

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The background of the advertisement is a photograph of a large, single-story commercial building. The building has a light beige or cream-colored facade with reddish-brown accents, including a large arched entrance and decorative elements along the roofline. The address "7105" is visible on the right side of the building. In front of the building is a paved parking lot, and some green shrubbery is in the foreground. A blue semi-transparent banner is overlaid on the left side of the image, containing the text "For Lease".

For Lease

7105 Central Ave NE
Albuquerque, NM 87108

Historic Photo

Bob Feinberg

Sr. Vice President | Principal
+1 505 238 7707
bob.feinberg@colliers.com
Lic. No. 9916

Tom Jones, CCIM

Sr. Vice President | Principal
+1 505 880 7063
tom.jones@colliers.com
Lic. No. 37218

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

7105 Central Ave NE | For Lease

Property Profile

Details

Lease Rate See Broker

Lease Type NNN

Space Available ± 12,900 SF

Submarket Southeast Heights

Zoning MX-M



Features

- Rare large format, freestanding drive-thru availability along Central Ave
- Signalized hard corner at two major arterials
- Superior visibility and multiple full access points
- Property boasts two pylon signs (one w/ electronic reader board)
- Excellent exposure with traffic counts in excess of 47,500 VPD
- Across from Expo New Mexico's [planned redevelopment](#)
- Adjacent to the Louisiana Albuquerque Rapid Transit stop

Area Tenants



7105 Central Ave NE | For Lease

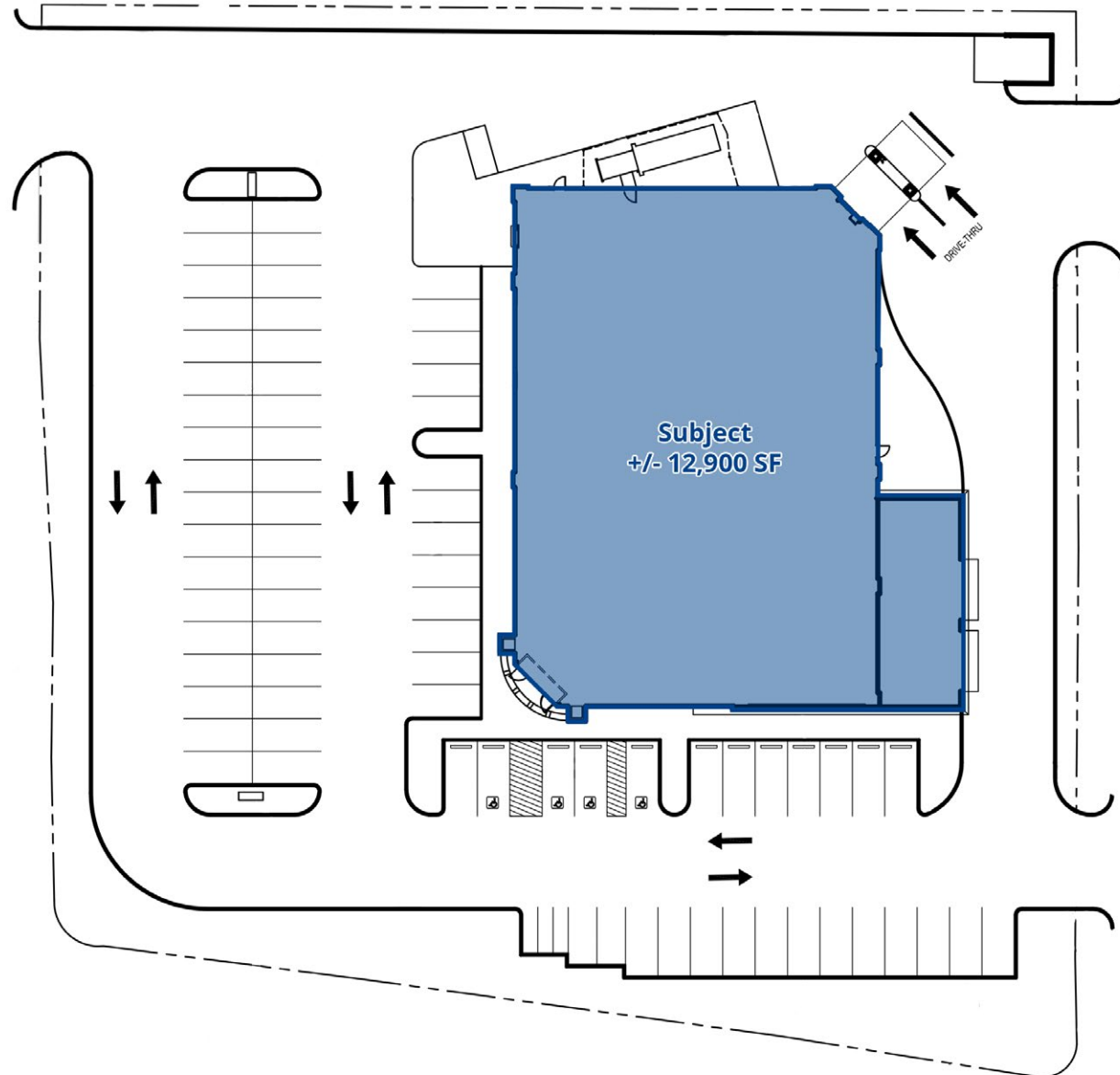
Trade Area Aerial



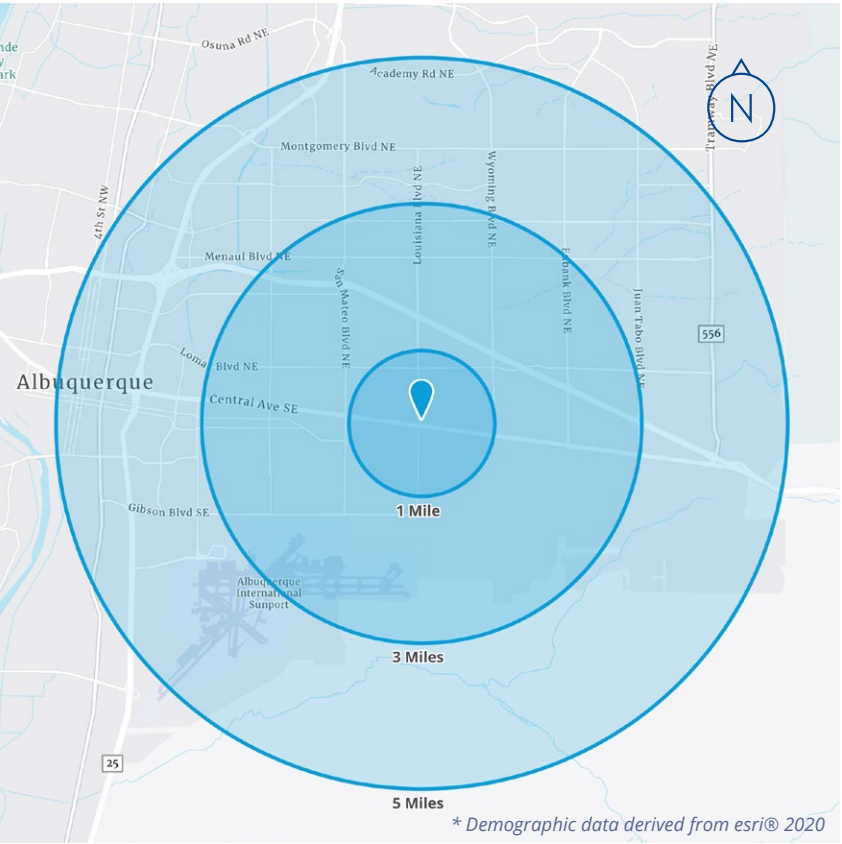
Intersection Aerial



Site Plan



Demographics*



* Demographic data derived from esri® 2020

	1 MILE	3 MILES	5 MILES
Population	21,983	110,389	253,657
Households	9,463	50,406	115,988
Median HH Income	\$36,038	\$58,774	\$62,621
Average HH Income	\$52,659	\$81,703	\$86,725