For Sale

8225 Central Ave. NE

Albuquerque, NM 87108



OFFERING SUMMARY	
SALE PRICE:	$2,400,000
LOT SIZE:	1.48 Acres
BUILDING SIZE:	26,568 SF

PROPERTY DESCRIPTION

Retail and industrial property portfolio for sale. This portfolio consists of a major street frontage retail space as well as multiple adjoining and perpendicular industrial buildings. The total square footage is approximately +/- 26,568 and 1.5 acres.

Portfolio consists of 8 parcels and 6 total buildings. Historically, the industrial buildings have served as warehouses for the retail space fronting Central Ave.

Seller is open to selling individual parcels/buildings but would prefer to sell as a portfolio.

Portfolio addresses are as follows:
8225 CENTRAL AVE NE
115 UTAH ST NE 119 UTAH ST NE
123 UTAH ST NE 114 UTAH ST NE
110 UTAH ST NE
w/ two additional land parcels

Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

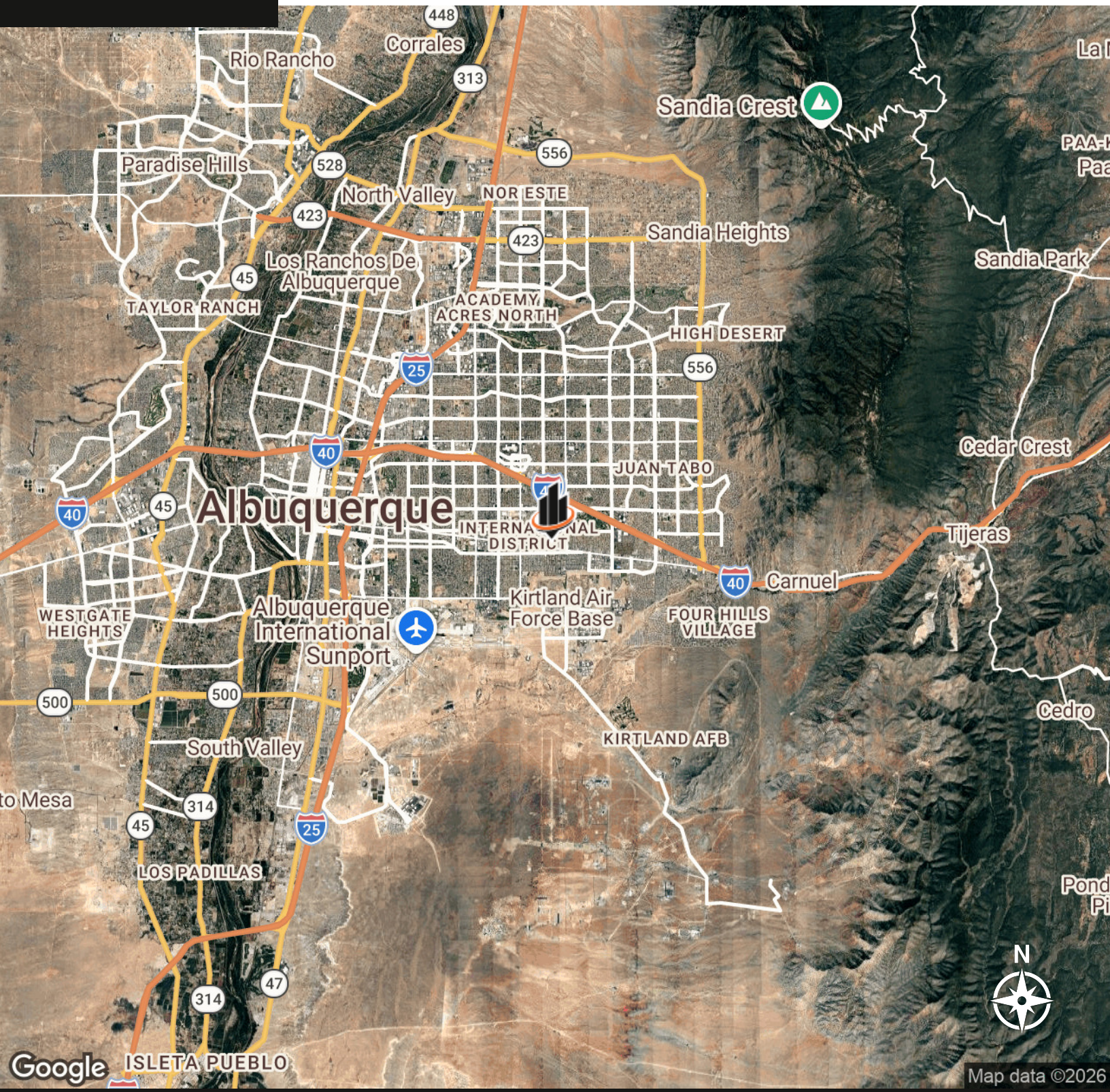
Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.

For Sale

8225 Central Ave. NE

Albuquerque, NM 87108



Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

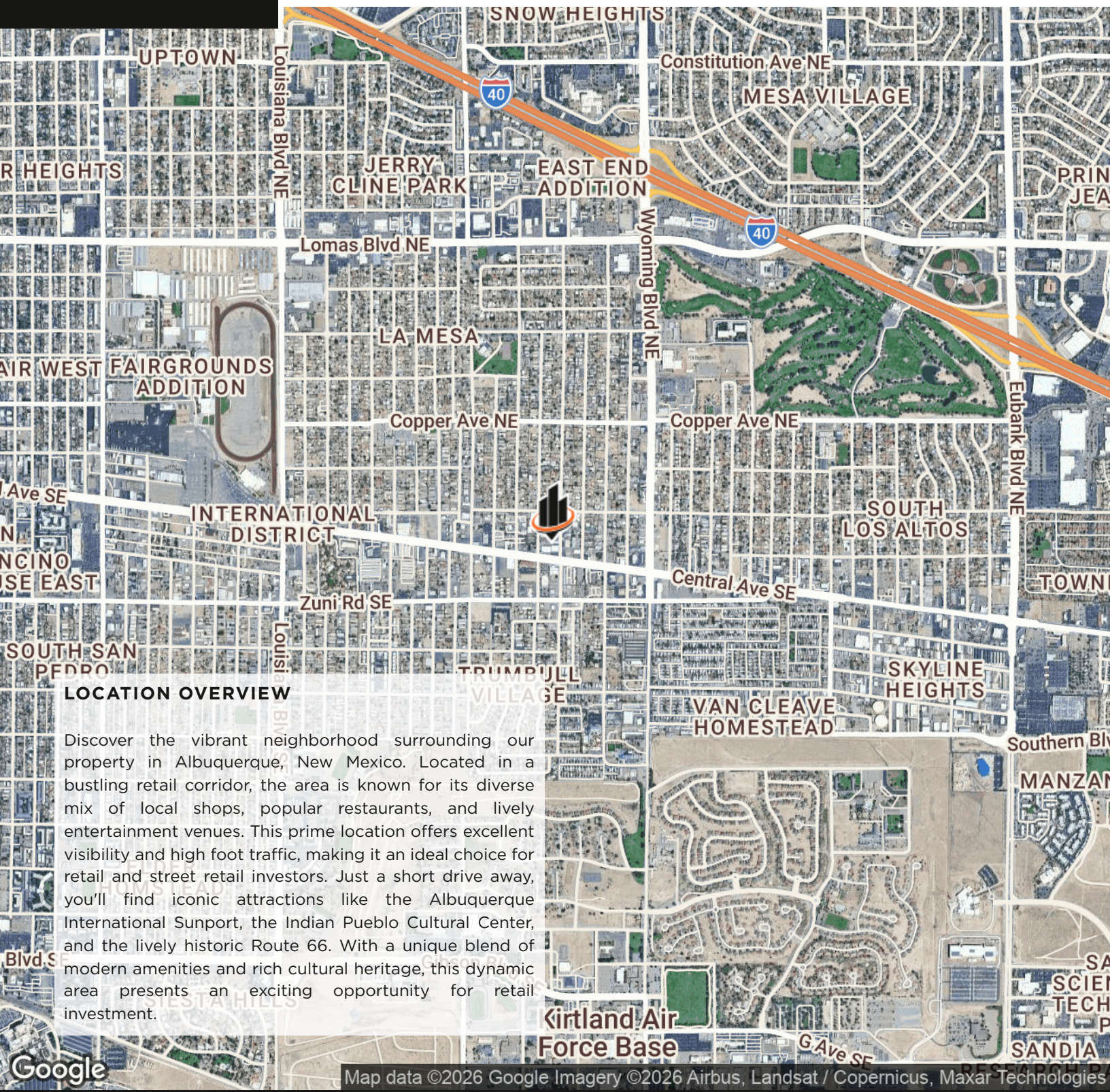
SVN
COMMERCIAL REAL ESTATE ADVISORS

SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.

For Sale

8225 Central Ave. NE

Albuquerque, NM 87108



LOCATION OVERVIEW

Discover the vibrant neighborhood surrounding our property in Albuquerque, New Mexico. Located in a bustling retail corridor, the area is known for its diverse mix of local shops, popular restaurants, and lively entertainment venues. This prime location offers excellent visibility and high foot traffic, making it an ideal choice for retail and street retail investors. Just a short drive away, you'll find iconic attractions like the Albuquerque International Sunport, the Indian Pueblo Cultural Center, and the lively historic Route 66. With a unique blend of modern amenities and rich cultural heritage, this dynamic area presents an exciting opportunity for retail investment.

Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

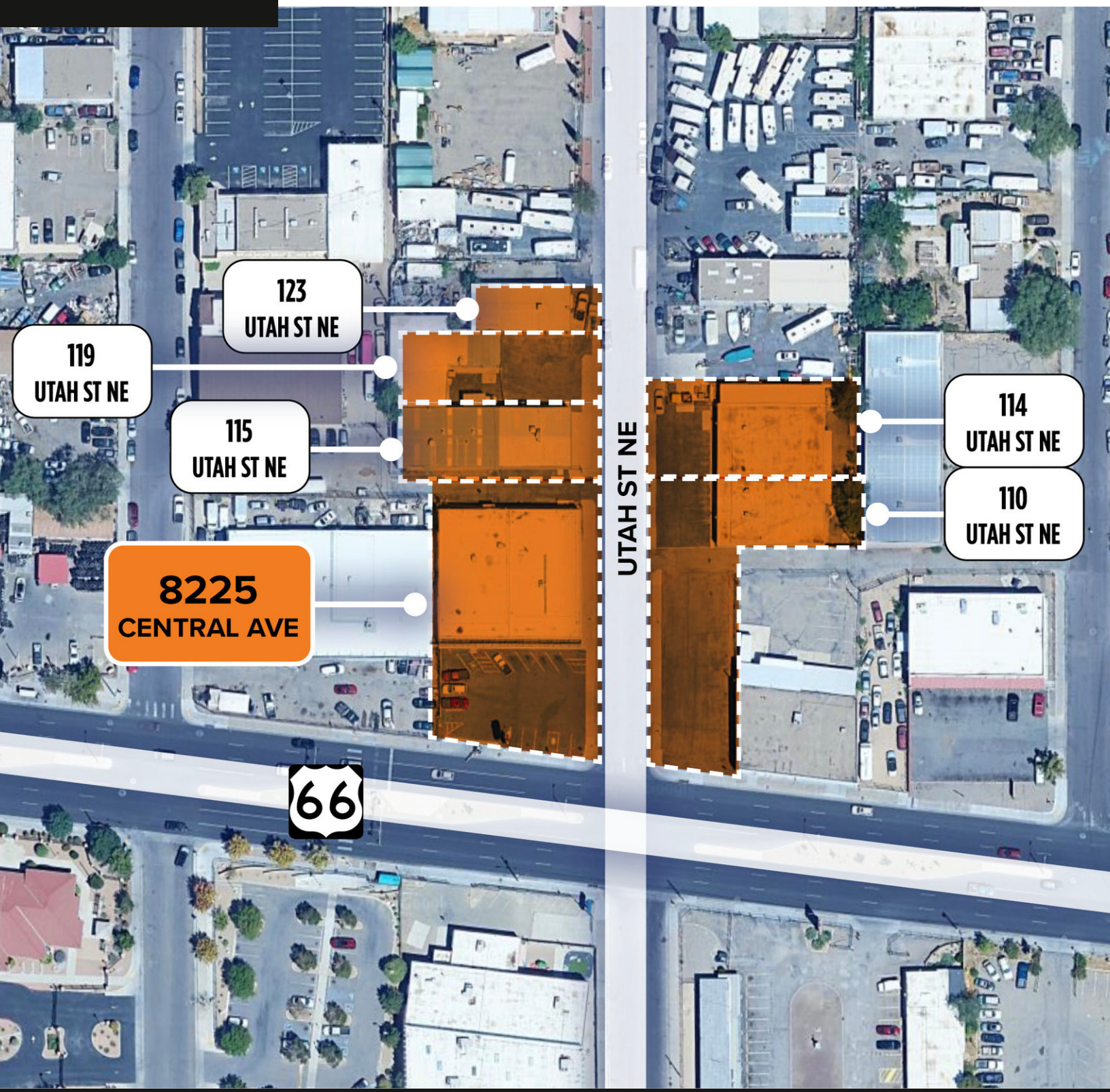
SVN
COMMERCIAL REAL ESTATE ADVISORS

SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.

Aerial Map

8225 Central Ave. NE

Albuquerque, NM 87108



Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

SVN
COMMERCIAL REAL ESTATE ADVISORS

Retail Map

8225 Central Ave. NE

Albuquerque, NM 87108



HIGHLIGHTS

- Property portfolio
- 8 parcels
- 6 total buildings
- 1 large retail
- 5 warehouse/industrial buildings
- Excess parking space included
- High traffic area
- Close proximity to Kirtland Air Force Base/ Sandia Labs and Interstate 40

Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

Property Photos

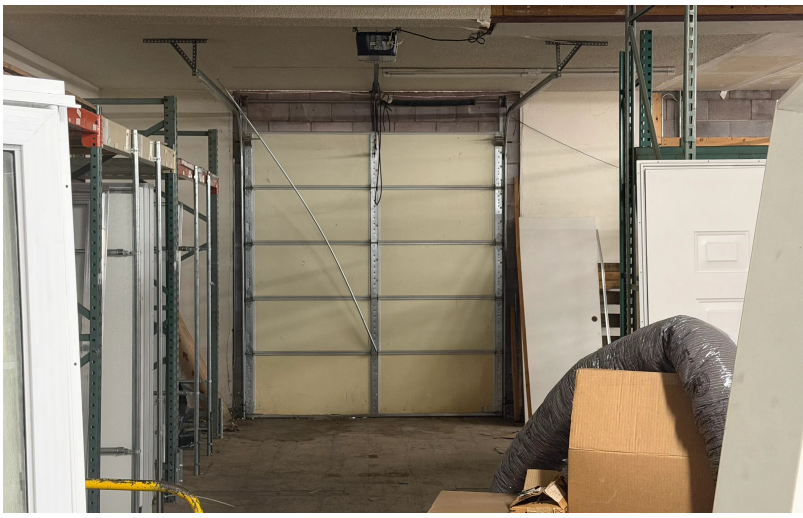
8225 Central Ave. NE

Albuquerque, NM 87108

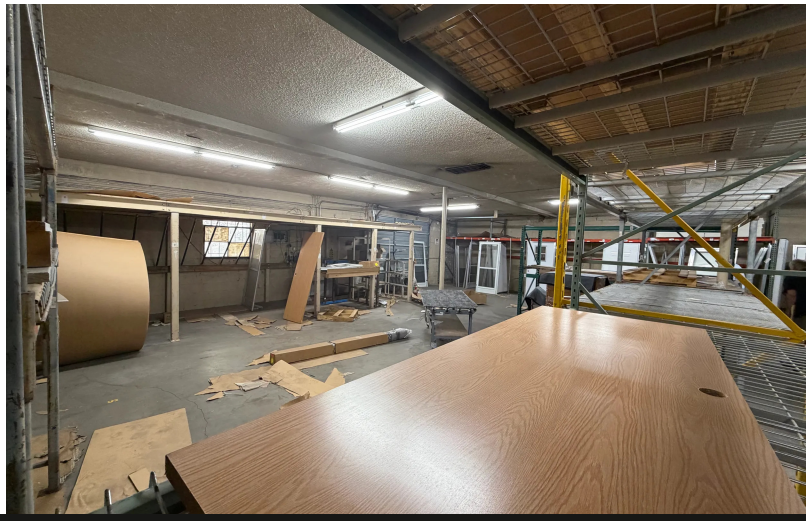












Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

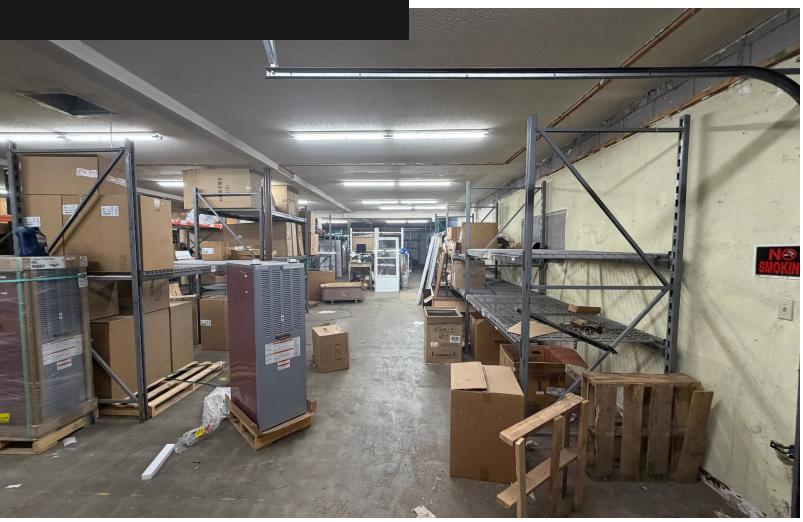
Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

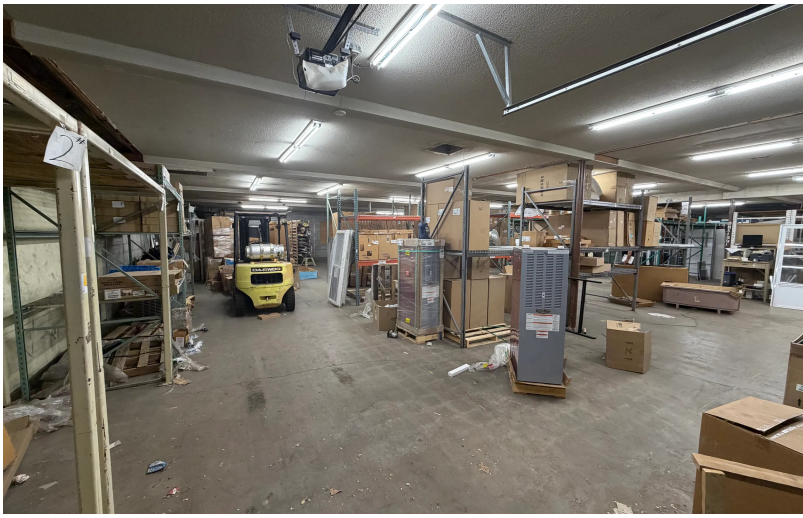
SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.

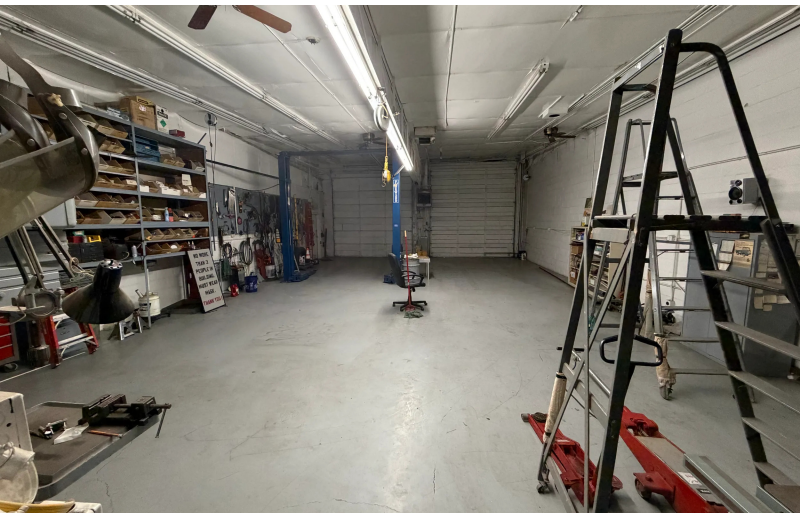
Property Photos

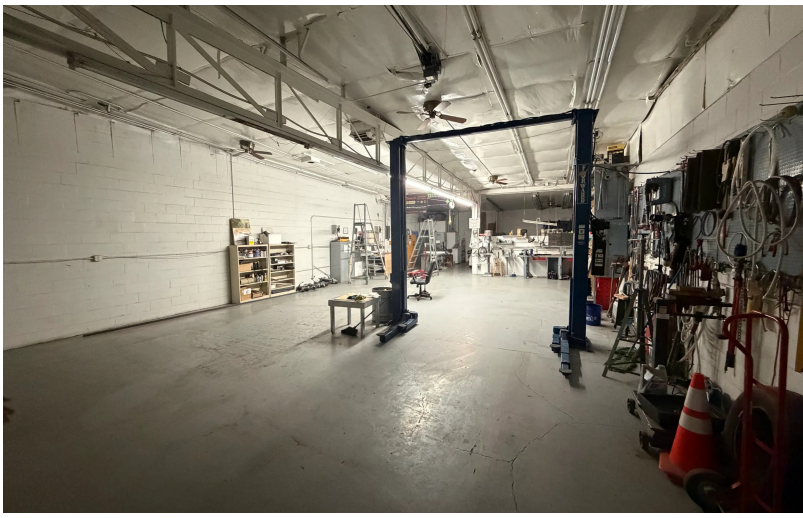
8225 Central Ave. NE

Albuquerque, NM 87108

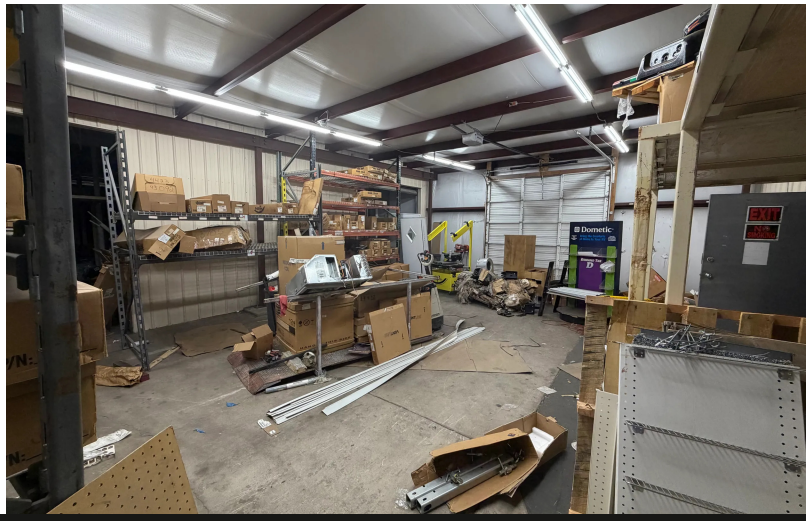












Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

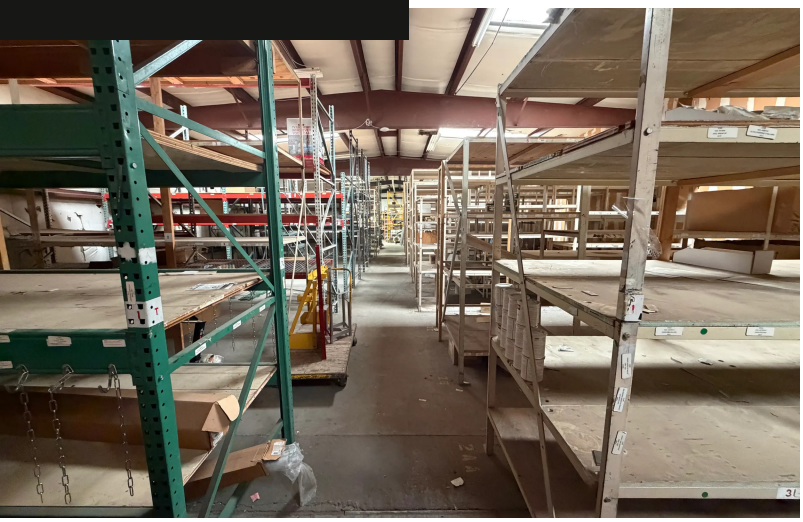
Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

SVN
COMMERCIAL REAL ESTATE ADVISORS

Property Photos

8225 Central Ave. NE

Albuquerque, NM 87108

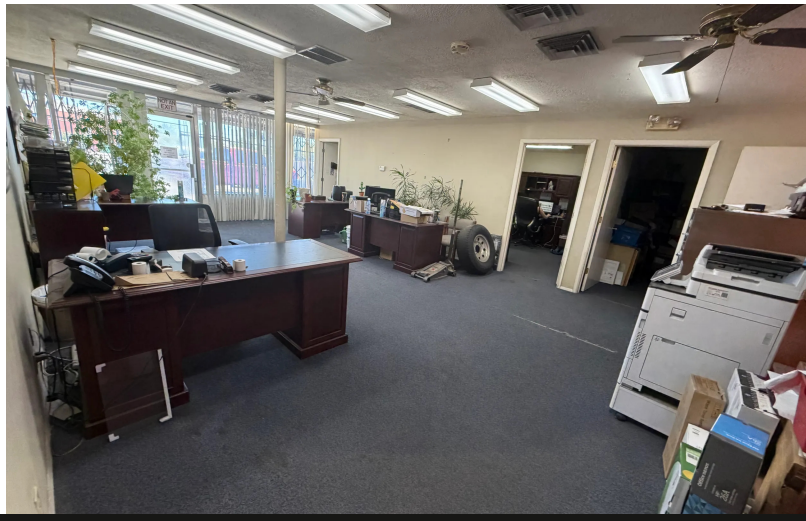












Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

Demographics | 2-minute Drive-time

8225 Central Ave. NE
Albuquerque, NM 87108

KEY FACTS

6,690
Population

37.4
Median Age

2.3
Average Household Size

$33,921
Median Household Income

EDUCATION

24%
No High School Diploma

31%
High School Graduate

21%
Some College

24%
Bachelor's/Grad/Pr of Degree

BUSINESS

N/A
Total Businesses

N/A
Total Employees

EMPLOYMENT

41.1%
White Collar

27.8%
Blue Collar

31.0%
Services

10.4%
Unemployment Rate

INCOME

$33,921
Median Household Income

$19,714
Per Capita Income

$13,759
Median Net Worth

2026 Households by income (Esri)

The largest group: <$15,000 (21.3%)

The smallest group: $150,000 - $199,999 (1.5%)

Indicator ▲	Value	Diff
<$15,000	21.3%	+11.9%
$15,000 - $24,999	11.6%	+5.3%
$25,000 - $34,999	19.7%	+12.0%
$35,000 - $49,999	14.9%	+4.5%
$50,000 - $74,999	16.1%	+0.2%
$75,000 - $99,999	4.4%	-8.3%
$100,000 - $149,999	8.7%	-7.7%
$150,000 - $199,999	1.5%	-8.7%
$200,000+	1.8%	-9.2%

Bars show deviation from Bernalillo County

This infographic contains data provided by Esri. The vintage of the data is 2026, 2031.

© 2026 Esri

Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

Demographics | 5-minute Drive-time

8225 Central Ave. NE
Albuquerque, NM 87108

KEY FACTS

32,910
Population

38.8
Median Age

2.3
Average Household Size

$42,211
Median Household Income

EDUCATION

17%
No High School Diploma

32%
High School Graduate

26%
Some College

25%
Bachelor's/Grad/Pr of Degree

BUSINESS

N/A
Total Businesses

N/A
Total Employees

EMPLOYMENT

48.8%
White Collar

21.9%
Blue Collar

29.3%
Services

7.4%
Unemployment Rate

INCOME

$42,211
Median Household Income

$25,214
Per Capita Income

$26,929
Median Net Worth

2026 Households by income (Esri)

The largest group: <$15,000 (18.7%)
The smallest group: $200,000+ (3.3%)

Indicator ▲	Value	Diff
<$15,000	18.7%	+9.3%
$15,000 - $24,999	11.4%	+5.1%
$25,000 - $34,999	14.1%	+6.4%
$35,000 - $49,999	12.4%	+2.0%
$50,000 - $74,999	16.1%	+0.2%
$75,000 - $99,999	10.5%	-2.2%
$100,000 - $149,999	9.9%	-6.5%
$150,000 - $199,999	3.8%	-6.4%
$200,000+	3.3%	-7.7%

Bars show deviation from Bernalillo County

This infographic contains data provided by Esri. The vintage of the data is 2026, 2031.

© 2026 Esri

Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

Demographics | 8-minute Drive-time

8225 Central Ave. NE
Albuquerque, NM 87108

KEY FACTS

87,787
Population

40.8
Median Age

2.1
Average Household Size

$51,995
Median Household Income

EDUCATION

12%
No High School Diploma

28%
High School Graduate

28%
Some College

33%
Bachelor's/Grad/Pr of Degree

BUSINESS

N/A
Total Businesses

N/A
Total Employees

EMPLOYMENT

60.0%
White Collar

17.4%
Blue Collar

22.6%
Services

6.5%
Unemployment Rate

INCOME

$51,995
Median Household Income

$32,864
Per Capita Income

$70,553
Median Net Worth

2026 Households by income (Esri)

The largest group: $50,000 - $74,999 (16.9%)
The smallest group: $150,000 - $199,999 (5.0%)

Indicator ▲	Value	Diff
<$15,000	14.5%	+5.1%
$15,000 - $24,999	9.9%	+3.6%
$25,000 - $34,999	11.0%	+3.3%
$35,000 - $49,999	13.1%	+2.7%
$50,000 - $74,999	16.9%	+1.0%
$75,000 - $99,999	11.3%	-1.4%
$100,000 - $149,999	12.8%	-3.6%
$150,000 - $199,999	5.0%	-5.2%
$200,000+	5.5%	-5.5%

Bars show deviation from Bernalillo County

This infographic contains data provided by Esri. The vintage of the data is 2026, 2031.

© 2026 Esri

Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

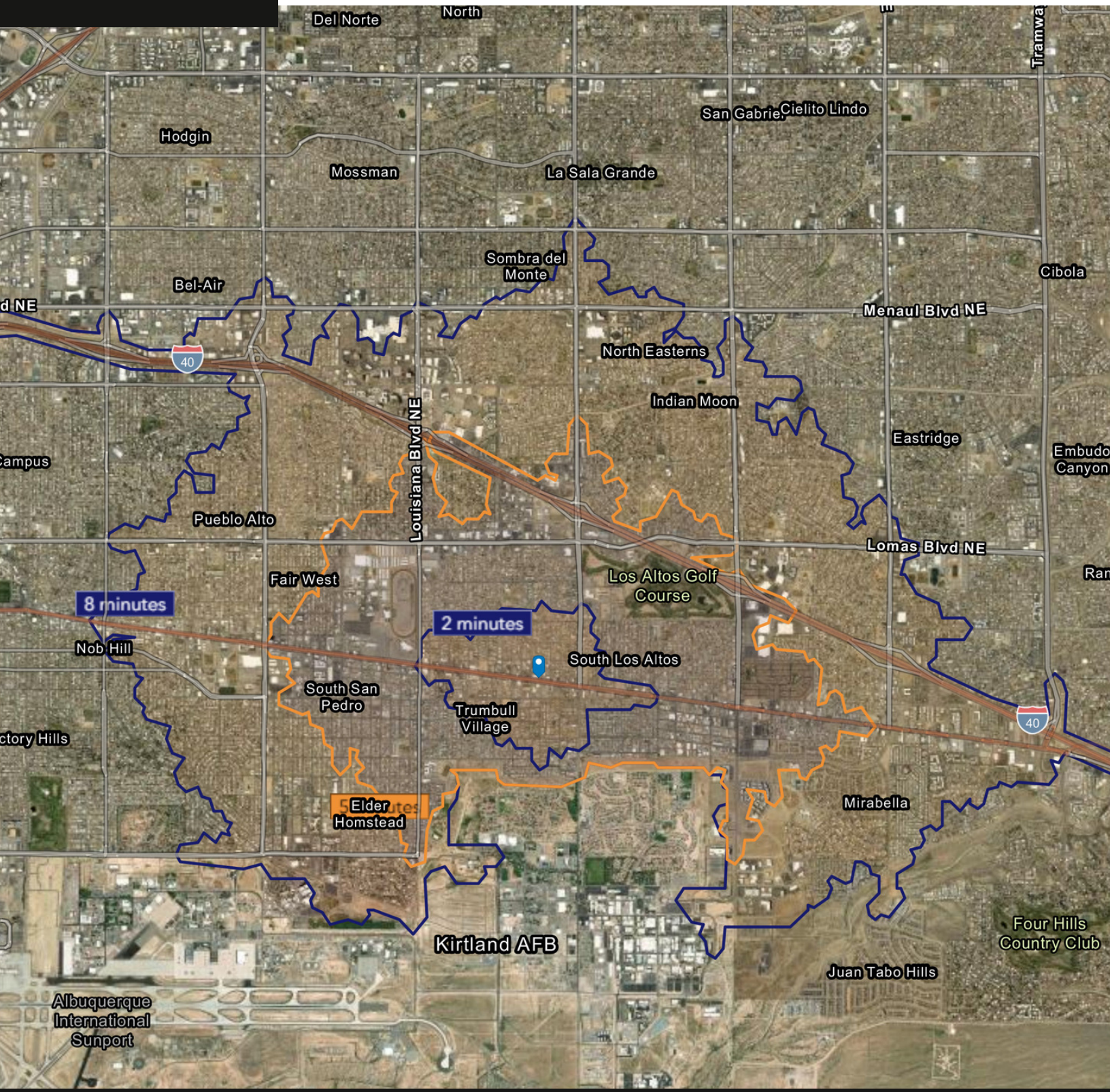
Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.

Drive-time Map

8225 Central Ave. NE

Albuquerque, NM 87108



Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117

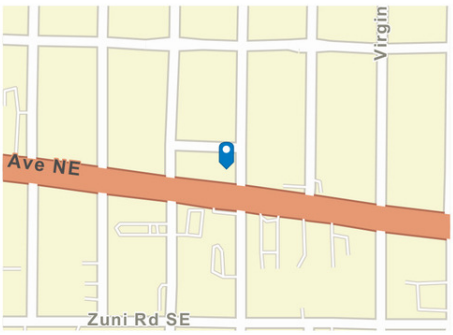
SVN
COMMERCIAL REAL ESTATE ADVISORS

Traffic Count Map

8225 Central Ave. NE

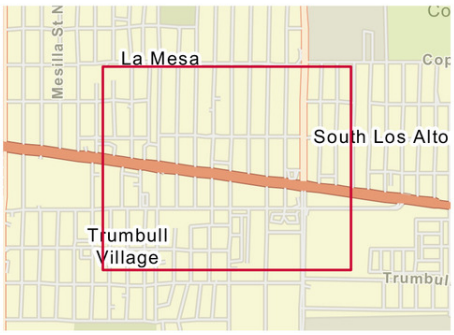
Albuquerque, NM 87108





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



ⓘ Source: Traffic Counts (2026)

Kyle Kinney
Advisor
O: 505.239.0612
kyle.kinney@svn.com
NM #52685

Walt Arnold, CCIM, SIOR
Managing Director
O: 505.256.1255
walt.arnold@svn.com
NM #9117