



IMPERIAL BUILDING

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



Allen Sigmon
REAL ESTATE GROUP

SERGIO CASTILLO
ASSOCIATE BROKER
SERGIO@ALLENSIGMON.COM
+1 505 469 2927



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)

SPACES AVAILABLE

Suite B	668 SF - \$1,155/month
Suite D	1,962 SF - \$3,393/month
Suite I	1,026 SF - \$1,774/month
Suite E	1,007 SF - \$1,741/month
Silver Street Market	11,534 SF

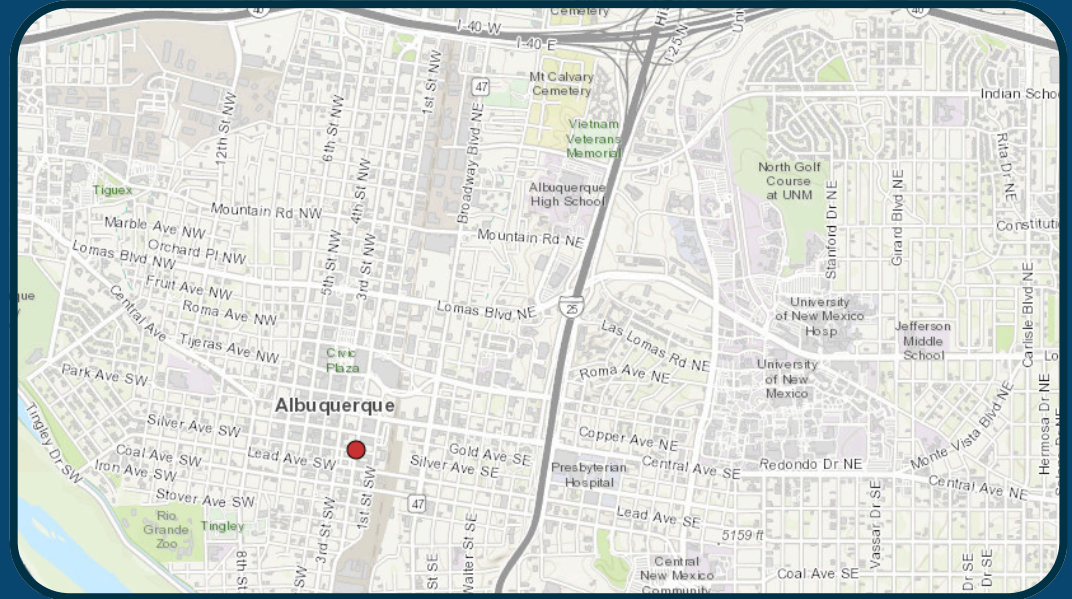
*estimated operating expenses



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

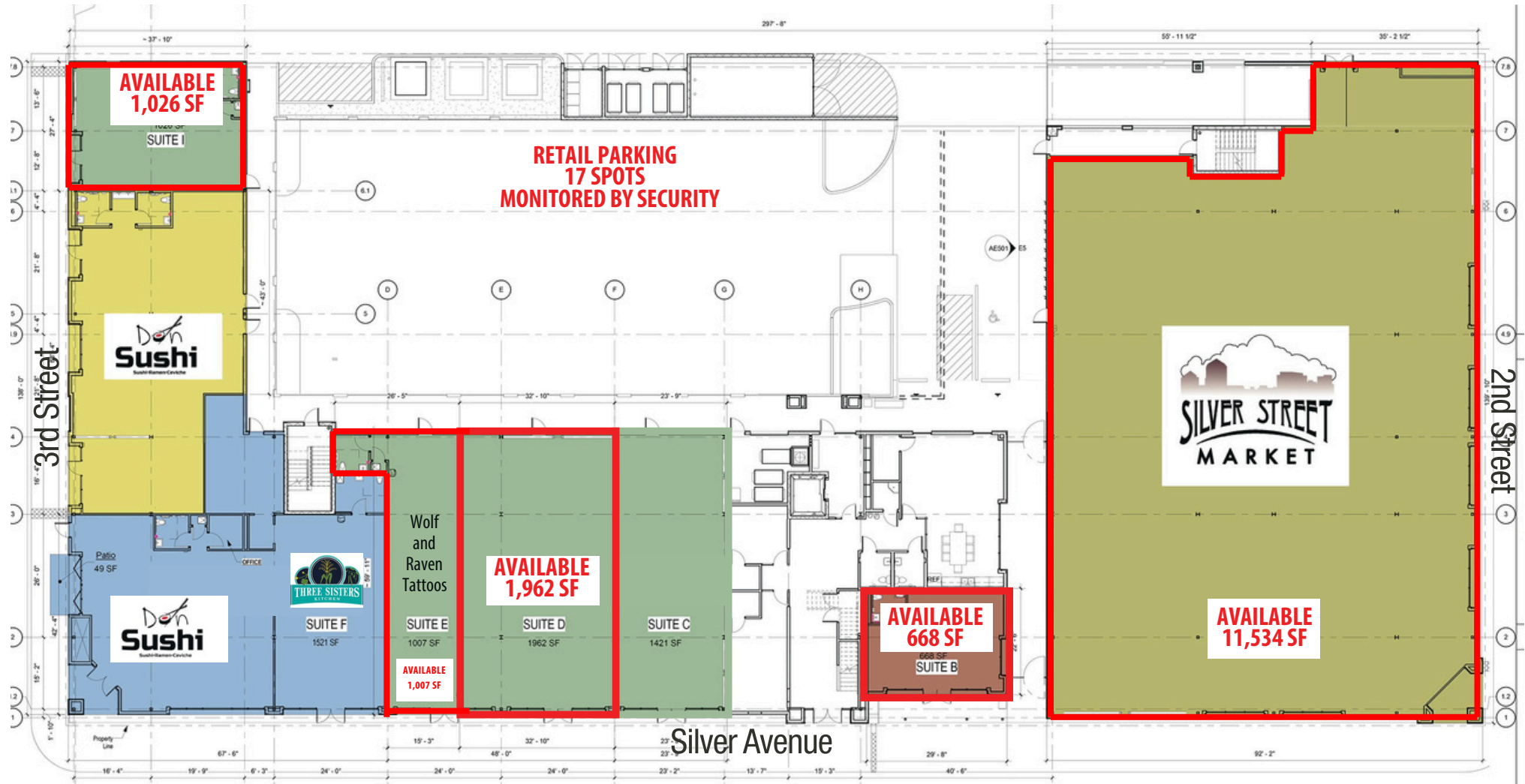


PROPERTY HIGHLIGHTS

- 23,285 SF OF GROUND FLOOR RETAIL
- 74 RESIDENTIAL UNITS (STUDIO, 1&2 BEDROOM FLATS)
- LOCATED IN THE HEART OF DOWNTOWN ALBUQUERQUE
- NEAR ALVARADO TRANSPORTATION CENTER AND RAIL RUNNER
- CURRENT TENANTS INCLUDE: SILVER STREET MARKET, DON SUSHI AND BLACK WIDOW STUDIO.

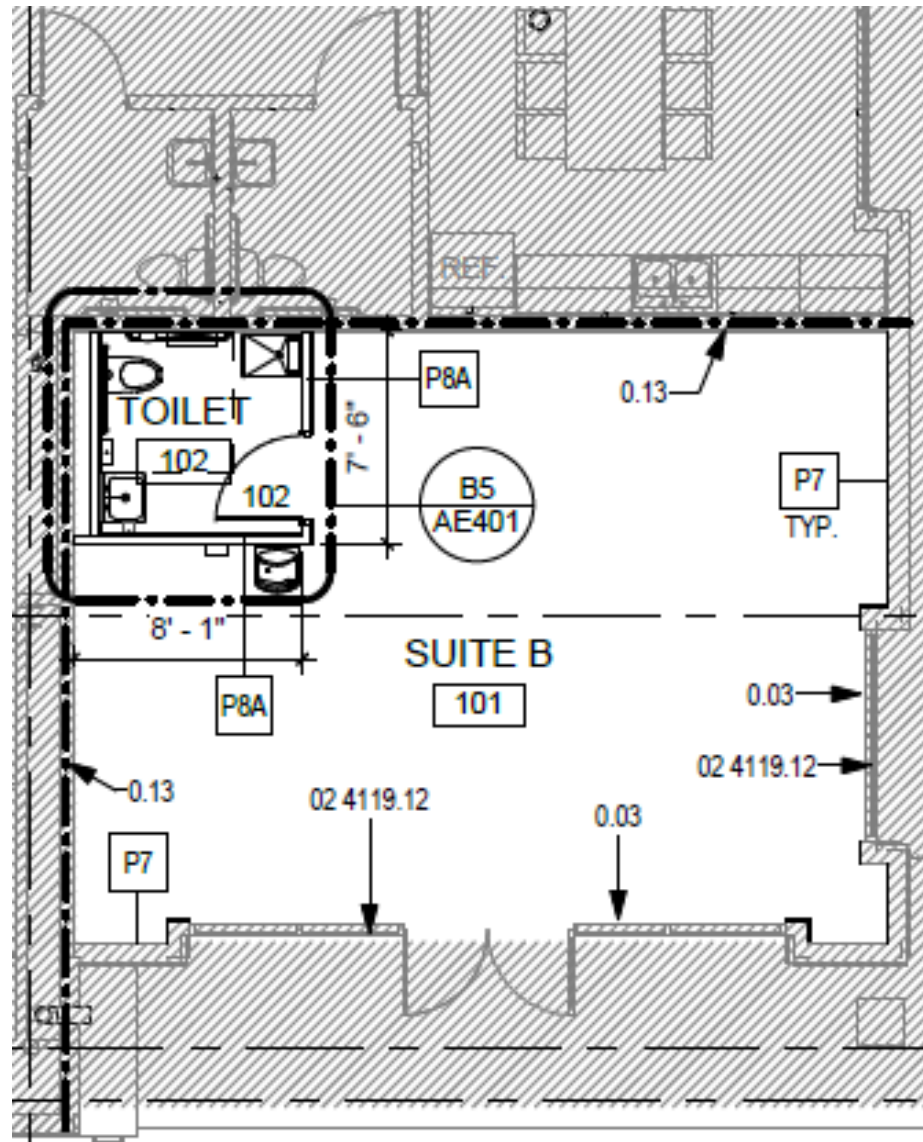
* Information gathered is from Sites USA and was produced using private and government sources. The information is provided without representation or warranty.



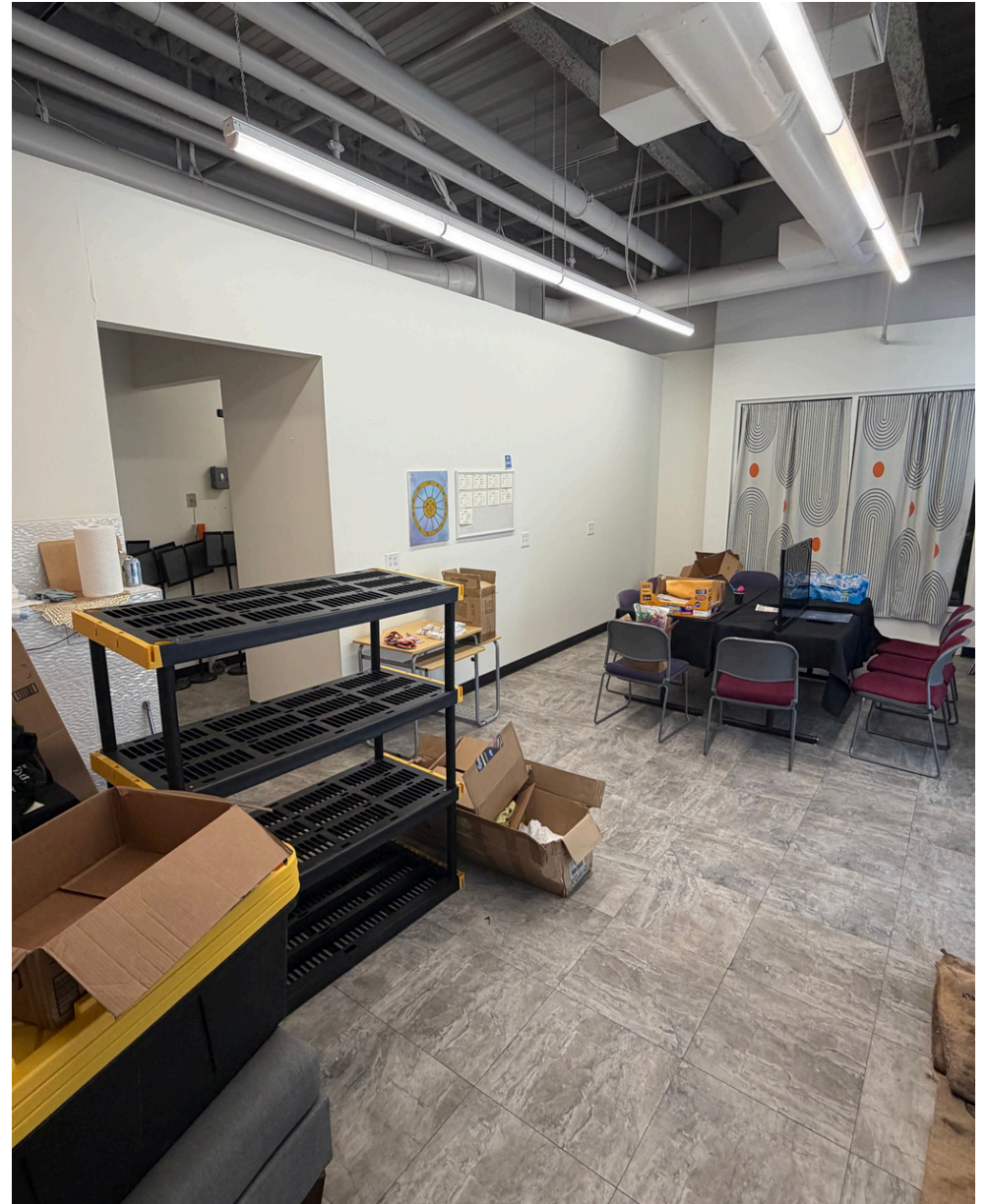


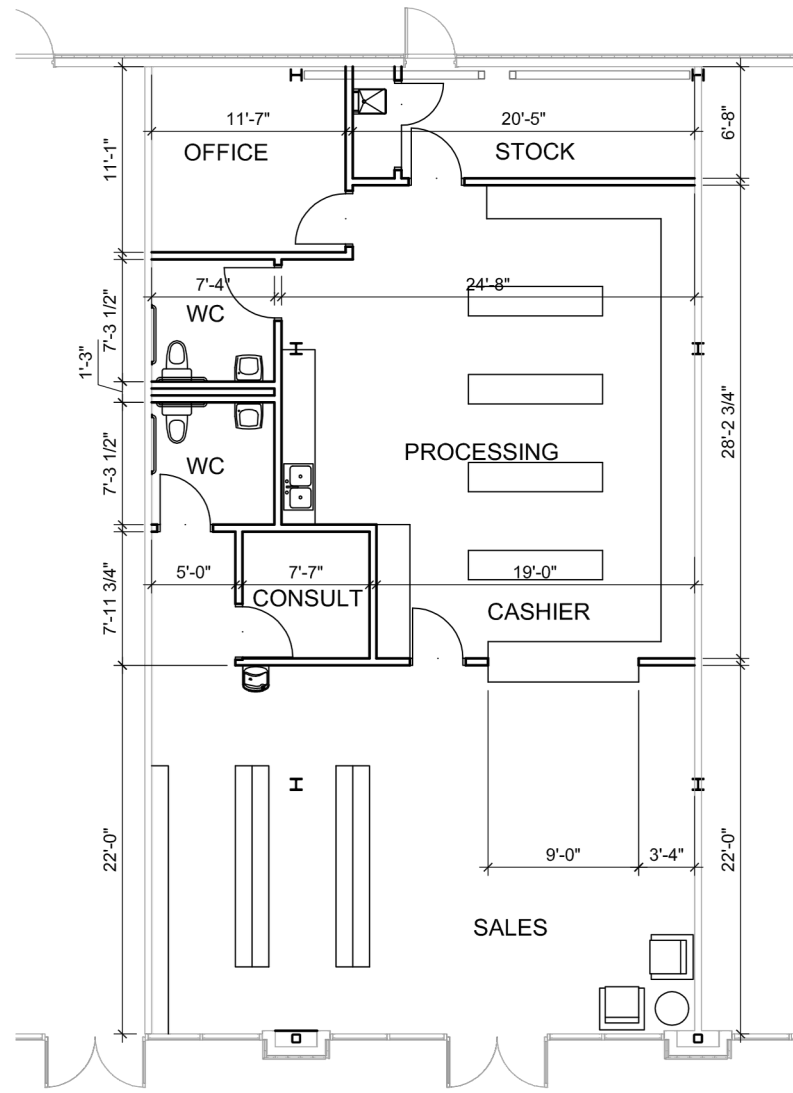
SUITE B

668 SF

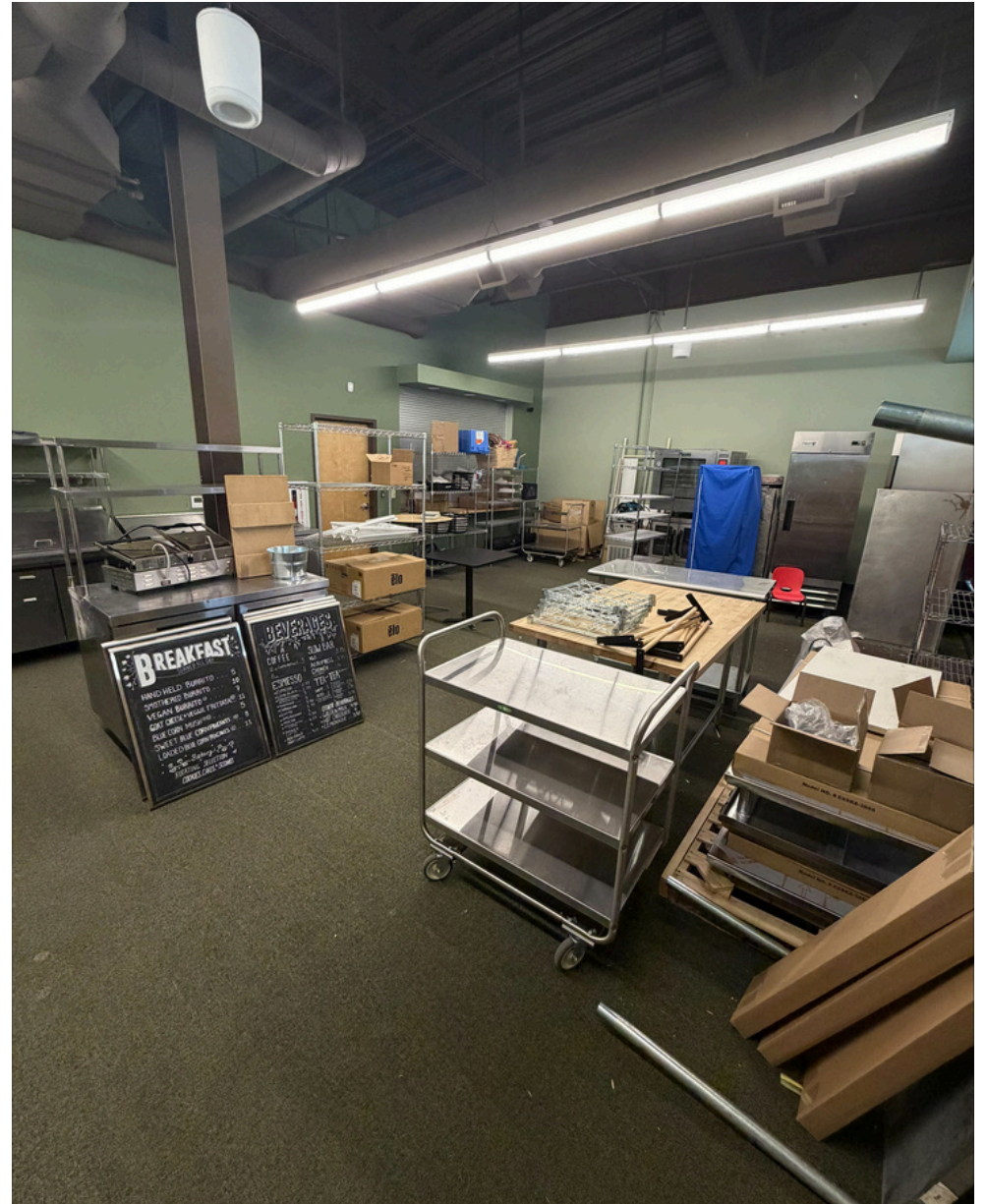


\$1,155/month

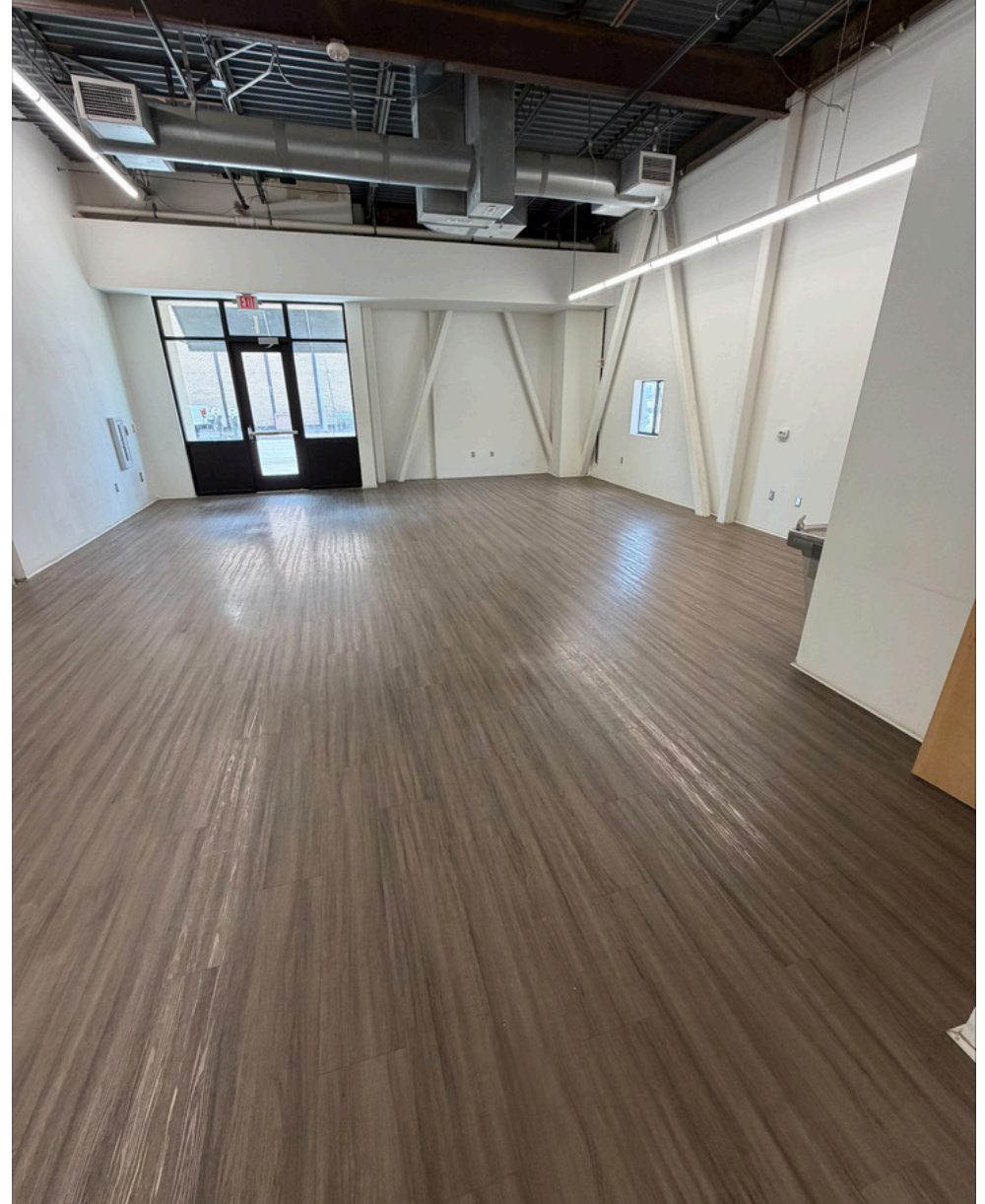


SUITE D**1,962 SF**

\$3,393/month



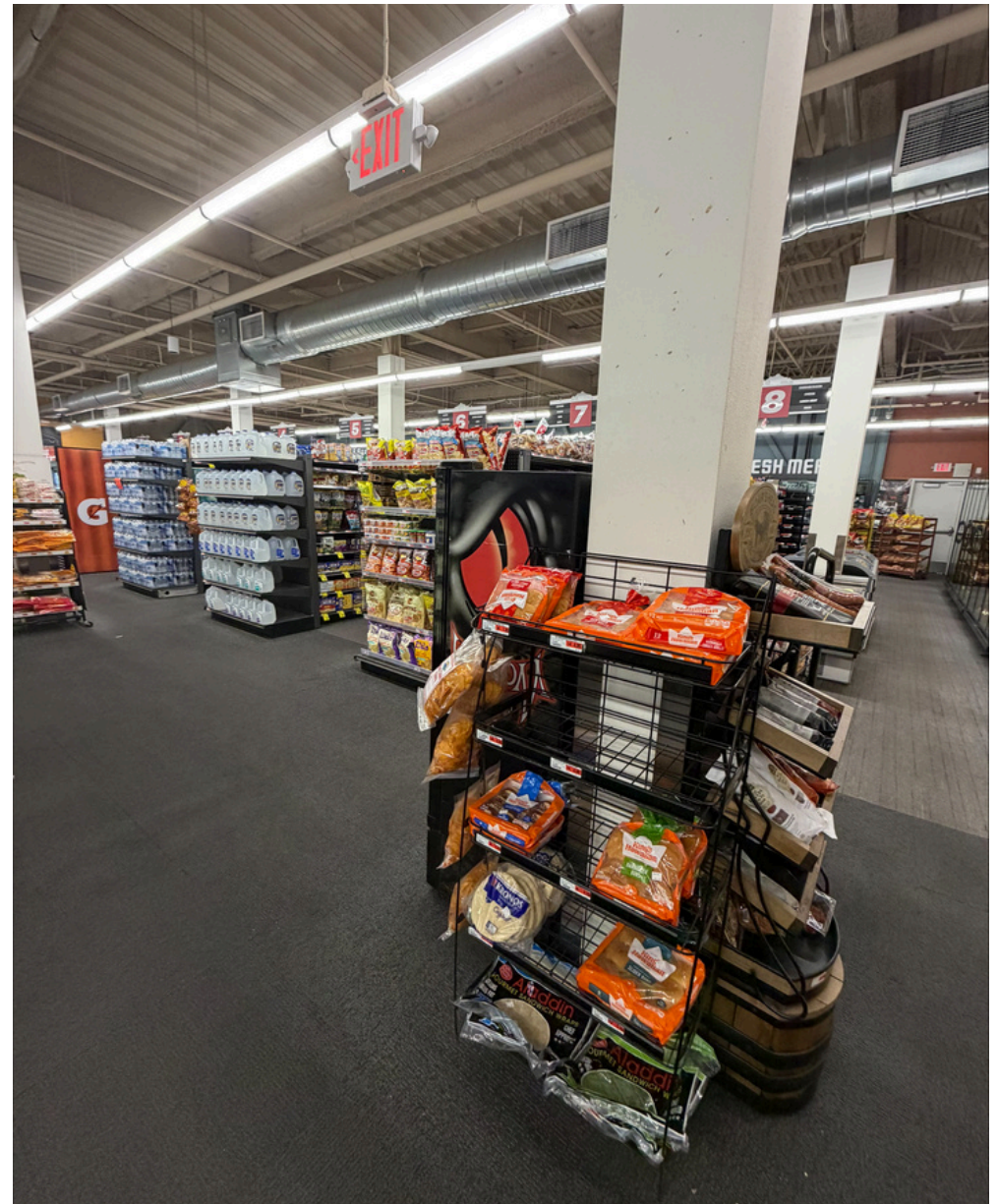
\$1,774/month



Price Negotiable
Silver Street Market



Price Negotiable



**ALLEN SIGMON REAL ESTATE GROUP**

9201 MONTGOMERGETY BLVD NE, BLDG 1
ALBUQUERQUE NM 87111
T 505.884.4699 | F 505.503.1381
ALLENSIGMON.COM

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ASSOCIATE BROKER

SERGIO@ALLENSIGMON.COM
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