

# FREESTANDING BUILDING FOR SALE OR LEASE

13032 Central Ave SE | ALBUQUERQUE, NM 87123

Central Ave Frontage

Located 0.4 miles from I-40



CLAY AZAR, CCIM | (505) 480-9777 | [clay@mcrnm.com](mailto:clay@mcrnm.com)  
(505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

**Metro Commercial**  
REALTY. INC.



# RETAIL FOR SALE OR LEASE

13032 Central Ave SE | ALBUQUERQUE, NM 87123

## Overview:

- 2,381 sf on approx. 0.3399 AC
- MX-M Zoning: [Mixed Use Moderate Intensity Zone District](#)



## Highlights:

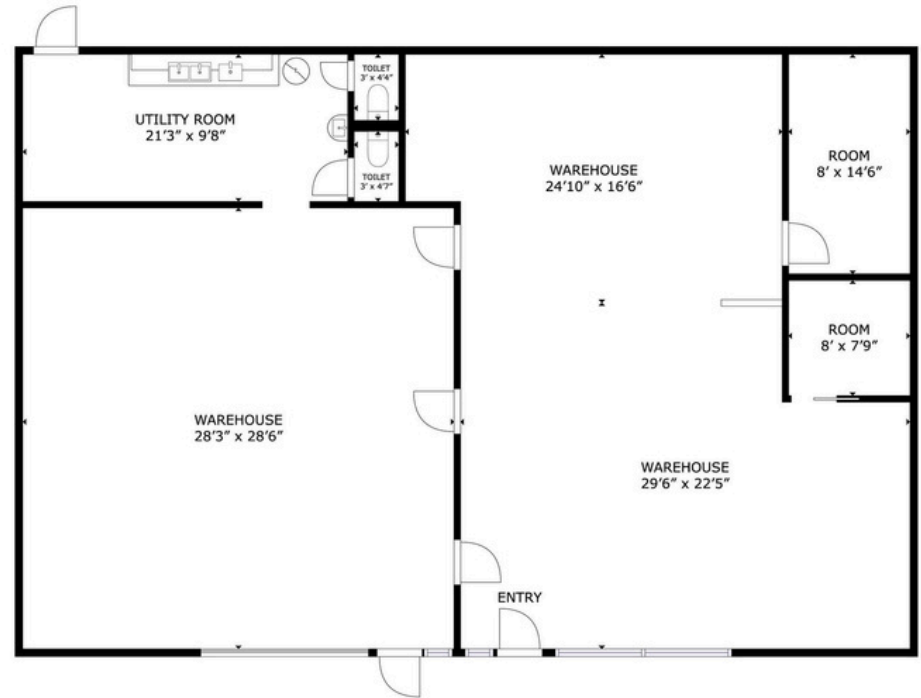
- Open floor plan
- Fully fenced building
- Easy access to I-40 (approx. 0.4 miles away)
- Frontage along Central Avenue
- [Virtual Tour](#)



## Pricing:

- FOR LEASE: \$11.00 PSF Modified Gross  
(\$2,182.58 per month, plus utilities)
- FOR SALE: \$199,000.00

The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





# BUILDING FOR SALE OR LEASE

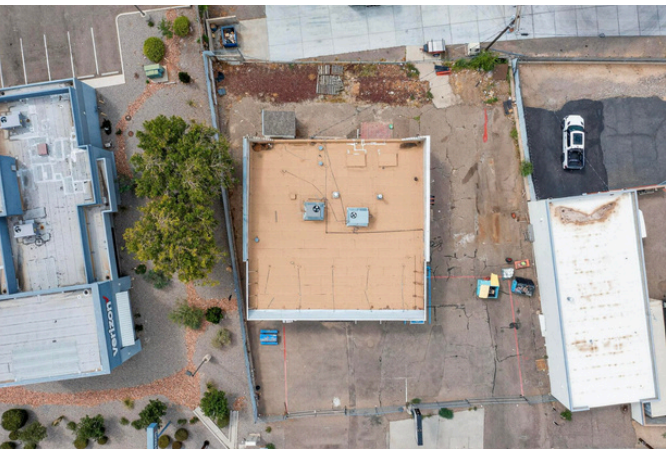
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Central Ave Frontage

Located 0.4 miles from I-40



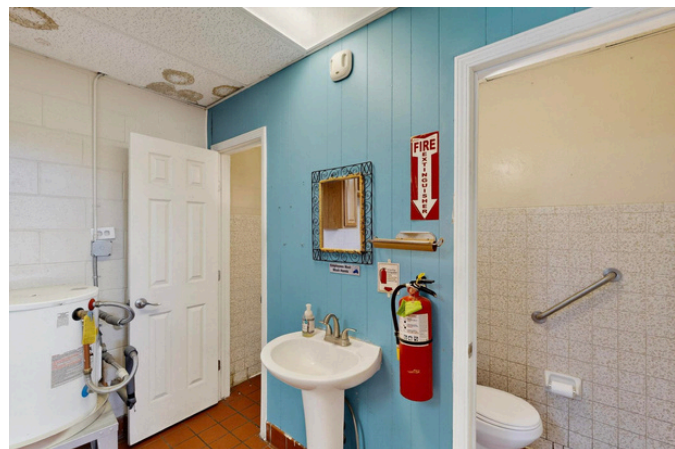
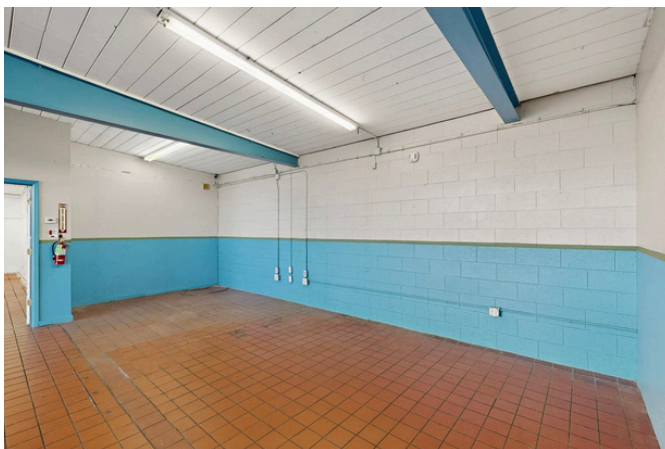




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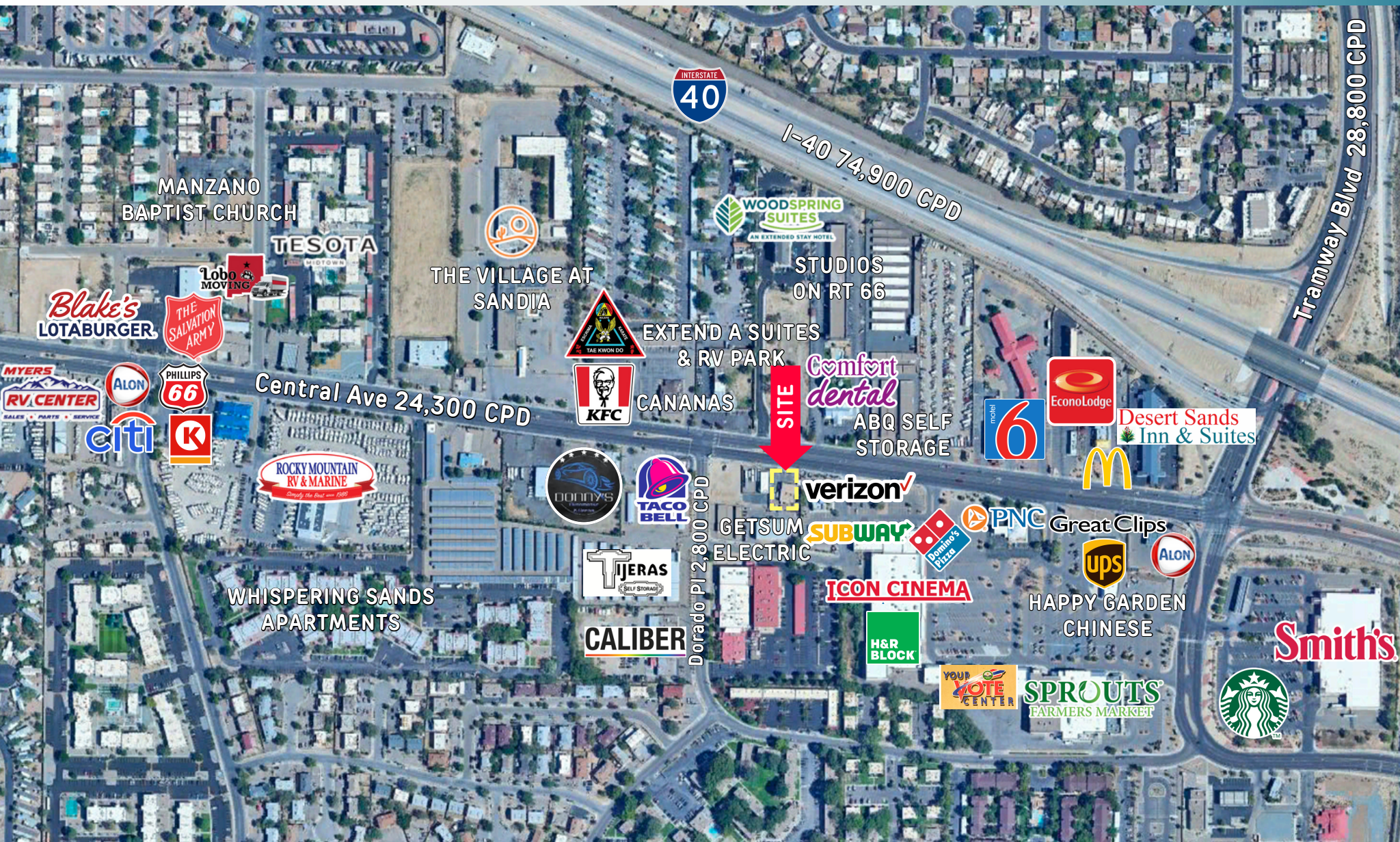








# TRADE AREA

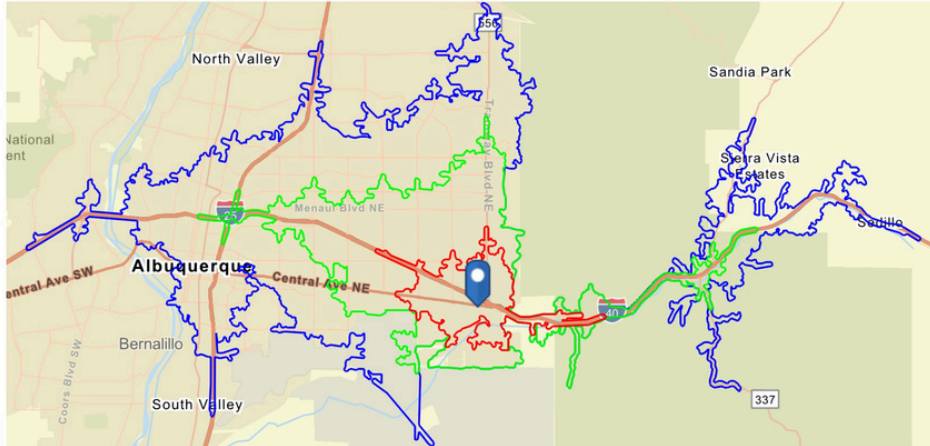




# Benchmark Demographics

13032 Central Ave SE, Albuquerque, New Mexico, 87123

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes 87123 (Albuquerque)	Counties Bernalillo	States New Mexico	United States of America
Population Age 0-4	4.95%	4.90%	4.61%	5.22%	4.99%	5.35%	5.39%
Population Age 5 to 9	5.06%	5.03%	4.71%	5.41%	5.20%	5.61%	5.75%
Population Age 10 to 14	6.04%	5.38%	4.94%	6.01%	5.59%	6.03%	5.98%
Population Age 15 to 19	5.67%	5.59%	5.49%	5.81%	6.27%	6.60%	6.47%
Population Age 20 to 34	19.83%	19.88%	21.94%	19.76%	21.17%	19.83%	20.33%
Population Age 35 to 54	25.58%	25.53%	24.99%	25.75%	25.32%	24.11%	25.20%
Population Age 55 to 74	23.79%	24.47%	23.69%	23.45%	23.04%	23.82%	22.82%
Population Age 75+	9.12%	9.26%	9.61%	8.66%	8.43%	8.65%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Bernalillo County	States New Mexico	United States of America
<\$15,000	9.9%	10.6%	10.5%	8.9%	11.0%	8.3%
\$15,000-\$24,999	9.5%	8.6%	9.0%	7.8%	8.4%	5.9%
\$25,000-\$34,999	8.8%	8.5%	8.3%	7.3%	7.9%	6.3%
\$35,000-\$49,999	10.8%	10.1%	10.6%	10.0%	11.5%	9.8%
\$50,000-\$74,999	19.6%	19.7%	19.3%	19.4%	17.6%	15.6%
\$75,000-\$99,999	14.0%	12.4%	11.8%	12.7%	12.8%	12.5%
\$100,000-\$149,999	12.8%	14.5%	13.7%	15.3%	14.2%	17.8%
\$150,000-\$199,999	7.3%	8.3%	7.8%	9.2%	8.2%	9.8%
\$200,000+	7.3%	7.3%	8.9%	9.4%	8.3%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Bernalillo County	States New Mexico	United States of America
Population	30,304	133,607	293,951	677,559	2,149,637	339,887,819
Daytime Population	24,156	127,989	356,996	705,008	2,129,221	338,218,372
Employees	15,278	67,711	150,654	345,422	968,745	167,630,539
Households	13,393	59,013	135,524	283,604	849,652	132,422,916
Average HH Size	2.25	2.24	2.12	2.35	2.48	2.50
Median Age	40.8	41.5	40.8	39.9	40.1	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Counties Bernalillo County	States New Mexico	United States of America
Median Home Value	282,412	297,047	327,494	324,455	277,994	370,578
Owner Occupied %	59.4%	58.7%	53.2%	63.6%	69.3%	64.2%
Renter Occupied %	40.6%	41.3%	46.8%	36.4%	30.8%	35.8%
Total Housing Units	14,360	63,532	147,050	304,006	961,384	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Counties Bernalillo County	States New Mexico	United States of America
Median HH Income	\$64,284	\$65,147	\$64,721	\$70,128	\$64,828	\$81,624
Per Capita Income	\$37,395	\$38,221	\$41,990	\$40,980	\$35,953	\$45,360
Median Net Worth	\$134,717	\$134,213	\$112,687	\$176,540	\$173,210	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -  
Saunders Ralston Dantzler Realty

[Source:](#) This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

