

For Sale

Great Redevelopment Opportunity

HIGHLY-VISIBLE STAND-ALONE BUILDING



**±15,266 SF on ±0.48 Ac.
\$899,000 (\$58.89/SF)**

1700 Central Ave. SE | Albuquerque, NM 87106

NAISunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Danaë Fernández

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For Sale

1700 Central Ave. SE | Albuquerque, NM 87106



PROPERTY

AVAILABLE

Building: ±15,266 SF
Land: ±0.48 Acres

SALE PRICE

\$899,000 (\$58.89/SF)

HIGHLIGHTS

- High visibility off Central Ave.
- Located near UNM
- Prominent pylon signage
- Spacious layout
- Warehouse offers potential for 7 roll-up doors:
 - 4 - 8' x 8' grade-level doors
 - 3 - 10' x 10' grade-level doors
- Great potential for multi-purpose use such as retail or office
- 3 separate parcels – See Advisors for details
- Located within the [MRA Sycamore Redevelopment Zone](#)

ZONING [MX-M](#)

LOCATION

SWQ Central Ave. &
University Blvd. SE

For Sale

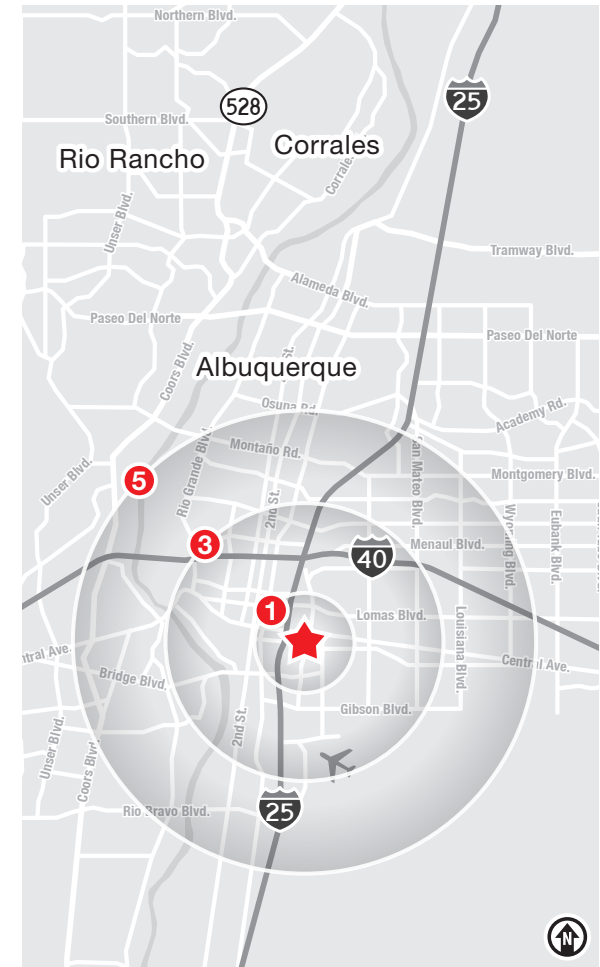
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,159	89,427	227,705
Average HH Income	\$62,864	\$77,353	\$74,381
Daytime Employment	19,370	101,914	183,945

2024 Forecasted by Esri



NAI SunVista

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WAREHOUSE



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FLOOR PLAN

Central Ave. SE

AVAILABLE

±15,266 SF

 Retail/Office
 Warehouse

Pine St. SE

