

The Place in Nob Hill

3339 Central Ave NE | Albuquerque, NM 87106



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Lia Armstrong
Senior Vice President
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Courtney Tinnin
Associate
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505-292-9607
kingcapitalcre.com

Property Details



Lease Availability
Suite 117 ±1,621 sf



Lease Rate
See Associate



Suite 117
±1,621 sf

Central Ave
15,200 VPD



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Property Details



Property Benefits

- Located on Central & visible to 15,200 VPD
- Heavy foot and vehicle traffic in Nob Hill and neighboring University trade area
- Existing Juice Bar build out
- Quick walk from University of New Mexico (UNM) with over 27,000 undergraduate/graduate students and 15,000 employees
- Strong retail synergy - Central Ave is a main arterial for the city offering national and local eclectic concepts



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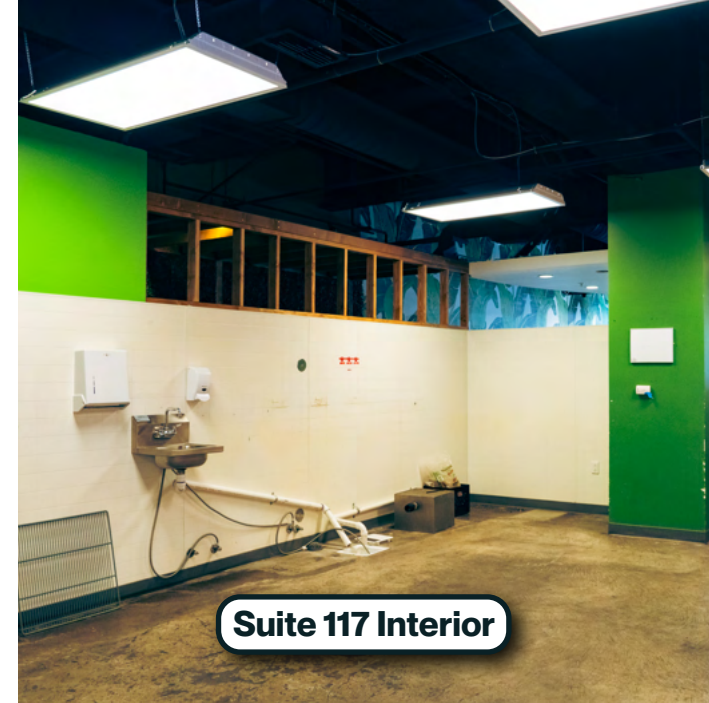
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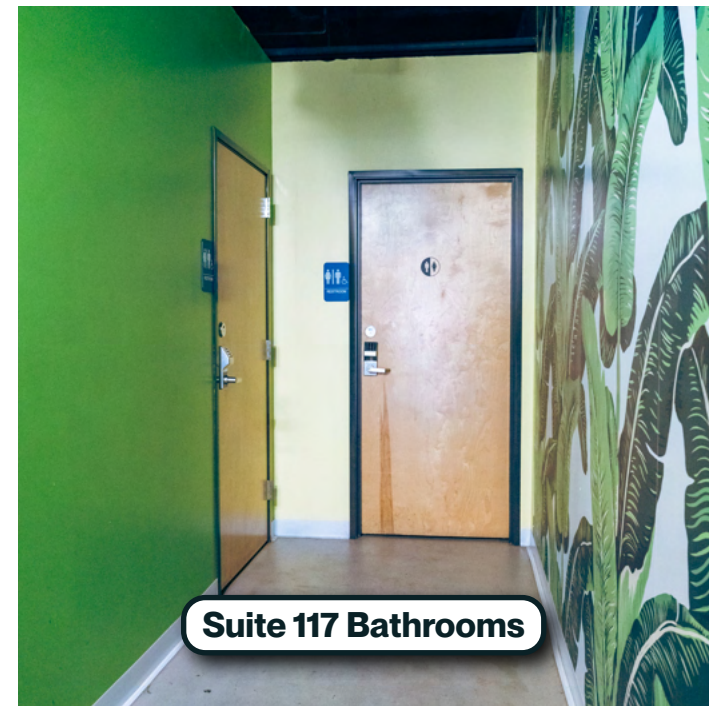
Suite 117



Suite 117 Interior



Suite 117 Interior



Suite 117 Bathrooms



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Site Plan



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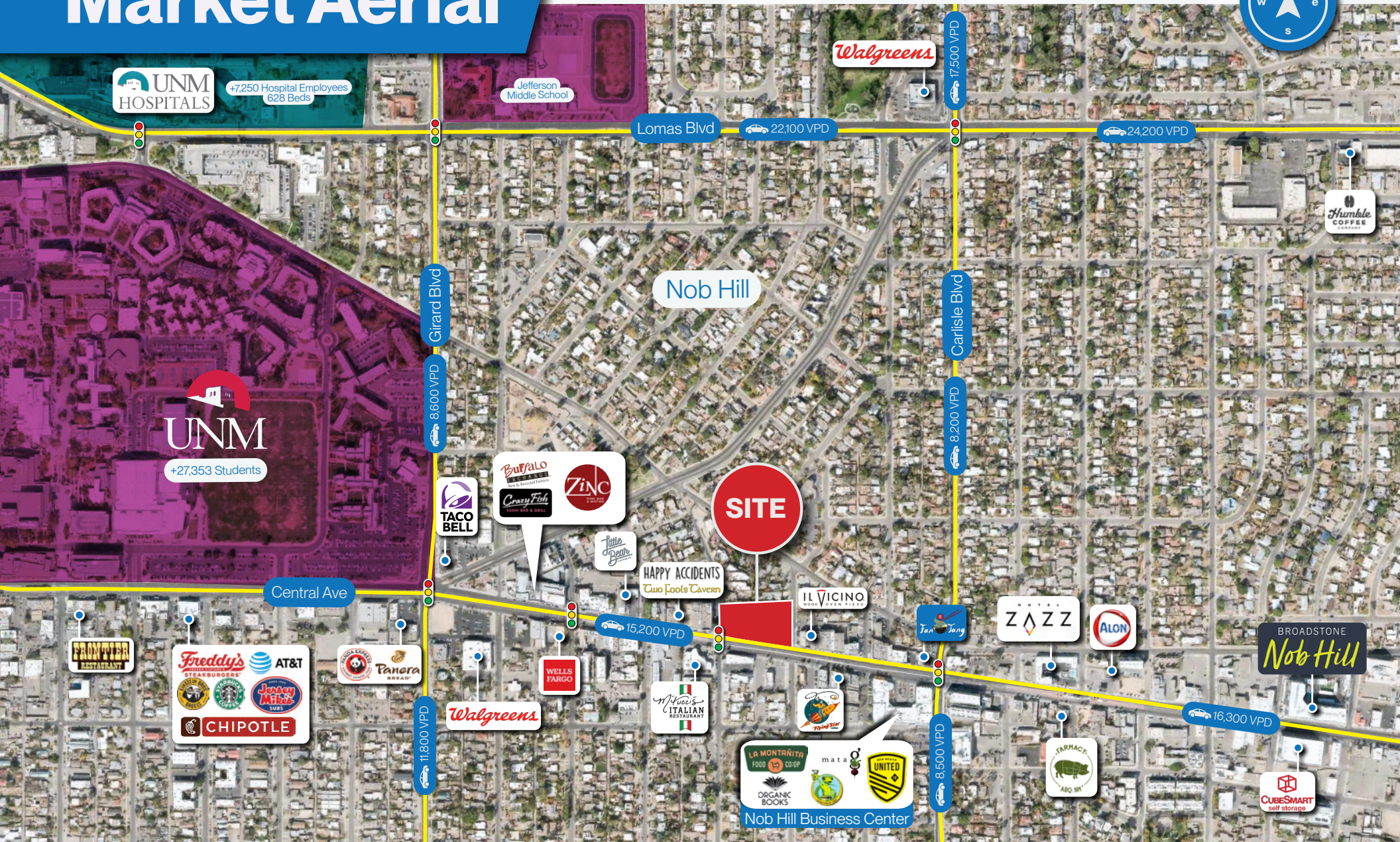
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Market Aerial



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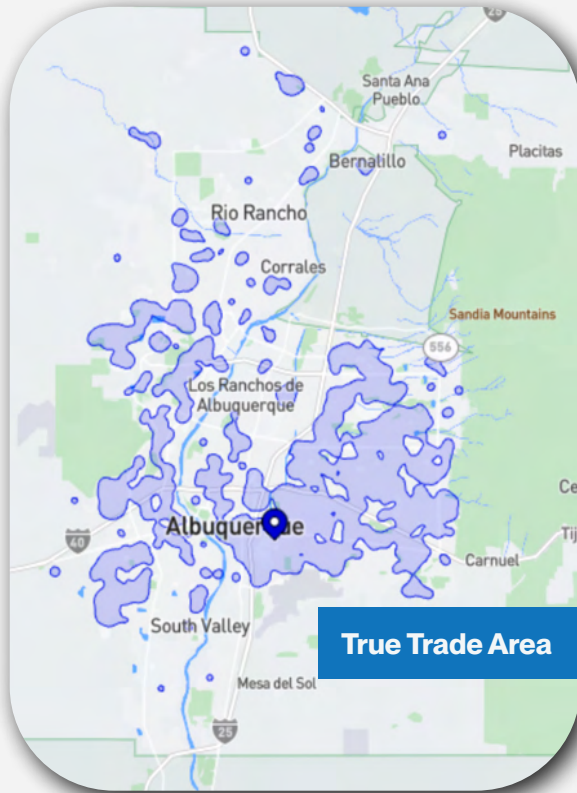
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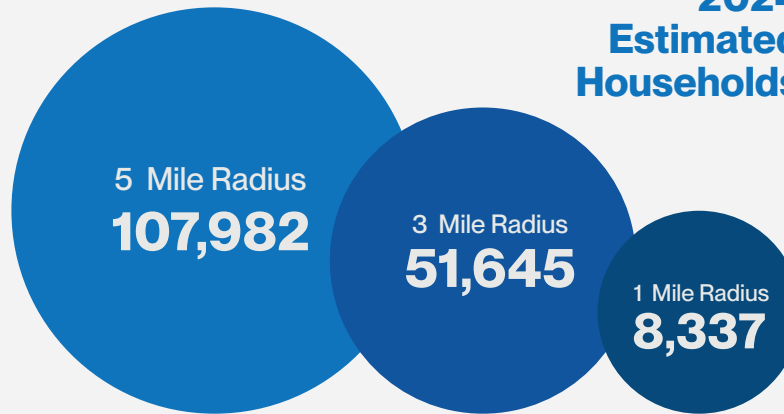
Market Overview



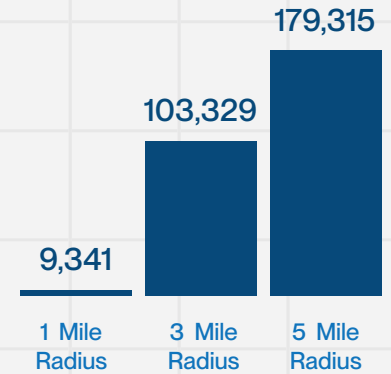
Average Household Income

87K

2024
Estimated
Households



2024 Estimated
Total Employees



2024 Estimated
Total Businesses

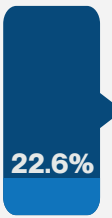


Age

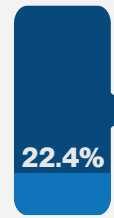


55.1%

18 - 37
(millennials)



38 - 51
(gen x)



52+
(baby boomers)



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