



# Office Space For Lease

## CENTURY PLAZA

- Premium Office Space with Fabulous Views
- Flexible Floor Plans with Full Floors
- Dining/Retail Space Also Available

CENTURY PLAZA  
400 TIJERAS NW

CAPPA BANK

**±3,580 - 210,000 RSF Available**

400 Tijeras Ave. NW | Albuquerque, NM 87102

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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# For Lease

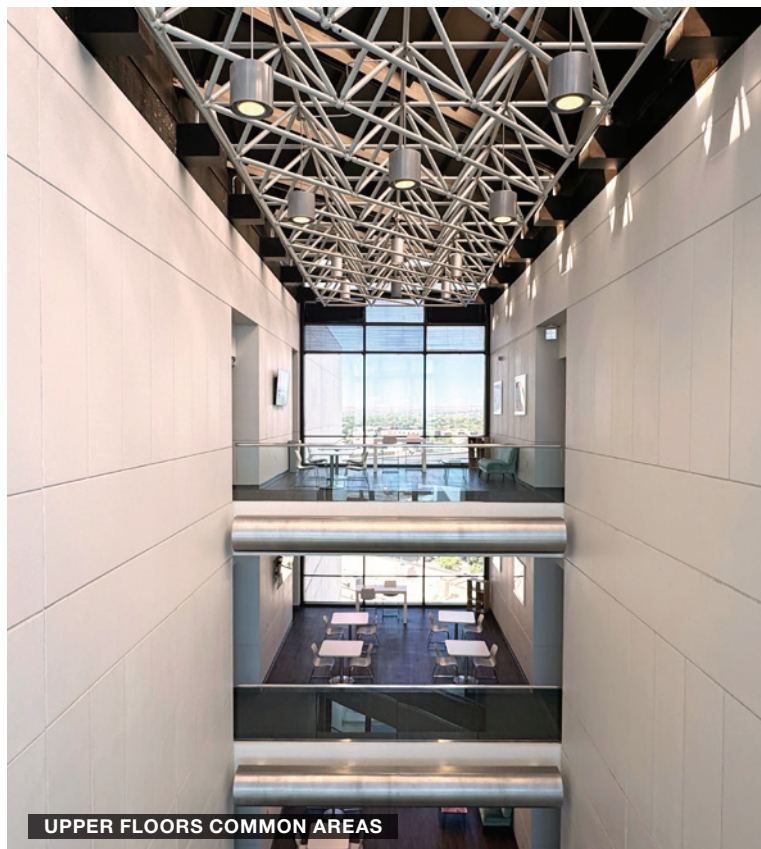
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UPPER FLOOR COMMON AREA



MAIN ENTRANCE LOBBY



UPPER FLOORS COMMON AREAS



SHARED CONFERENCE ROOM

## PROPERTY

### AVAILABLE

±3,580 - 210,000 RSF

- Floor Plans Coming Soon

### LEASE RATE

\$19.75/RSF Full Service

### HIGHLIGHTS

- Competitive lease rate
- Shared conference room with wifi can host up to 60 people
- Recently-updated lobby, common areas and restrooms
- Centrally located – Walking distance to restaurants, courthouses and more
- Easy access – Convenient to I-25, I-40 and Railrunner
- 24/7 building security
- Tech ready with Cat 5 & 6, redundant fiber connectivity, Verizon, T-Mobile, Zayo, Comcast and Lumen
- Ideal for corporate headquarters, professional services, tech firms, government and government contractors
- 6 megawatts of power
- Basement storage available
- Secure underground parking available

**ZONING** [MX-FB-UD](#) 

### LOCATION

SWC 4th St. & Tijeras Ave.



505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
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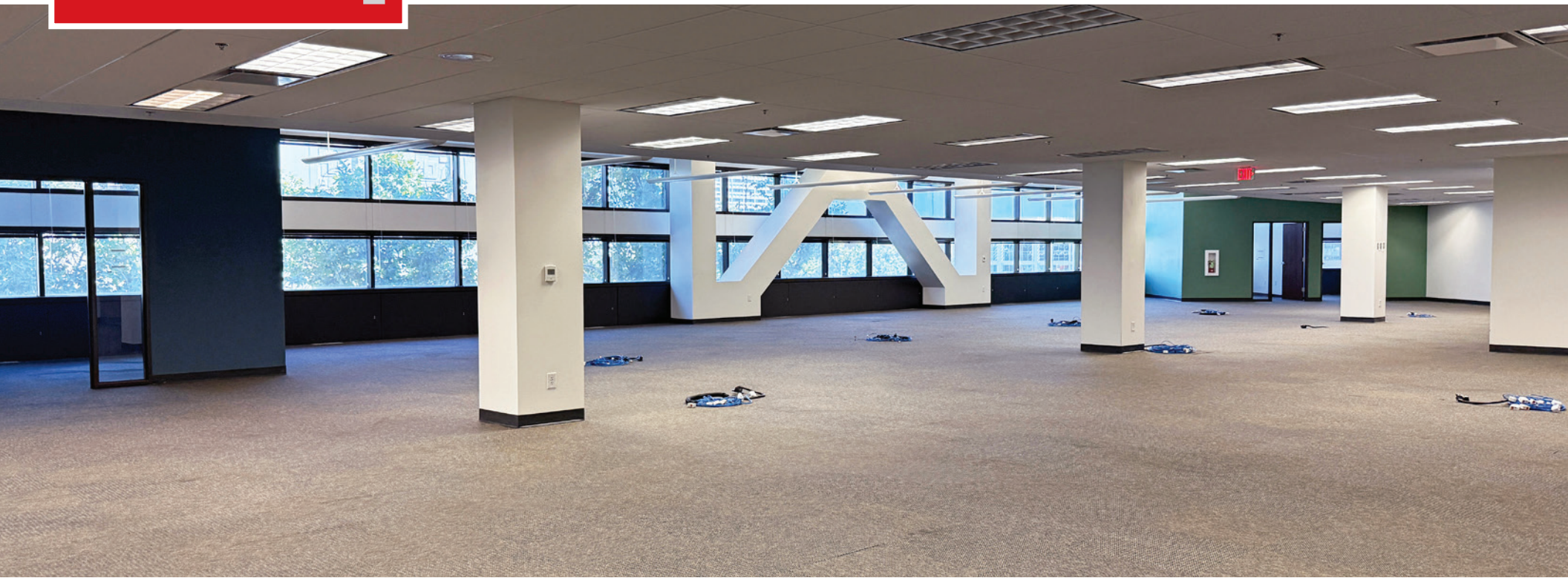
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RESTAURANT/DINING HALL



DINING/RETAIL SPACE

RESTAURANT/DINING HALL



PATIO SPACE



CAFETERIA



FULL KITCHEN



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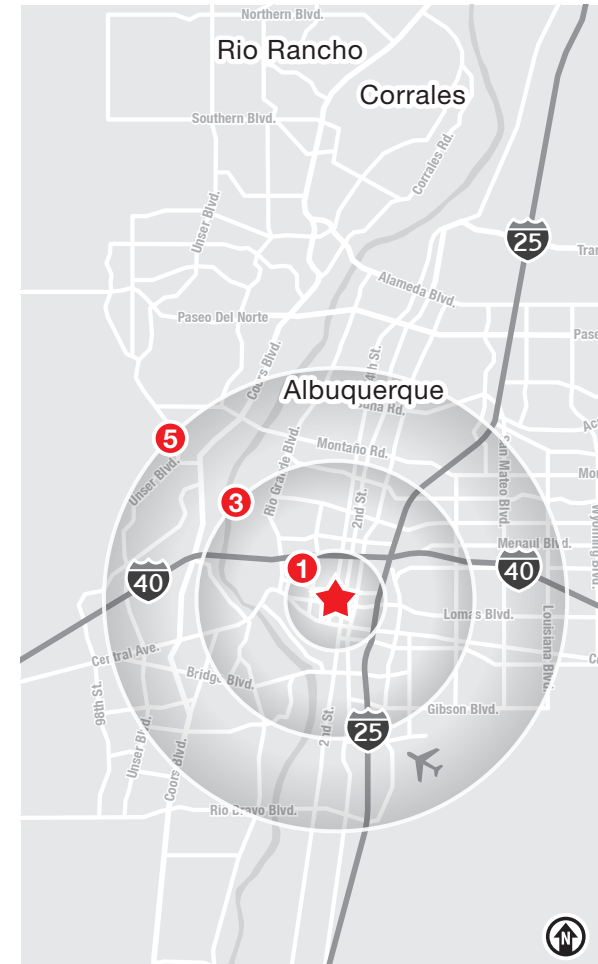
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## LOCATION

| Demographics       | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Total Population   | 14,186   | 91,579   | 238,836  |
| Average HH Income  | \$71,114 | \$79,672 | \$79,556 |
| Daytime Employment | 36,919   | 90,468   | 170,768  |

2025 Forecasted by Esri



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# Albuquerque

## TRADE AREA ANALYSIS

### DOWNTOWN | ALBUQUERQUE

Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico. The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**566,057**  
City Population



**241,738**  
Households



**\$95,396**  
Avg. Household Income



**\$56,388**  
Md. Disposable Income



**21,751**  
Total Businesses



**277,887**  
Total Employees



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State



### DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.

**\$29M**

City Commitment for Revitalization Projects Downtown

**\$36M**

Investment for the Downtown Rail Trail Project

**\$94M**

Total (Committed and Pending) Non-City Public and Private Funding



### A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

### DOWNTOWN HOUSING

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents are currently in the works.

**THERE'S BEEN A 60% Increase in Downtown Residential Population**  
(Since October 2000)



The information contained is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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