



IMPERIAL BUILDING

205 SILVER AVE SW, ALBUQUERQUE, NM 87102 | \$18.00 PSF + \$2.75 NNN



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Property Overview

The Imperial Building is a premier mixed-use development located in the heart of downtown Albuquerque along Silver Avenue. The property features over 120,000 square feet, including ground-floor retail anchored by Silver Street Market and a built-in customer base from 74 residential units above.

With strong existing tenants, on-site parking, and immediate access to downtown activity, transit, and surrounding residential density, the Imperial Building offers a highly visible and walkable location ideal for retail and service users. Multiple suite sizes are available, providing flexible opportunities for a variety of tenants.

PROPERTY DETAILS

Address	205 Silver Avenue SW
Location	Downtown
Building Type	Retail
Lease Type	NNN \$2.75*
Lease Rate	\$18.00 (negotiable for Silver Street Market)
Parking	97 Onsite spaces

SPACES AVAILABLE

Suite B	668 SF
Suite D	1,962 SF
Suite I	1,026 SF
Silver Street Market	11,534 SF

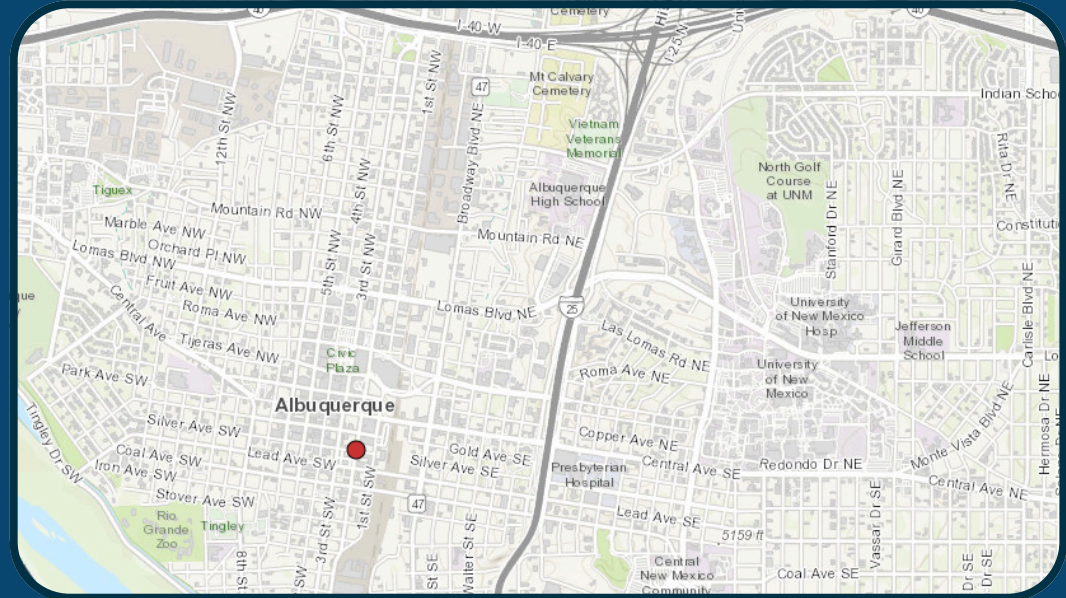
*estimated operating expenses



DEMOGRAPHIC SUMMARY*

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,051	96,588	249,387
EST. HOUSEHOLDS EST.	7,331	41,880	104,590
AVG. HH INCOME	\$46,326	\$55,420	\$55,449

AREA ATTRACTIONS

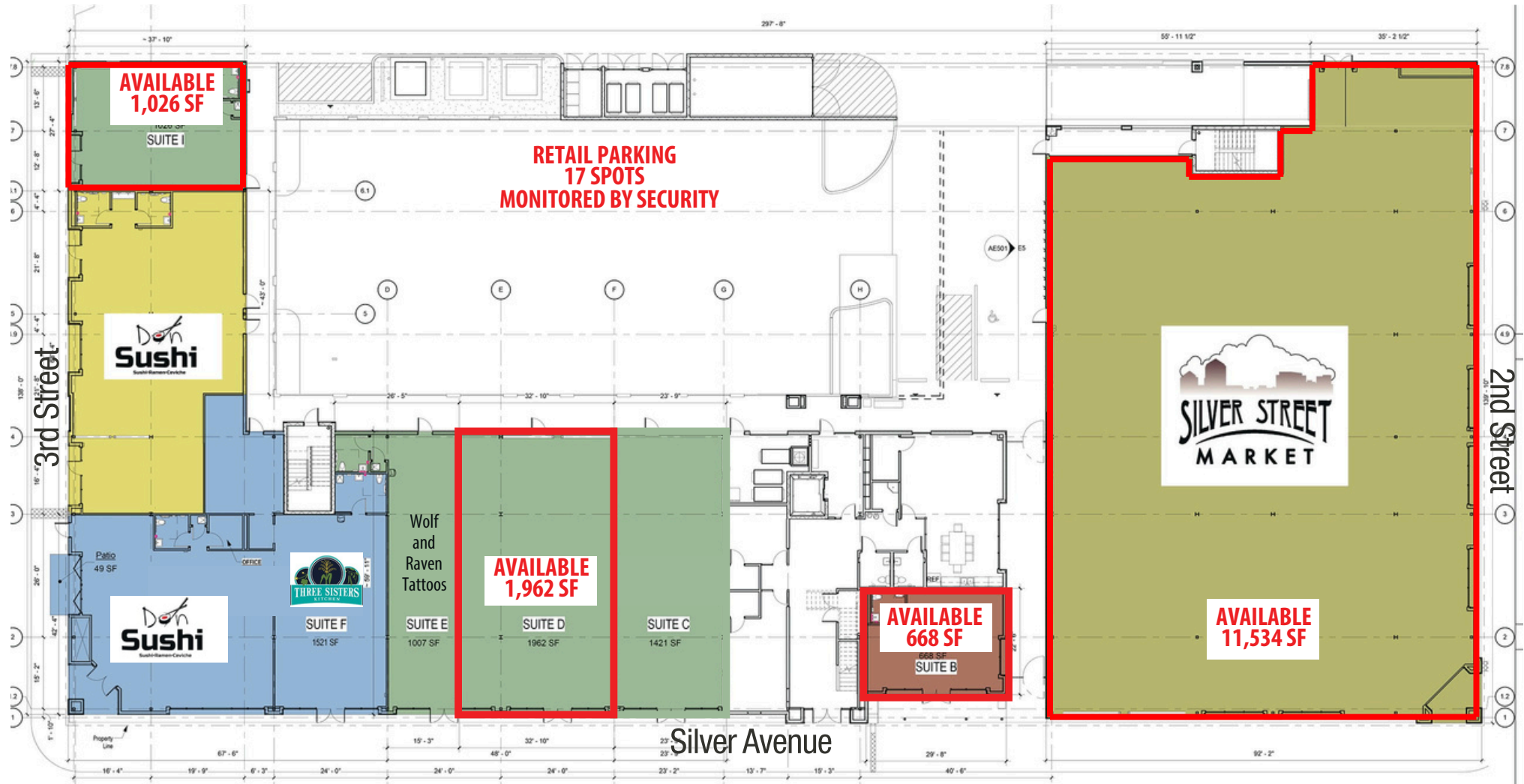


PROPERTY HIGHLIGHTS

- 23,285 SF OF GROUND FLOOR RETAIL
- 74 RESIDENTIAL UNITS (STUDIO, 1&2 BEDROOM FLATS)
- 97 ONSITE PARKING SPACES (27 ON RAMP, 71 IN GARAGE)
- LOCATED IN THE HEART OF DOWNTOWN ALBUQUERQUE
- NEAR ALVARADO TRANSPORTATION CENTER AND RAIL RUNNER
- CURRENT TENANTS INCLUDE: SILVER STREET MARKET, DON SUSHI, BLACK WIDOW STUDIO AND RAVEN TATTOO

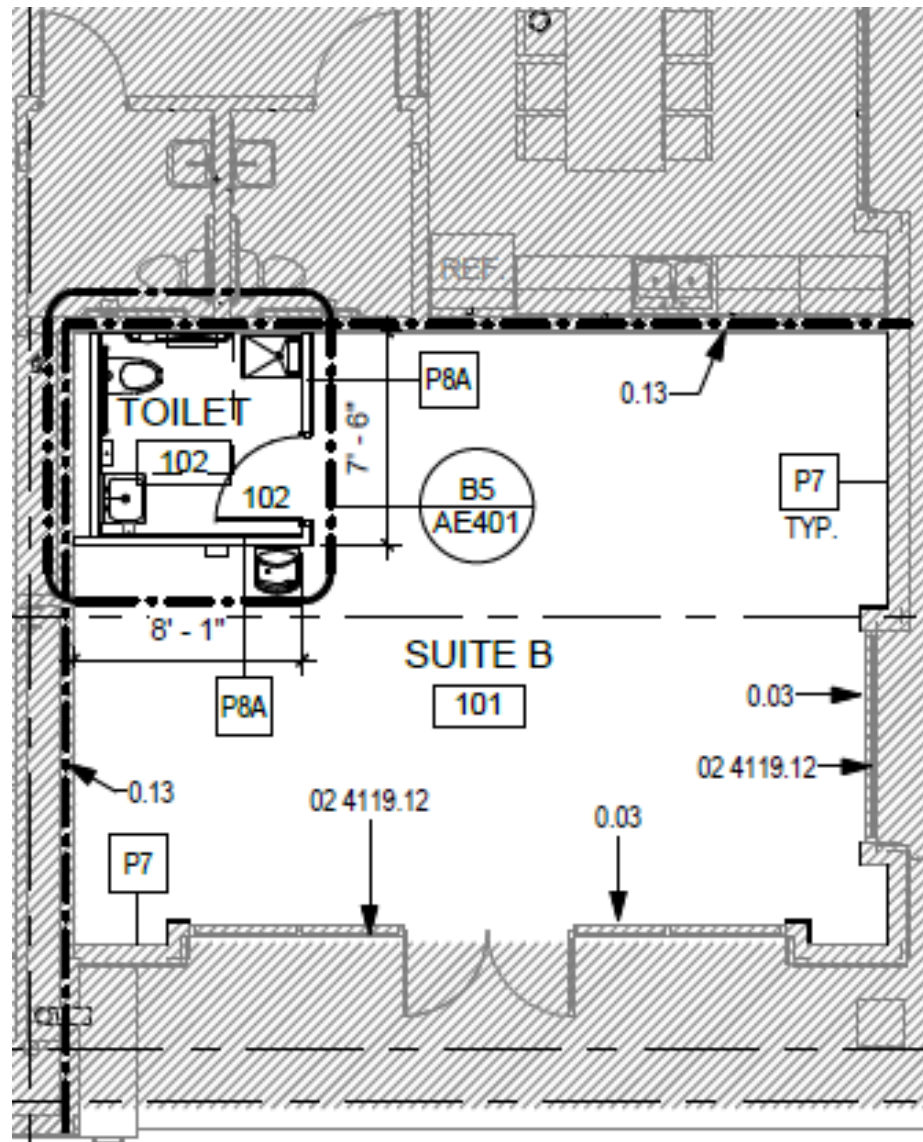
* Information gathered is from Sites USA and was produced using private and government sources. The information is provided without representation or warranty.

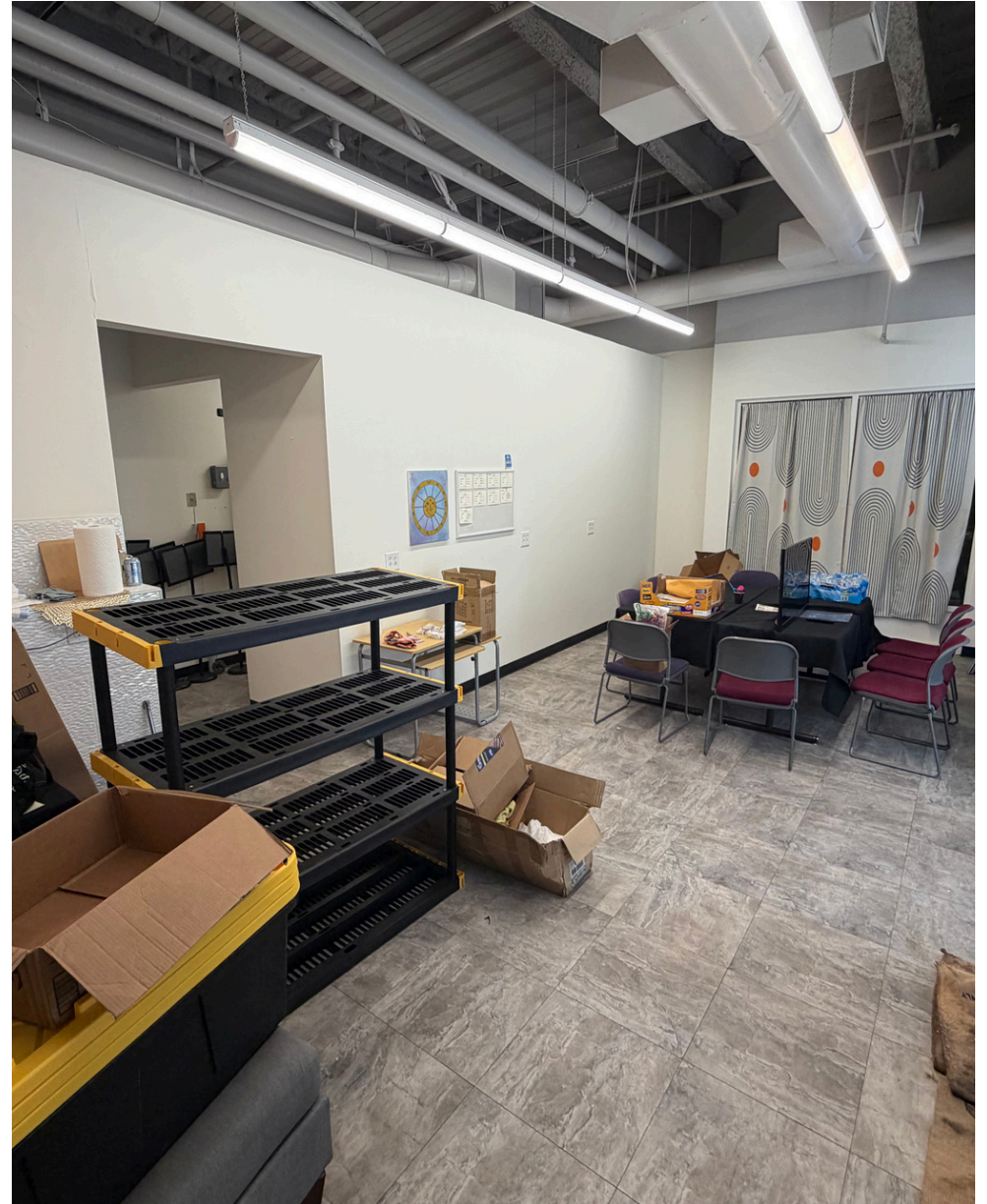


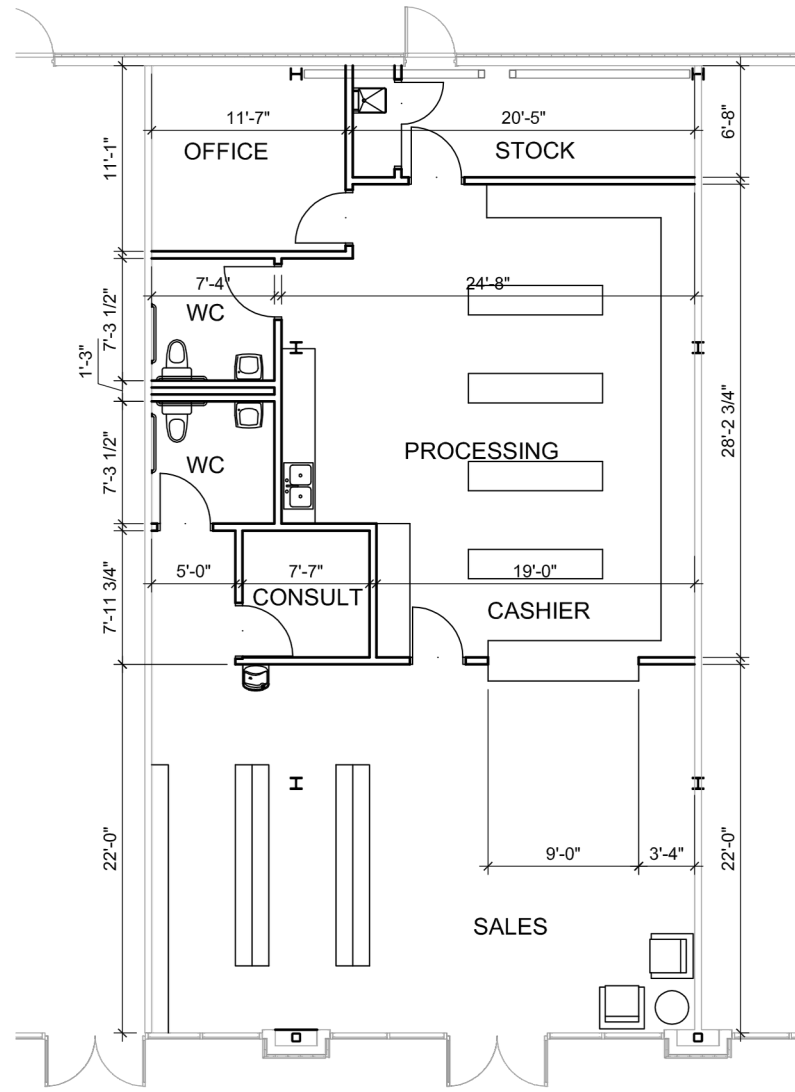


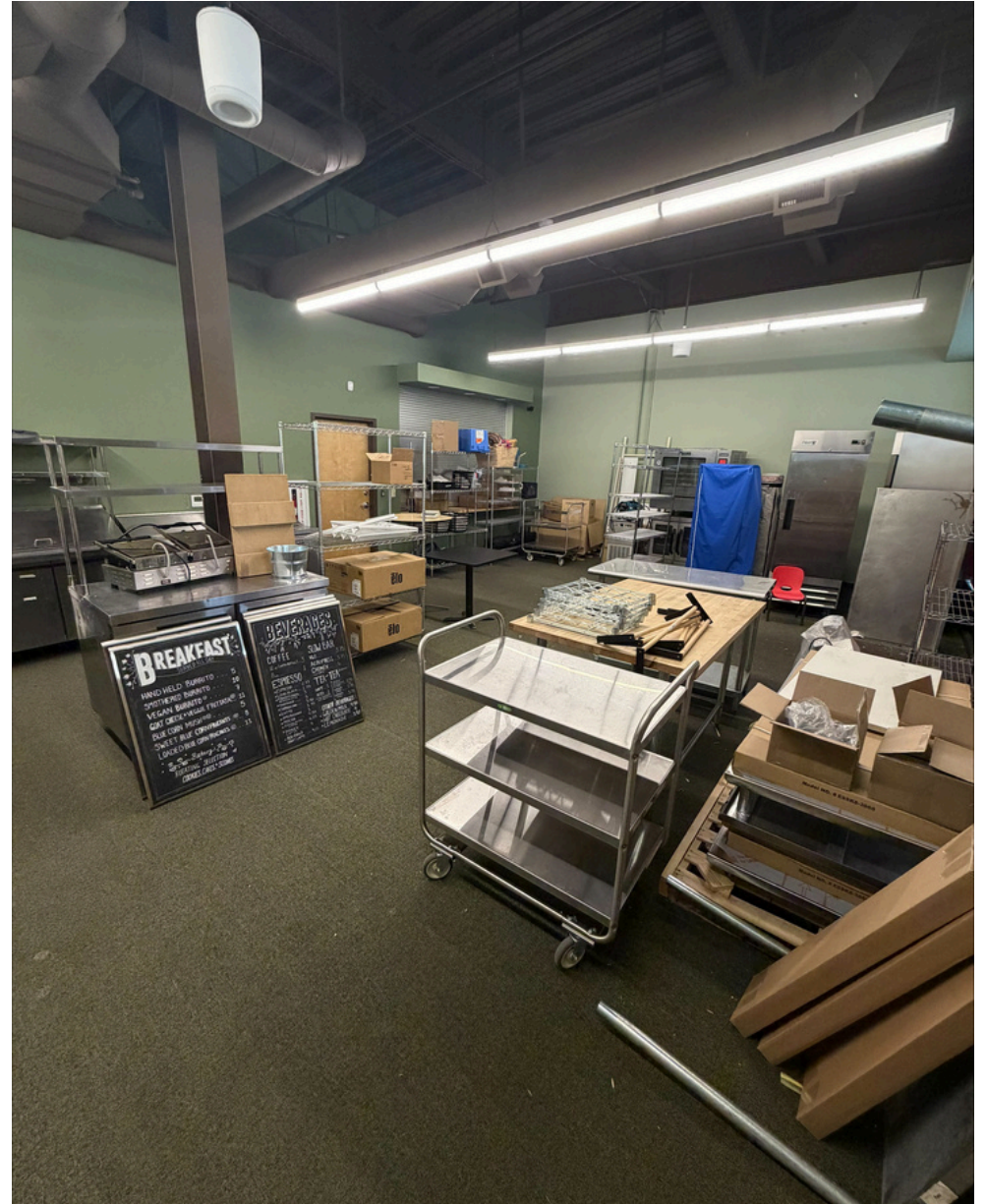
SUITE B

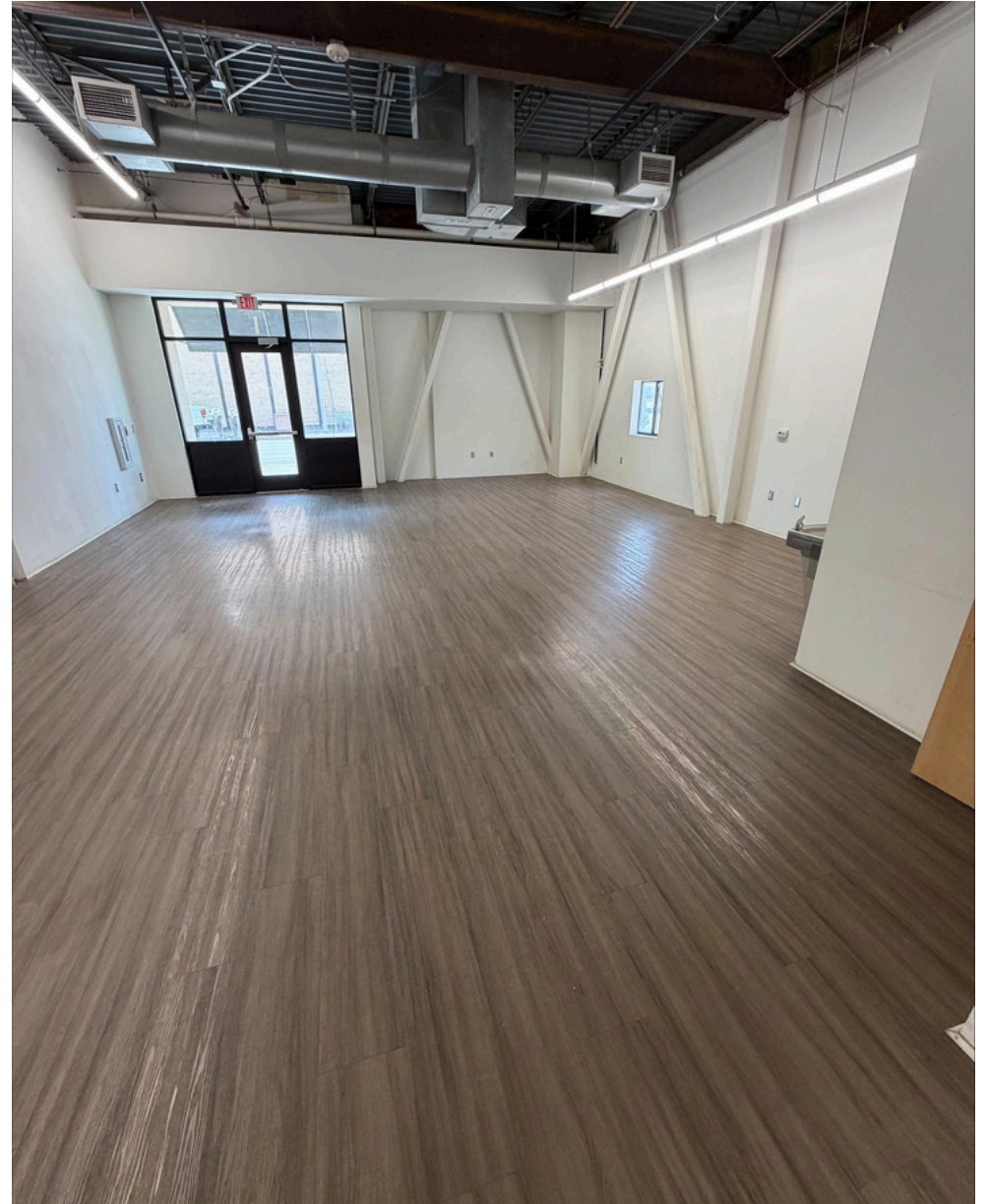
668 SF



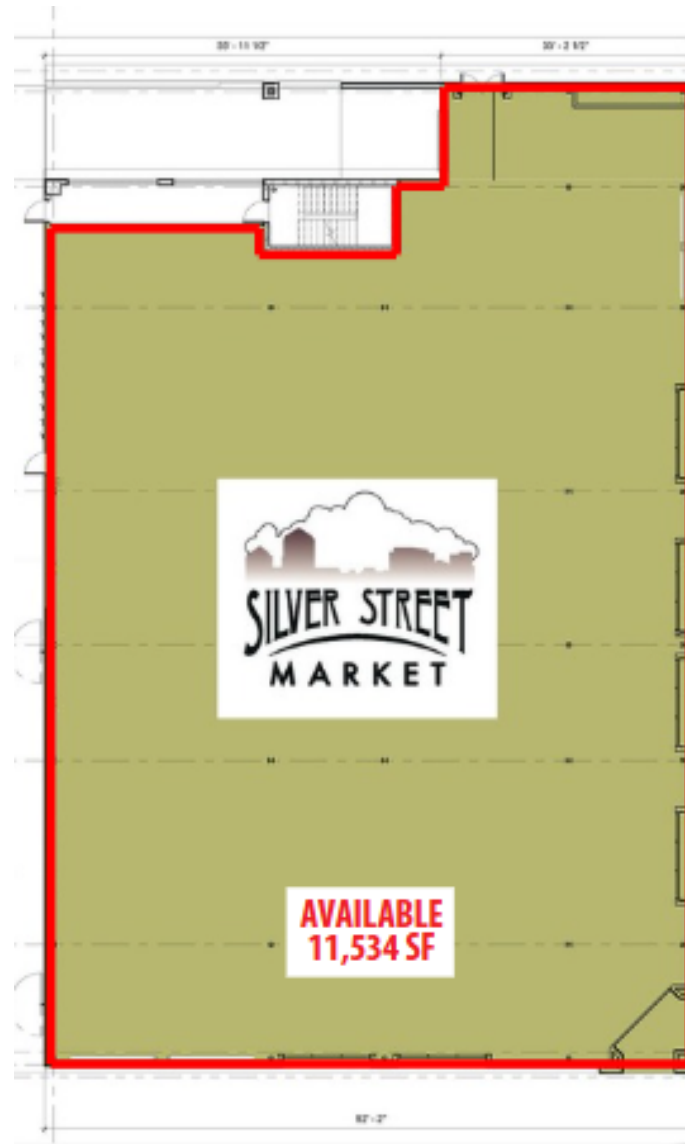


SUITE D**1,962 SF**

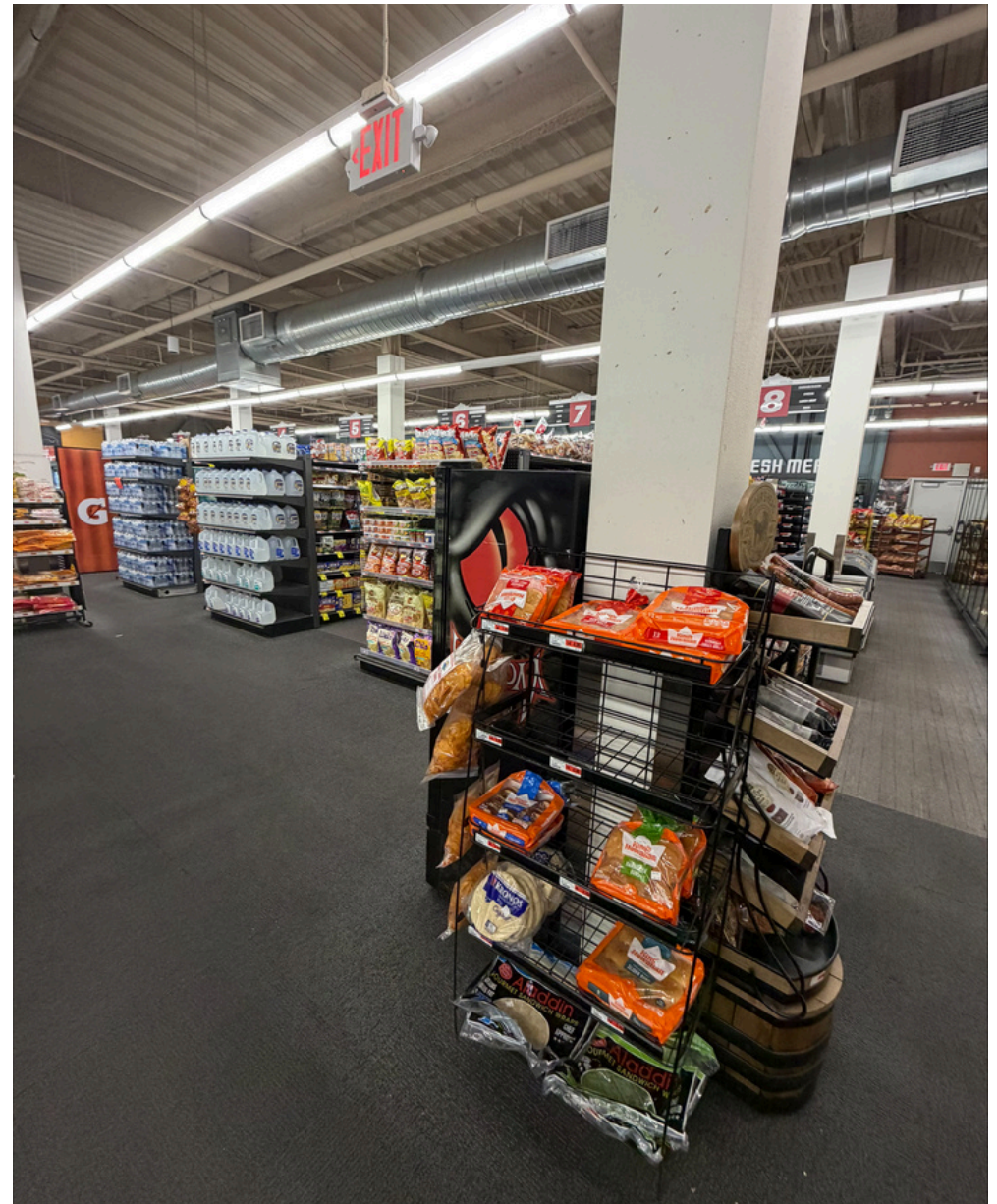




Price Negotiable
Silver Street Market



Price Negotiable



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