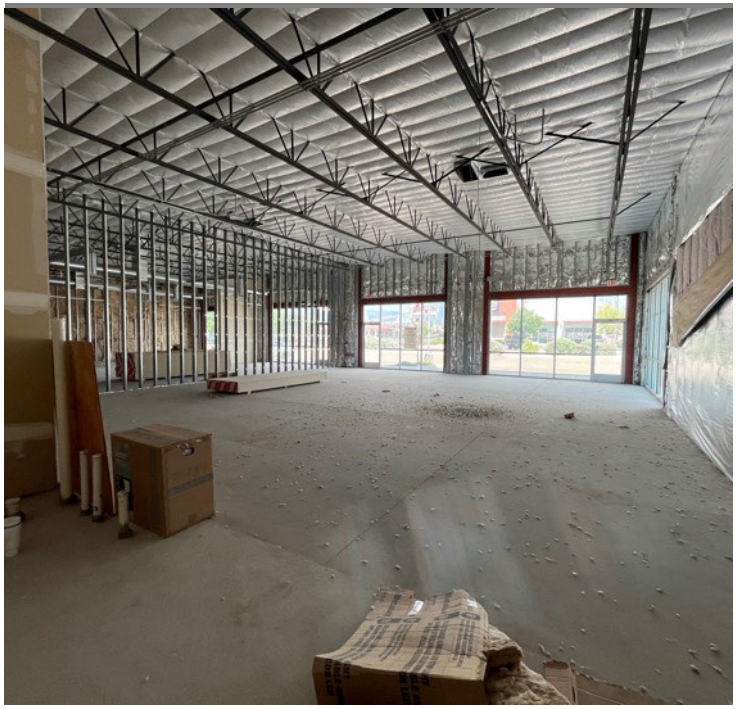
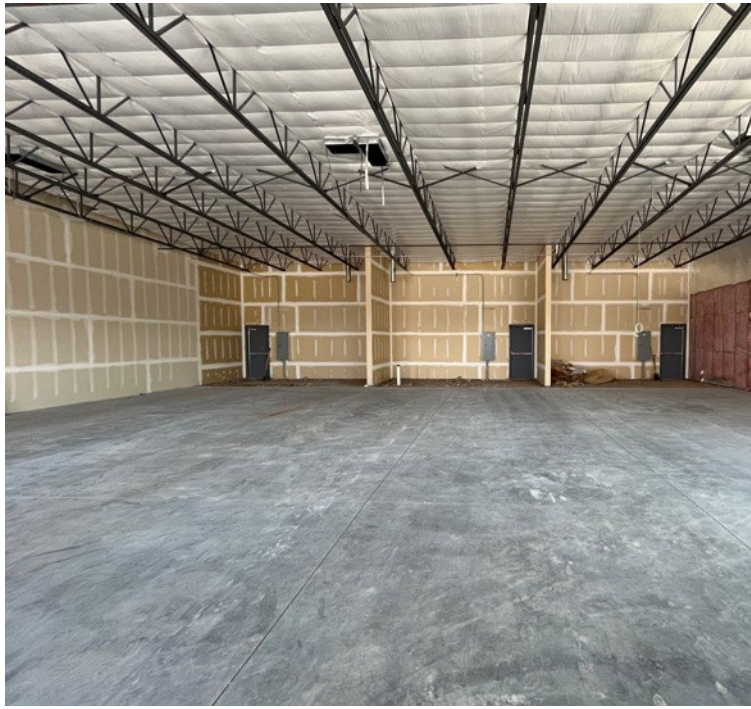




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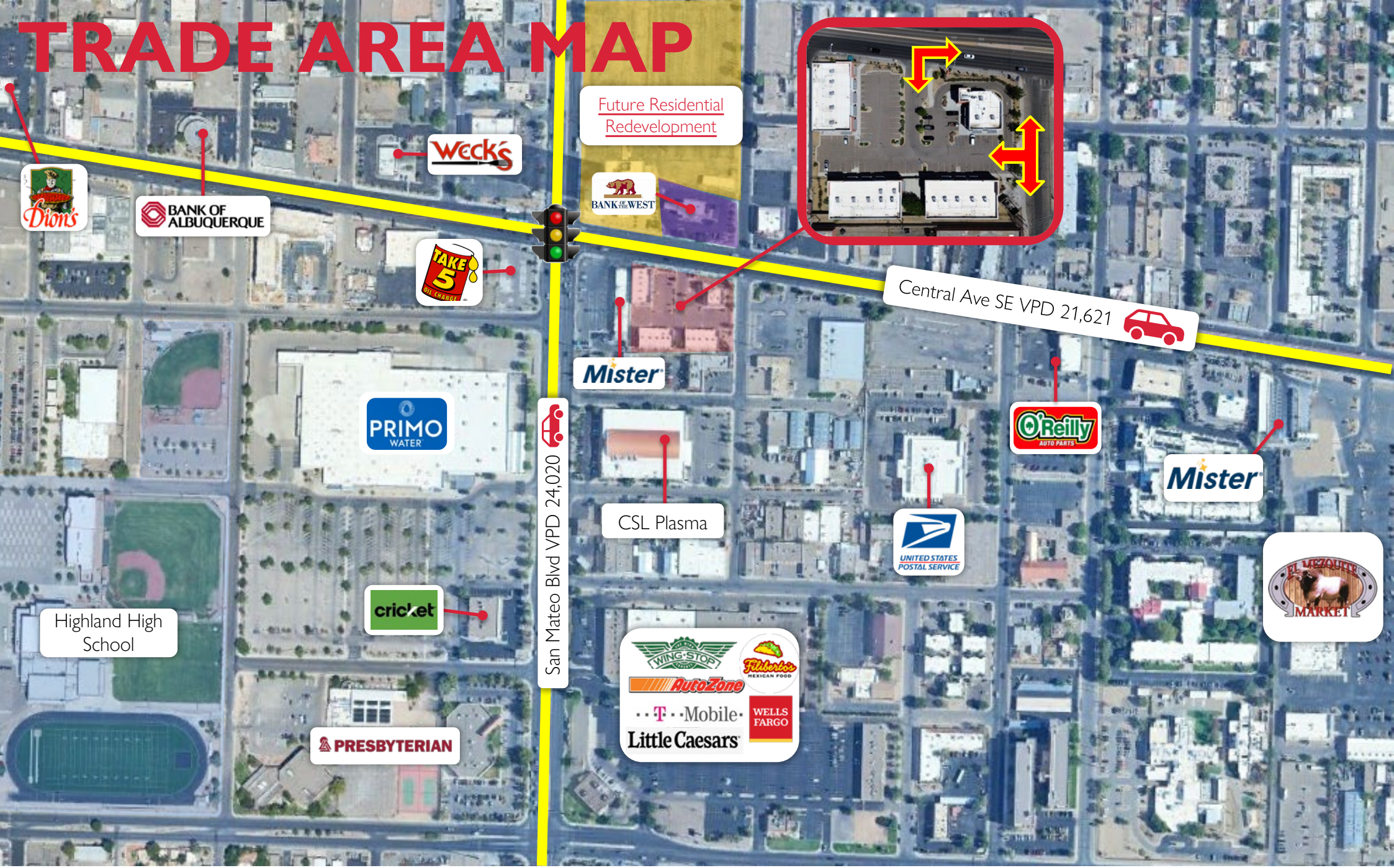
# TRADE AREA MAP

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# LOCATION MAP




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# DEMOGRAPHICS

*provided by the Missouri Census Data Center

## AVERAGE HOUSEHOLD INCOME

$76k

## ESTIMATED HOUSEHOLDS

5-Mile Radius
**14,701**

3-Mile Radius
**12,353**

1-Mile Radius
**2,562**



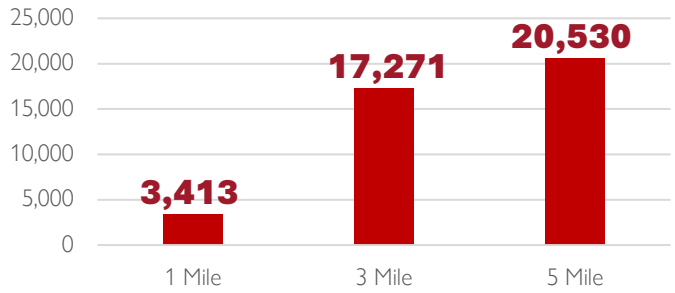
## POPULATION

1-Mile Radius
**6,166**
Median Age
**38.2**

3-Mile Radius
**24,729**
Median Age
**34.8**

5-Mile Radius
**36,879**
Median Age
**35.5**

Estimated Workers

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# BROKERS



## JOAQUIN ALINDOGAN

Associate Broker

(505) 985-8181 / joaquin@go-absolute.net

Joaquin is a licensed real estate broker with a focus on industrial and multifamily real estate. Having lived in New Mexico for the past 17 years, he sports extensive local market knowledge and expertise. Being able to apply that experience to where it is most effective. Joaquin has developed a knack for developing great relationships and strives to not just help the needs of the client in the moment, but throughout their real estate journey.



## ALFREDO BARRENECHEA

Qualifying Broker

**(505) 401-0135 / alfredo@go-absolute.net**

Alfredo specializes in the acquisition and disposition of retail investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions.
With over 11 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies.

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## WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

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